



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The Vermont Advisory Council on Historic Preservation will meet January 14, 1999, from 9:00 a.m. to 3:30 p.m. at the Division for Historic Preservation conference room A, National Life, North Building, 6th floor.

AGENDA

- | | | |
|-------|-------------------------------------------------------------------------|------------|
| I. | Agenda Review | 9:00 a.m. |
| II. | State Register | |
| | A. Henry's Diner, Burlington, (request for removal from State Register) | 9:15 a.m. |
| III. | National Register Final Review | |
| | A. East Clarendon Railroad Depot, Clarendon | 9:30 a.m. |
| IV. | Schedule Meeting Dates | 9:50 a.m. |
| V. | Archeology Report | 10:00 a.m. |
| VI. | SHPO Report | 10:15 a.m. |
| | A. Appointment of members | |
| | B. Downtown Development Board Meeting | |
| | C. Capital Budget | |
| | D. MOA with ANR Water Supply Division | |
| | E. Rules | |
| | F. Other | |
| VII. | Old Business | |
| VIII. | New Business | |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

**MINUTES
January 14, 1999**

Members Present: David Donath, Historian, Vice Chair
William Finger, Citizen Member
Glenn Andres, Architectural Historian
George Turner, Historic Architect
David Lacy, Prehistoric and Historic Archaeologist

Members Absent: Kim Zea, Historian, Citizen Member

Staff Present: Emily Wadhams, State Historic Preservation Officer
Nancy Boone, State Architectural Historian
Lanora Freedom, Administrative Assistant
Elsa Gilbertson, National Register Specialist (9:05 a.m. - 10:00 a.m.)

Others Present: Carl Lisman, Esq, Henry's Diner

The January 14, 1999 meeting was brought to order by Vice Chair David Donath at 9:20 a.m. at the Division for Historic Preservation, 6th Floor Conference Room, National Life Building, Montpelier, Vermont.

II. State Register

A. Henry's Diner, Burlington (request for removal from State Register) -
Ms. Gilbertson explained that Mr. Lisman is requesting Henry's Diner be removed from the State Register and recapped what the Council members received prior to the meeting. Ms. Gilbertson indicated there is more history on the building which was received from Mr. Thomas Visser. Also presented to the Council was a letter from Preservation Burlington which indicated that the changes to Henry's Diner were made during the historic period.

Mr. Donath asked if there is enough evidence to warrant removal of the building from the State Register.

Mr. Lacy made the motion that Henry's Diner be removed from the State Register of Historic Places due to lack of historic architectural integrity. Second by Mr. Andres.

Mr. Lisman stated that the fire in the 60's was interior and that the windows on the front were changed after the fire. Mr. Lisman passed around additional photographs. Mr. Lisman commented he felt that Mr. Visser spent a long time at the Certified Local Government Commission meeting trying to convince the members of the significance of the diner.

Mr. Turner indicated that he is confused why this matter came back to the Council. He feels they are discussing the cultural aspect. Mr. Andres mentioned that the building cannot be listed on "atmosphere" only.

Mr. Lisman feels only Criterion 1, 4 and 9 may apply to the diner, indicating he feels 9 may be a stretch.

Mr. Andres feels that Criteria 3 should also apply as evidence of community history.

Mr. Lisman reiterated that the diner which came in is not the diner which is there now.

Mr. Andres noted that in the 30's the diner was doing well and the changes are in the historic period. Mr. Andres also noted that the 1935 *Burlington Free Press* picture indicates that the building was stucco at that time.

The vote was one if favor (Mr. Finger) and three opposed. The Diner will remain on the State Register of Historic Places

Ms. Wadhams explained the significance of keeping the diner on the State Register. She explained that the Council does not have the authority to determine the fate of the building, that it is a local decision.

III. National Register Final Review

A. **East Clarendon Railroad Depot, Clarendon** - Ms. Gilbertson passed around photos and explained the history of the depot. The owner wants to put in an "eatery" and needs to go to Act 250. He would also like to apply for a tax credit and therefore is requesting to be put on the National Register.

Mr. Turner made the motion to nominate this property to the National Register under Criterion A and C as a good example of a railroad station. Second by Mr. Finger. Mr. Lacy noted that this property appears educational standing by itself.

Mr. Andres commented that they have done a nice job on renovations.

The motion was passed unanimously.

IV. **Meeting Dates** - February 16, 1999 in Middlebury, March 18, 1999, and April 29, 1999, in Montpelier were set as meeting dates.

There was discussion regarding bringing the Cobb Hill Co-Housing Project Act 250 application before the Council at the February meeting. However, that meeting is dedicated to grants. The Council suggested that the information be mailed to the members and they will discuss the matter via a conference call prior to the February meeting. After a brief discussion it was decided that the members would respond to Ms. Boone by e-mail regarding this matter.

V. **Archeology** - Mr. Lacy commented on the following issues:

- The Archeology Task force will meet on January 22, 1999. Various issues will be discussed i.e. - how is archeology conducted and the information disseminated and GIS. Mr. Lacy indicated that he would like to see a standing group which can brainstorm issues and address problems.
- AOT Feasibility Study - GIS survey meeting, and discussion on predictive model prioritization and perhaps how to use as a management tool. Mr. Donath asked if the model encourages "pot hunting". Mr. Lacy said no. Ms. Wadhams explained that credibility of the predictive model is very important so developers will take archeology seriously and realize its importance.
- Rules - Mr. Lacy would like to comment on them - he doesn't want to lose sight of where "burden of proof" lies. Mr. Lacy indicated it should be on the applicant. If it is on the State then it changes direction and there need to be funds or it will just disappear. Mr. Lacy said that formation of rules is very critical.
- How to get Historic Preservation more involved in Native American Affairs again. Ms. Wadhams explained there are controversies which surround this issue which are very complex and varied. There was discussion on this history of the decision which holds back the Council and the Division from taking part in these questions. Ms. Wadhams feels that the Native American Affairs Commission should be more active.

Mr. Donath questioned whether the Division had or will have a role in NAGPRA evaluation of resources in Vermont. Ms. Wadhams said that she would report to the Council on the topic after the grants meetings are over.

- Mr. Lacy feels that monitoring will be an issue under Act 250. He asked how provisions and conditions are being met. He feels the Environmental Commission should be responsible. Ms. Boone said that ANR has

enforcement responsibility. Mr. Lacy said he would like to have an idea of how large the problem of non-compliance is. Ms. Wadhams indicated that education is the main concern and is being built on.

- Mr. Lacy will give his replacement some information and bring him up to speed. Mr. Lacy commented that the Advisory Council is very supportive of archeology and thanked the members. The Council thanked Mr. Lacy for his years of valuable service and devotion to archeology.

VI. **SHPO Report** -

- Ms. Wadhams announced that Peter Mallary is the newest appointment to the Council and will replace Ms. Groschner. She also noted that Mr. James Petersen is being considered for the archeology seat on the Council. Ms. Wadhams asked for recommendations from the members for a replacement for Mr. Finger. The Council reiterated they would like one member to be an attorney.
- Ms. Wadhams updated the members that the West Swanton Fish Hatchery buildings are being saved and hopefully rehabbed. She said there is a tenant and the West Swanton Historical Society is being very active working with the Department of Fish and Wildlife.
- The SHPO reported that there are 29 barn grant applicants and that she will be looking into why there are so few.
- Ms. Wadhams gave a budget update as follows: Sites request at \$2.2 million and \$500,000 for grants. The amount which appeared in the budget is \$1 million for sites and \$150,000 for grants (\$50,000 barns, and \$100,000 HP grants). There was a discussion regarding sites' needs and what action the Council may be able to take to raise awareness of individuals or legislators that the state-owned sites are important. Ms. Wadhams would like to have the Legislators tour the sites. Mr. Turner suggested a letter be written to the Governor asking for more money and support, especially out of the \$70 million excess, \$2.2 million would be a drop in the bucket.
- The Downtown Development Board held its first meeting on January 6. Ms. Wadhams explained the make-up of the Board. She noted that Bennington and Burlington were approved as designated downtowns and Burlington received \$250,000 per year for the next 10 years if funds are available.
- Rules - she reported that staff comments are being integrated and then they will be sent to the Council a couple weeks prior to the March meeting.

- The Division will be signing a Wastewater Supply MOA with the Agency of Natural Resources.

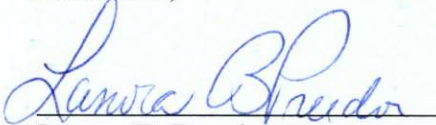
VIII. **New Business**

Mr. Donath asked when the Council training will occur and suggested that it be done in the context of the new rules. He indicated that the Council's role and critical issues also be covered.

Mr. Andres would like to do a briefing on the Middlebury campus renovations. The Council agrees this is a good idea and should be planned for a future meeting.

The meeting adjourned at noon with Division Staff and Council members congratulating and thanking Messrs. Lacy and Finger for their years of service on the Council.

Submitted,



Lanora B. Freedom
Division for Historic Preservation

approved
5/27/99

Thomas D. Visser
Historic Preservationist
92 Charlotte Street
Burlington, VT 05401

January 11, 1999

David E. White, AICP
CLG Coordinator
Burlington Planning Department
135 Church Street
Burlington, VT 05401

Dear David:

Thank you for sending me via email a copy of the letter you have sent to the Vermont Division for Historic Preservation summarizing the recent action of the Burlington Historic Preservation Review Committee on the request for recommendations on the proposed de-listing of Henry's Diner at 155 Bank Street from the State Register of Historic Places.

It is disappointing to see that my minority opinion on this matter is not reflected in your review of the proceedings and comments. I am therefore offering these comments to clarify the record on reasons behind my lone dissenting vote.

First, the attorney requesting the de-listing presented no information to indicate that the 1977 Vermont Historic Sites and Structures Survey for the property was in error or that the designation of the property to the State Register of Historic Places was in error.

Secondly, the attorney requesting the de-listing presented no information to suggest that the building had been significantly altered since being surveyed in 1977.

In the absence of any such evidence, as I stated, I felt that it would be inappropriate for the Burlington Historic Preservation Review Committee to overturn the state register listing. As I strongly stated, I felt this could set a very dangerous precedent. If we are to protect our architectural heritage, our procedures should follow the principal that the burden of proof should be on the applicant to show just cause for the overturning of an existing historic register designation.

I also felt that representations of an awkward lease arrangement calling for the building's removal were irrelevant to our considerations on de-listing an historic property, especially in light of staff's comments that this could be a way to avoid a difficult future review by the Burlington Planning Commission.

Lacking specific evidence on the history of important character defining features of the building I chose not to speculate on its architectural integrity at our meeting.

My own historical research subsequent to our Historic Preservation Review Committee meeting and research work by others, indicates that, indeed, the Spanish stucco exterior of the building does date from 1935. It is unfortunate that this fact was not specifically included in the Historic Sites and Structures Survey, but it is now clear in my opinion that the building has retained its integrity from the 1930s.

The 1935 Burlington City Directory includes an advertisement for Henry's Diner that mentions that it is "newly modernized" with an interior view showing the booths that were added next to the sidewalk. The 1938 Sanborn insurance map shows an expanded footprint from that appearing on the 1926 map. The footprint for the front section that first appears on the 1938 map continues to be the same through the latest map done in 1960, although small additions were made to the west and south. The only alteration since then seems to be the small storm enclosure added around the front entrance.


The *Burlington Free Press* published a photo on June 8, 1935 of the exterior of the newly renovated Henry's Diner showing a "Mediterranean" stucco façade and a Spanish tile hipped roof on a low tower over the northeast entry way. These features survive today. The caption of the photo reads as follows:

"These photos, showing the complete architectural transformation of Henry's Diner from an ordinary small dining car (below) into a little restaurant that is not only the last word in modern fixtures but also unique in design presents a good example of what the progressive business man can do to rejuvenate commercially at a moderate outlay. Former patrons will find the original car completely modernized, with an addition containing booths, doubling the original seating capacity. The exterior is Mediterranean in design, with vari-colored, textured stucco walls and tile roof. The interior is suggestive of a tavern, with antique-stained woodwork, subdued lighting and with all appointments in harmony. many innovations in the use of new building materials as well as air conditioning are introduced for the first time in Burlington. Wright & Morrissey were the contractors, with plans and supervision of Howard D. Fieldler, architect."

In light of this additional archival evidence, it is even more clear that building should not be de-listed from the Vermont State Register. Indeed, Henry's Diner is a noteworthy example of the 1930s commercial architecture of statewide significance. Although at first it seems to be a simple vernacular commercial building, it is of distinct architectural merit as one of very few surviving architect-designed examples of the Spanish/Mediterranean eclectic style of commercial architecture in Vermont. Its architectural importance is further enhanced by having such important building innovations as air conditioning.

Beyond its architectural significance, Henry's Diner is also historically significant as the first diner in Burlington. Although the original lunch wagon diner car appearance was "modernized" in 1935 to transform it into a restaurant, these alterations occurred over 63 years ago and the change should be considered as an important part of the history of the building and the city. Since then, Henry's Diner remains a popular gathering place for Burlington residents and visitors from a wide range of social groups seeking traditional diner style food and atmosphere.

Sincerely,


Thomas D. Visser, Chair
Historic Preservation Review Committee
Burlington Design Review Board

cc: Elsa Gilbertson, Vermont Division for Historic Preservation
encl.

RESTAURATEUR TURNS TO MODERNIZ

Revivifying Restaurant Business

Be Exercised

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the garage is used as. Here again a to keep the sash ly piled and away ip floor and walls.

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These photos, showing the complete architectural transformation of Henry's Diner from an ordinary small

(Free Press Photo)

Efficient Laundry

Here Are the Solutions

A modern one of the saving points.

Home that the ventilated keep out the same time steam from the home.

A water ing toward and clean desirable.

Many are available in the hand. Stand and cold water lets connect the hot ing water. placing t where ther

A power attached

BURLINGTON RESTAURATEUR TURNS TO MODERNIZ

Care In Storing of Storm Sash And Doors Should Be Exercised

The proper care of storm sash and doors during the period between their removal from the home in the spring and their subsequent installation in the fall is one that warrants very careful consideration.

Storm sash and doors, when removed, should be laid flat so that they can be refitted snugly into window and door frames. This is essential to prevent heat losses and the infiltration of cold air. They should be stored in a dry, well-ventilated place so that they will not be subjected to swelling and subsequent shrinking and warping. It is important that they be piled flat and not against damp basement walls or floors.

Many home owners solve the storm-sash and door problem by constructing a storage room in the basement or attic. Such a room also solves the problem of storing screens during the winter. It may also be used for garden and lawn tools and equipment and also as a workroom. It should preferably have an outside window for ventilation and light as well as artificial light. A floor may be laid over the old floor of the basement or over exposed joists in the attic.

In some cases a rack is easily constructed with a few pieces of 2x4-inch lumber suspended from the ceiling joists in the basement or the rafters in the attic.

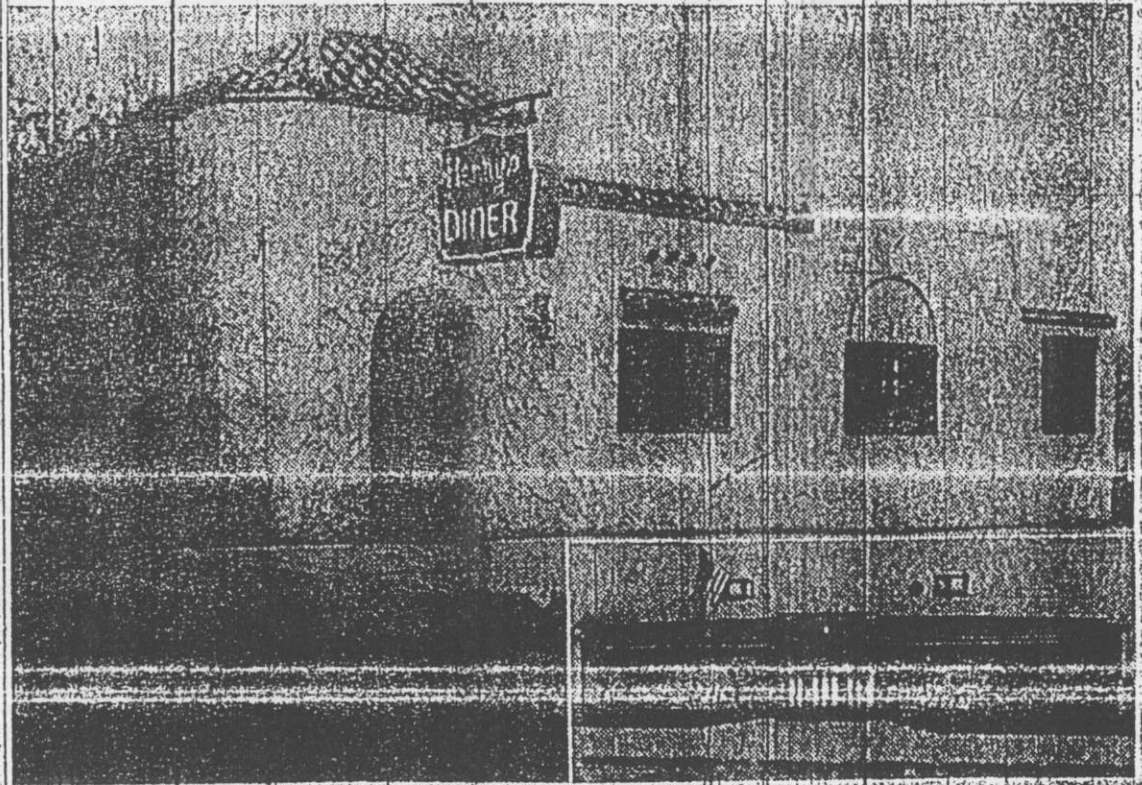
In some cases the garage is used for storage purposes. Here again a rack is desirable to keep the sash and doors properly piled and away from possible damp floor and walls.

When storing the storm sash and doors it is a good idea to take advantage of warm, pleasant weather to get them into proper condition so that they may be quickly installed in the fall. Occasionally a stile, rail, or muntin is broken and needs replacing. Some of the glass may need reputting. All loose joints should be made tight. Frames should be cleaned and all old, scaly paint removed. Then they may be brightened up and made more water-resistant by a fresh coat of paint. All hinges and other fastenings should be oiled, if necessary, to prevent rust and all defective parts replaced.

RIVERSIDE

The Underhill-Riverside Farm Bureau group will meet Tuesday, June

Revivifying Restaurant Business



(Free Press Photo)

These photos, showing the complete architectural transformation of Henry's Diner, from an ordinary small dining car (below) into a little restaurant that is not only the last word in modern fixtures but also unique in design, presents a good example of what the progressive business man can do to rejuvenate commercially at a moderate outlay. Former patrons will find the original car completely modernized, with an addition containing booths, doubling the original seating capacity. The exterior is Mediterranean in design, with vari-colored, textured stucco walls and tile roof. The interior is suggestive of the tavern, with antique-stained woodwork, subdued lighting and with all appointments in harmony. Many innovations in the use of new building materials as well as air-conditioning are introduced for the first time in Burlington. Wright & Morrissey were the contractors, with planning and supervision by Howard D. Fiedler, architect.

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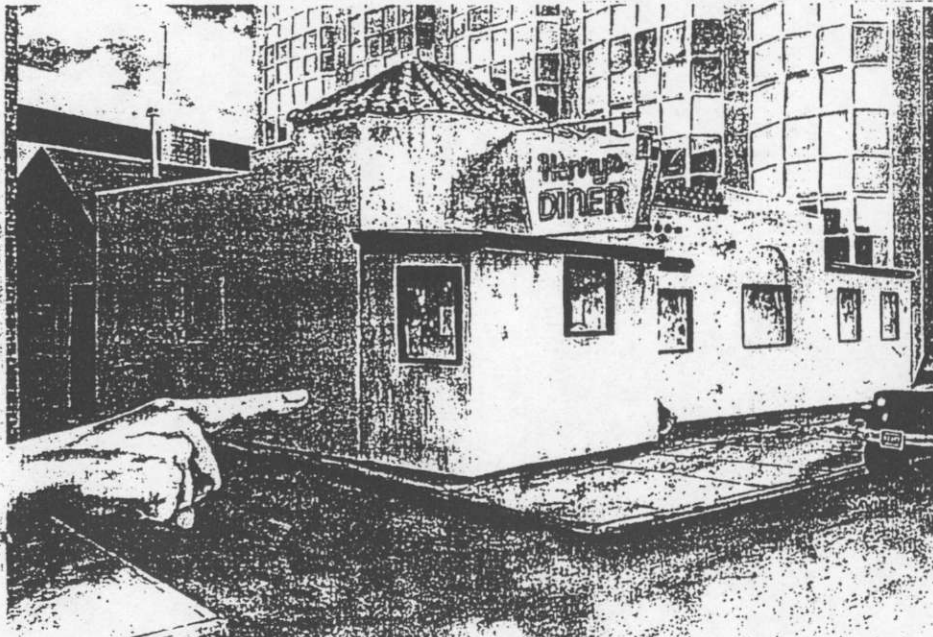
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Retroofing

Henry's Diner



Henry's Diner - (Burlington, Vermont)

Don Sawyer

A landmark for over
73 years in the heart
of downtown
Burlington.
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specials and thrifty
dinners:

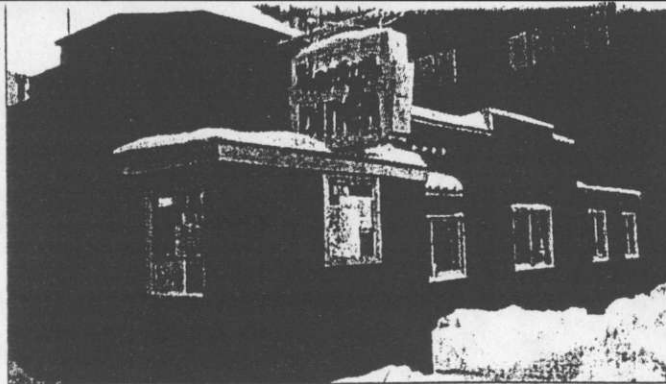
155 Bank Street
Open Daily

"Henry's Diner is such an institution, and it has played such an important role in the history of downtown Burlington.

It's one of those fixtures that makes downtown Burlington vital."

Tom Visser, chairman of the city's Design Review Board

BPP 1/13/99



Historic Henry's at crossroads

End of lease looms over landmark diner

By Leslie Wright
Free Press Staff Writer

Henry's Diner is on the Internet, but you can't pay for your meal with a credit card.

Somehow the irony seems to fit the downtown Burlington landmark where meals have been served for 74 years and not much has changed over the decades.

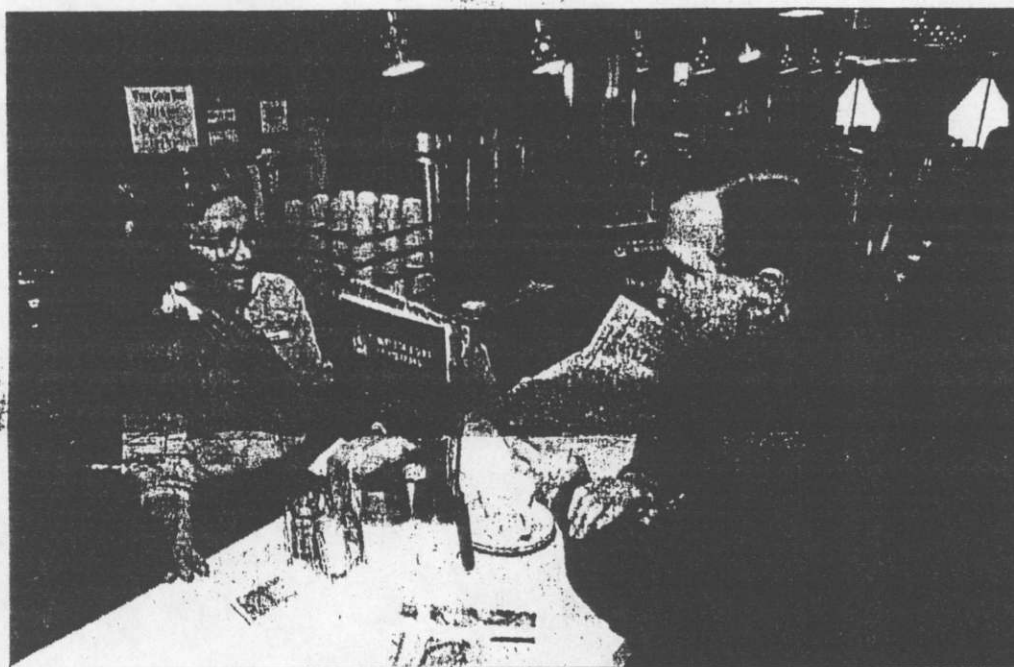
As the century is about to turn, owner Mike Goldstein admits it might be time to rethink the credit card policy — and a whole lot else.

The diner, which opened in 1925 and has been in Goldstein's family since 1944, faces a crossroads. While he owns the diner, he doesn't own the land underneath it and in November, his 30-year land lease runs out.

At 58, Goldstein finds it daunting to think of renewing the lease until he's 88. The trouble is, if he doesn't renew, the lease requires him to remove the distinctive pink stucco building with its red neon sign, a task further complicated by the fact it has been designated a state landmark.

He has lots of ideas.

He's thinking about a shorter lease. He's thinking about renovating the building and trying to spruce up business.



Photos by MARY T. CARTY, for The Free Press

ABOVE: Charlene Farr, a waitress at Henry's Diner for 15 years, talks with Tom Ferguson, a regular customer at the diner, in Burlington on Tuesday.
TOP: Henry's Diner in Burlington sits on leased land and the owner is unsure whether he'll renew the 30-year lease when it runs out in November.

"I'm pretty much up in the air right now," Goldstein said.

Few argue its historic significance. The patrons at the counter are testimony to the fact that Henry's has been around a long time.

City worker Lindol Atkins has been enjoying warm bowls of oatmeal at the counter for 35 years.

Rick Brice says he's patronized Henry's "his whole life," which has been decades. Over a bagel and coffee, he said he eschews fast-food restaurants, preferring diners.

See DINER, back page

Henry's facts

■ **WHAT:** Henry's Diner, 155 Bank St.

■ **FOUNDED:** 1925 by Henry Couture, who bought the diner from Jerry O'Mahony Inc., an Elizabeth, N.J., company. Couture worked to attract women to diners, which was an effort directed by the diner company. Women were viewed as undesirable customers because they were believed to be indecisive about ordering and slow eaters. Couture timed his customers and found that women

ate and ordered as fast as men.

■ **RENOVATED:** 1935. A stucco exterior and Spanish tile roof were added along with air conditioning, perhaps the first in the city.

■ **SOLD:** 1944 to Frank and Roberta Goldstein. Son Michael took over in 1974 and still operates it.

■ **RENOVATED:** 1952 and 1957 the dining area was expanded. In 1969 the exterior was damaged by fire and the restaurant was renovated again.

Corneal implants offer alternative to laser surgery

DINER: Future uncertain for downtown landmark

Continued from Page 1A

"It's sure got a lot of history behind it," Brice said. "I couldn't believe what they tore down in the '50s under urban renewal."

Preservationists upset

Diners aren't the only ones with concerns. Goldstein drew the attention of local preservationists last fall when he requested that the diner be taken off the state's list of historic buildings. The building was placed on the list in 1977, but, until recently, Goldstein knew nothing about it.

He doesn't want the listing, he said, because the designation could hamper whatever plan he chooses.

The historic designation means plans involving state funds or requests for state permits will be subject to review by a state historic preservation council.

At the city level, the historic listing subjects the building to closer scrutiny than it would be without such a designation. Even without it, the diner is in an area of the city that subjects plans to the city's Design Review Board,

according to Tom Visser, chairman of that board said.

The land is owned by Howard Opera House Associates. Nord Brue, a partner in the opera house, said he is willing to work with Goldstein. There are no plans, he adds, for the property at 155 Bank St. after the lease expires.

The state Advisory Council on Historic Preservation reviewed Goldstein's request in November, but did not take action. Instead the council asked the Burlington Historic Preservation Review Committee for input.

That committee, a subcommittee of the Design Review Board, met Jan. 5 and voted 2-1 to remove the building from the historic list.

Visser voted against taking the restaurant off the list because the committee didn't have enough information to evaluate the historic significance of the diner.

He has since uncovered a Burlington Free Press article from 1935 with a photo of the diner after a major renovation. While the diner has expanded, the stucco exterior and Spanish tile

roof are largely the same today as they were in 1935, Visser said. Visser called it a Mediterranean commercial style that is rare for Burlington.

"Henry's Diner is such an institution, and it has played such an important role in the history of downtown Burlington," Visser said. "It's one of those fixtures that makes downtown Burlington vital."

Visser has appealed to the state advisory council keep the diner on the list. So has David Barber, a member of Preservation Burlington, a neighborhood activist group.

Nostalgia or history?

While many are nostalgic about diners, people can get carried away when it comes to preserving them, according to Richard Gutman, who wrote American Diners Then and Now, which included Henry's Diner. Gutman, who lives in Boston, has helped restore more than 70 diners across the country.

"They have historic merit, but if they are people's property, it's not like they are a public struc-

ture like a courthouse that people have a vested interest in," Gutman said. Telling diner owners what they can or can't do with their property, he added, is "not quite appropriate."

Local patron Hal Goldman had to agree. He loves the restaurant because of its predictability and welcoming atmosphere.

He doesn't have to ask for his "usual" — a short stack of pancakes with a glass of water and the daily paper — because the waitresses know. He likes to engage Goldstein in conversations about Moldova, a place Goldstein's been several times as brigadier general of the Vermont National Guard.

"It's got to be the only diner in the world where your pancakes are cooked by a Jewish brigadier general," said Goldman.

On the other hand he doesn't begrudge Goldstein his plans.

"It's important to protect the historic heritage of the city, but people have a right to control something they put all their sweat and energy into," he said. "You can't lose sight that he's put his life into this."

Safety questions

Critics say the 53-footers are simply too big for Vermont's quaint downtowns, narrow bridges and winding roads. The extra 5 feet can make a difference on tight turns, they say forcing trailers to cut corners or pull into oncoming traffic.

"Vermont's narrow highways are poorly suited to the movement of large vehicles," concludes a draft report from a Transportation Agency-led committee studying truck issues. "Even many of Vermont's major highways have spot locations or stretches that would fail to meet some of the geometric criteria currently in use."

However, truckers say 53-foot trailers are safe, are becoming the industry standard and are necessary to keep Vermont businesses competitive. Plenty of people in the Statehouse agree with them.

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NOTICE

The Vermont Advisory Council on Historic Preservation will hold its monthly meeting Wednesday, January 26, 1999, from 9:00 a.m. - 3:45 p.m., in Conference Room A/B at the Division for Historic Preservation, National Life, 6th Floor North Building, Montpelier, Vermont.

AGENDA

- | | | |
|------|--------------------------------------------------|-----------|
| I. | Minutes - December 17, 1999 | 9:00 a.m. |
| II. | Set meeting dates | 9:10 a.m. |
| III. | Revisions to CLG grant selection criteria (Jane) | 9:15 a.m. |
| IV. | Preservation Grants | 9:50 a.m. |
| | Working Lunch | NOON |
| IV. | Grants, cont'd | |
| V. | Other business | 3:30 p.m. |
| VI. | Adjourn | 3:45 p.m. |



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

NOTICE

The Vermont Advisory Council on Historic Preservation will hold their monthly meeting Tuesday, February 16, 1999, **9:00 a.m. to 3:00 p.m.** in the first floor conference room, Painter House, Route 7, On the Square, Middlebury, Vermont.

AGENDA

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|------|------------------------------------------------------|-----------|
| I. | Schedule/confirm meeting dates | 9:00 a.m. |
| II. | Minutes - November 17, 1998, December 17, 1998 | 9:10 a.m. |
| III. | Review Historic Preservation Barn Grant Applications | 9:20 a.m. |

WORKING LUNCH

- | | | |
|-----|-------|-----------------|
| IV. | Other | If time permits |
|-----|-------|-----------------|



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

MINUTES

February 16, 1999

Members Present: David Donath, Vice Chair
Glenn Andres, Architectural Historian
George Turner, Historic Architect
Peter Mallary, Citizen Member
Kim Zea, Historian, Citizen Member

Staff Present: Emily Wadhams, State Historic Preservation Officer
Nancy Boone, State Architectural Historian
Eric Gilbertson, Director/Deputy SHPO

The meeting was called to order by acting Chair David Donath at 9:30 a.m. at the Painter House in Middlebury, Vermont.

I. Schedule/confirm meeting dates

The March 18 and April 29 meeting dates were confirmed and will be held in Montpelier. The May meeting will be held on the 27th. A suggested location is the Langevin House at Vermont Technical College in Randolph.

II. Minutes - November 17, 1998 and December 17, 1998

Mr. Andres moved to accept the November 17, 1998, minutes, seconded by Mr. Turner. The following changes were suggested:

- page 2, line 34 be changed to read; "Mr. Donath is familiar with the building and would like more documentation to support the argument that the architectural integrity of the building has been destroyed"
- page 3, line 14, eliminate "horrendous" and add, "...but wonders about the exterior changes".
- page 4, line 3 should read; "Ms. Zea said that if the owner wants to start a museum they should contact VMGA."

- page 6, line 39; "... been recorded in HABS" should be added.
page 6, line 10-14, should be changed to read; "... fire which happened during the ice storm".
page 6, line 26, should be changed to read; ... replacement "of roof slates be ...".
- page 7, line 4, add: Mr. Turner commented that an attic truss or storage truss design would give them access to end walls for windows.

The vote was unanimous, with Mr. Mallary abstaining.

Mr. Andres made the motion to accept the December 17, 1998, minutes, with a second by Ms. Zea, with the following changes:

- page 2, line 2, changed to read; ... "provides a national context for a bridge type that is prevalent in Vermont in post WWII architecture, and would raise awareness and appreciation for resources of recent vintage".
page 2, line 6, change "might me" to "might be".
- page 3, line 10, change to; ... "house does not appear to be eligible ...".
- page 4, line 25, should add; "downtown board".
page 4, line 8, add; the word "to", to read "Rules to cover ...".
- page 6, line 8, amend as follows; ... "go to the Preservation Trust of Vermont".

The vote was unanimous, with Mr. Mallary abstaining.

IV. **Other** - Ms. Wadhams noted that if there is time today she would like to the Council to hear a report from Mr. Gilbertson on the Walker House project in Manchester and also a request from the Agency of Transportation to evaluate an old railroad underpass in St. Johnsbury which may be removed in an emergency project.

The Council agreed.

Ms. Wadhams noted that the Council should discuss a process for handling future Environmental Review emergency projects that would be incorporated in the new rules. Mr. Donath noted that it would be important to not create an invitation for projects to be classified as emergencies to use the faster process.

III. **Review Historic Preservation Barn Grant Applications**

The Council discussed the decline in the number of applications and responses to the "Financial

Need" question. Ms. Wadhams noted that the House Institutions committee recently expressed continuing concern that grants not go to people who could otherwise afford to repair their barn with their own funds.

Mr. Gilbertson noted that 25 of the 29 applications are for foundation repairs. He characterized the types of treatment for stone foundations that people are suggesting in their application: i.e. repair drylaid; poured concrete with stone laid on top; and replace with concrete. He noted that repair is the best preservation option, if feasible.

Mr. Gilbertson also noted that no projects would need archeological work, so there is no need to set aside some funds for archeological investigation.

Mr. Gilbertson then reviewed the criteria with the Council. He then showed a slide of every project and summarized the work on each one.

The Council discussed the criteria for declaring "conflict of interest". Nancy explained the Park Services standard for recusals. The members had no conflicts. The following projects were brought before the Council:

The Council requested that the Beaney Corn Crib, in Cornwall, be included in the Council's review, after the staff review cut it out. It was put back for review.

Mr. Gilbertson then proceeded to show more detailed slides of each project and the Council scored the projects.

The Council made special notes about the following projects:

- **Tyler Farm, Newbury** - Mr. Andres moved to eliminate the door and window repair from the proposal, seconded by Ms. Zea. The vote was three in favor, Mr. Turner abstained, the motion carried. The project will be scored on basis of frame and roof work alone - Total cost \$4,170, grant request becomes \$2,085.
- **Patch Farm, Putney** - The Council recommends they get a report on the barn to delineate how the repairs should be made and recommend that they re-apply next year.
- **Rainville "Old Barn", Franklin** - The Council noted that the foundation replacement should be in-kind.

Ms. Zea noted the need for better signage for identifying Barn Grant projects. The signs offer an opportunity to inform the public about the value of the resources and the importance of preserving them.

IV. **Other**

During lunch Mr. Gilbertson summarized the history and current activity in the Walker House project in Manchester.

III. **Review Historic Preservation Barn Grant Applications, Cont'd**

- **Guisto Round Barn, Ferrisburgh** - The Council noted that the budget far exceeds the requested grant and match. If awarded, Mr. Gilbertson would recommend that there be a condition that the rest of the money needed for stabilization be raised within a time-certain - between one and two years.

Mr. Gilbertson and Ms. Boone summarized the background and recent history of the property. It's an unusual project that, like the Langevin House, might merit special consideration for flexibility in time to raise the full cost of the project.

- **Gaylord Barn, Waitsfield** - Council expressed concern that if a grant is awarded the owners prioritize work with assistance from the Division to accomplish work. It was also noted that the budget as proposed exceeds the total of the grant request and match.

The following applications were reviewed by the Council with no further discussion or recommendations:

Edgecomb Cow Barn, Warren
Durkee homestead Barn, Tunbridge
Gaw Barn, Chester
Sargent Horse Barn, Chittenden
Sargent Stock Barn, Chittenden
Bielenberg English Barn, Marshfield
Beaney Corn Crib, Cornwall
Beaney Bull/Sheep Barn, Cornwall
Mapes and Jesser Barn, Woodstock
Galayda/Gilbert Hay Barn, Corinth
Lott Carriage house, Middlebury
Paulin Bank Barn, Tunbridge
Center Farm Barn, East Montpelier
Marsten Barn, South Burlington
Caplin Cow Barn, Worcester
Keen Farm Barn, Woodbury
Greenberg Creamery Barn, Manchester Center
Buritt Barn, Pittsford
Troiano Gable Entry Bank Barn, Stannard
Blacksmith Shop, Cornwall

The Council reported their scores for each project, and determined which projects should receive the "Financial Need" point. Ms. Boone listed top projects in order of score, reported them to the Council and illustrated them on a distribution map.

The Council reviewed projects to see if partial funding was prudent for any of them, besides the Tyler Barn, and decided it was not.

The following projects will receive 1999 Barn Grant awards:

Tyler Barn, Newbury	\$ 2,085
Rainville Old Barn, Franklin	4,487
Blacksmith Shop, Cornwall	3,750
Troiano Gable Entry Bank Barn, Stannard	7,500
Durkee Barn, Tunbridge	5,000
Sargent Stock Barn, Chittenden	3,500
Chaplin Cow Barn, Worcester	7,500
Lott Carriage House, Middlebury	7,500
Paulin Bank Barn, Tunbridge	5,100
TOTAL	\$46,422

Alternates:

1.	Sargent Horse Barn, Chittenden	4,000
2.	Galayde/Gilbert Barn, Corinth	3,500
3.	Gaylord Barn, Waitsfield	7,500

Ms. Zea made the motion that all projects noted above appear eligible for the National Register of Historic Places, second by Mr. Mallary. The vote was unanimous.

Mr. Andres moved to adopt the grant awards per the above list, seconded by Ms. Zea and voted unanimous.

The Council suggested that for the next grant cycle, they consider limiting applications to one barn per grant cycle.

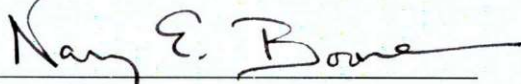
Regarding the **Guisto Barn**, it was noted that a strong letter of endorsement for the project be sent to the applicant. It should indicate why the Advisory Council thinks it's important, i.e. what it is, where it is, context. The letter should explain that it can't be funded until they have put the funding together and when the project is more fully developed, closer to time of construction. The Council doesn't want to tie up limited funding on a project that would not be ready to use the money, especially when there are so many others with projects ready to go immediately.

IV. Other

Ms. Wadhams passed out materials on the railroad underpass in St. Johnsbury and asked the Council if they could review them and comment to staff in the following week. It is an emergency situation needing an immediate response.


The meeting adjourned at 3:00 p.m.

Submitted,



Nancy E. Boone

Division for Historic Preservation

Approved 5/27/99




State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

NOTICE

The next meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, March, 18, 1999, from 9:00 a.m. to 3:30 p.m. The meeting will be held at the Division for Historic Preservation Offices, National Life, North Building, 6th Floor, Conference Room A, Montpelier, Vermont. **Please note that you should park in Visitor Parking, and you must sign in at the reception desk as you enter the North Lobby. When you leave remember the 2nd floor is ground level.**

AGENDA

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|------|---------------------------------------------------------------|------------|
| I. | Annual Meeting - Election of Chair/Vice Chair | 9:00 a.m. |
| II. | CLG Grants | 9:15 a.m. |
| III. | 22 V.S.A. § 14 Review | |
| | A. 132 State Street, Jeff Stetter, Gossens Bachman Architects | 10:30 a.m. |
| | B. Canal Street School Clock Tower Renovation,
Brattleboro | 10:50 a.m. |
| IV. | National Register Final Review | 11:15 a.m. |
| | A. William A. Hall House, Bellows Falls, Rockingham | |
| | B. Mathewson Block, Lyndonville, Lyndon | |
| V. | National Register Preliminary Review | |
| | A. Williamson Farm, Huntington | |
| | B. Swanton Village School, Swanton | |
| | C. 22 Royce Street, Rutland City | |

Working Lunch

NOON

- | | | |
|-------|-------------------------------------------------------------------------------|------------|
| VII. | Discussion regarding Council NR Training (how much time
on the May Agenda) | 12:15 p.m. |
| VIII. | Minutes | 12:30 p.m. |

OVER →

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|-------|----------------------------------------|------------|
| IX. | Confirm/set Meeting Dates | 12:35 p.m. |
| X. | SHPO Report | 12:40 p.m. |
| XI. | Act 250 Review | |
| A. | Cobb Hill Co-Housing Project, Hartland | 1:00 p.m. |
| XII. | Rules | 1:20 p.m. |
| XIII. | Other | 3:20 p.m. |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

**MINUTES
March 18, 1999**

Members Present:

David Donath, Historian, Vice Chair
Glenn Andres, Architectural Historian
George Turner, Historic Architect
James Petersen, Prehistoric/historic Archeologist
Peter Mallary, Citizen Member (left at 2:45 p.m.)
Kim Zea, Historian/Citizen Member

Staff Present:

Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Lanora Freedom, Administrative Assistant
Jane Lendway, Certified Local Government Coordinator (9:00 a.m. – 10:00 a.m.)
Elsa Gilbertson, National Register Specialist (11:15 a.m. – 12:20 p.m.)
Giovanna Peebles, State Archeologist
Scott Dillon, Survey Archeologist
Sue Jamele, Environmental Review Coordinator
Tina Ruth, Department Counsel
Kate Myers, Legal Intern

Others:

Liz Pritchett, Consultant
Jeff Stetter, Architect, 132 State Street
Vince Blaisdell, Buildings and General Services Department
Robert Stevens, Engineer, Canal Street Clock Tower
Lyssa Papazian, 22 Royce Street
Peter Forbes, Cobb Hill
Judith Bush, Cobb Hill

The meeting was called to order by the acting Chair David Donath at 9:15 a.m. at the Division offices conference room, 6th Floor North, National Life in Montpelier, Vermont.

Mr. Donath introduced Dr. James Petersen to the members and staff. Dr. Petersen replaces Mr. Lacy as the Prehistoric/historic Archeologist member.

II. Certified Local Government Grants (information attached) – Ms. Lendway gave an overview of the program for the new members. She indicated that the applications came in for \$3,000 more than available funds. Ms. Lendway passed out the revised sheet outlining the grant requests and explained the change in Burlington's application. She briefly explained the projects. There was discussion regarding the scoring and voting process. The Council agreed they like receiving the staff score sheets in advance. The Council recommended changing the Burlington staff vote from .5 to 1 in #7. There was brief discussion regarding the scores. Mr. Turner made the motion to accept staff recommendations for the award of \$42,430 with the exception of the Burlington recommendation which is modified to increase #7 from .5 to 1. Second by Mr. Mallary and voted unanimously.

I. Annual Meeting – Election of Chair/Vice Chair – Mr. Donath handed the meeting over to the SHPO. Mr. Mallary nominated Mr. Donath for Chair, second by Ms. Zea. Mr. Donath explained he has a heavy workload which makes it difficult for him. He also indicated that his Board at the Woodstock Foundation would prefer he not be Chair. He noted that he would be willing to Chair on an interim basis but will need to step down in a few months.

Mr. Andres nominated Ms. Zea as Chair. Ms. Zea said she would prefer to not accept because she feels she needs more knowledge on the process. Mr. Andres indicated he feels she would be an asset. However, Ms. Zea said she does not want to step into the role as Chair, but would be willing to act as the Vice-Chair. Mr. Andres amended the motion and nominated Ms. Zea as Vice-Chair, seconded by Mr. Mallary. The Council voted unanimously on the above two motions and elected Mr. Donath as interim Chair and Ms. Zea as Vice-Chair.

Mr. Donath took over the meeting.

Ms. Boone briefed the Council on the 22 V.S.A. and Act 250 processes as they affect the projects which will come before the Council today.

III. **22 V.S.A. §14 Review**

A. 132 State Street, Montpelier – Mr. Jeff Stetter, Gossens Bachman Architects and Mr. Vince Blaisdell, Buildings and General Services Department, appeared before the Council to explain the project. Ms. Boone passed out the project review sheet. Mr. Stetter explained that the proposed work is to paint the exterior, replace flashing and parts of the slate roof, replace the wood steps and replace the handrails with code-compliant rails. The existing porch floor and roof will also be replaced and repaired. Mr. Stetter also indicated that they will reinstall the ironwork on the south turret. Mr. Stetter passed around historical photos. He also passed around color and slate samples for the building. Mr. Stetter noted that the slate on the turrets will be kept because it has not weathered as bad. The new slate on the main building will be compatible with the old but recognizable as new. Mr. Stetter also indicated that the garage behind the building will be painted.

Ms. Zea questioned the industrial appearance of the new handrails. Mr. Andres said he feels it is better that they are utilitarian and clearly different from the existing Victorian rails. There was further discussion regarding the lower pitched roof and the choice of material. Mr. Stetter noted that it will probably be membrane but that the snow belt will be all slate.

Mr. Turner questioned the paint. Ms. Boone responded that the paint color is typically not regulated. Returning to the original color scheme is always an option, but is not required. Ms. Zea suggested that the public perception could be edged toward acceptance of a dark color scheme if each succeeding scheme darkens it a bit over time. Mr. Andres made the motion that the proposed work does not have an adverse effect, second by Mr. Petersen and voted unanimously.

B. Canal Street School Clock Tower Renovation, Brattleboro – Robert K. Stevens, P.E., Stevens & Associates Engineering passed around historic postcard of the school. Ms. Boone passed around the National Register book. Mr. Stevens explained the background of the project and the previous work. He said there have been recent renovations to the tower and that some structural framing needs to be done. Mr. Stevens indicated that they want to reconstruct the balustrade in-kind, that it is not salvageable. The columns were new at the renovation 20 years ago, however they propose to put in ventilated metal bases, save the columns and also put vents at the top. They also intend to put a new slope and drip edge on the upper balustrade and remove the lead paint and repaint. Mr. Stevens noted they would like to put some kind of lightening fixture on it also. Mr. Donath suggested looking into the electronic lightening arrester system used on the Old Mill at UVM. Mr. Stevens said that the bell is functional; also, they are not planning on doing the balustrade on the portico.

There was discussion regarding funding and Ms. Boone explained other means of funding which they could research. Mr. Stevens will look into this further.

There was discussion regarding Ms. Zea's suggestion that the balustrade be used as educational tool. Mr. Stevens agreed that might be a possibility.

Mr. Stevens also mentioned that the tower will be stabilized subject to voter approval.

Ms. Zea made the motion that the project has an adverse effect because they are removing integral features. Second by Mr. Mallary. There is concern that if it is restored that it be replaced in-kind. Mr. Stevens indicated it would be a replication. Mr. Andres noted that most of the balustrade may be from the renovation 20 years ago and may not be historic.

Ms. Zea amended her motion as follows: the undertaking for stabilization will have an adverse effect because the rehabilitation destroys or removes significant exterior features of the structure. However, if the project results in the restoration or replacement, in-kind, of the tower, tower columns, balustrade and wooden trim elements there would be no adverse effect. Second by Mr. Mallary. There was further discussion for the architect to make note that when funding becomes available that he encourage the replacement of original elements and arrangements such as the urns and connections. Mr. Stevens indicated that provisions are being made for future re-installation of trim elements as funding becomes possible. The vote was unanimous.

The Council noted that adopting modern technology to serve old problems is a good idea. Ms. Zea asked what is happening to the clock. Mr. Stevens said it's in good structural shape and someone has volunteered to fix the mechanics.

IV. National Register Final Review

Ms. Gilbertson explained the review process for the new members. The Advisory Council received copies of the nominations before the meeting.

A. William A. Hall House, Bellows Falls, Rockingham - Ms. Gilbertson passed out photographs and showed slides. Ms. Gilbertson explained that the CLG Commission reviewed and approved the nomination. She also read the letter of endorsement from the "Our Town" Civic Organization and a letter of support from the Bellows Falls Women's Club. Mr. Andres moved to nominate the William A. Hall House to the National Register under Criteria A, B, and C. Second by Ms. Zea and voted unanimously.

B. Mathewson Block, Lyndonville, Lyndon - Ms. Gilbertson explained that the Gilman Housing Trust is applying for the tax credit to restore the block. She passed around slides and photographs. Mr. Mallary made the motion that the Mathewson Block be nominated to the National Register under Criteria A and C, second by Mr. Petersen.

Mr. Turner commented that in Section 7, page 1, end of the first paragraph that the wording might be changed to indicate that the storefront should be replaced by more appropriate/compatible façade to be more sympathetic with the Italianate style. He observed that it does not maintain its original feeling. Ms. Gilbertson will change the wording accordingly to indicate that the storefront does not retain the original feel of the building. The vote was unanimous.

V. National Register Preliminary Review

In response to a question by Mr. Petersen, Ms. Gilbertson explained the purpose of the preliminary review process.

A. Williamson Farm, Huntington - Ms. Gilbertson explained that there is interest in the tax credit for barn rehabilitation. She passed around the survey book and additional information on the property. Ms. Gilbertson explained the MPDF process to the new members. There was no discussion and it was the consensus of the Council that this property appears eligible for the National Register under Criteria A and C and the Agricultural Resources MPDF as it meets the registration requirements for the farmstead property type.

B. Swanton Village School, Swanton - Ms. Gilbertson explained the project and passed around photographs. It is the consensus of the Council that this property appears eligible to be placed on the National Register of Historic Places under Criteria A and C, as it meets the registration requirements for the school property type in the Educational Resources of Vermont MPDF.

C. 22 Royce Street, Rutland City - Ms. Gilbertson explained the history of the property, project proposal, and passed around photographs. Ms. Gilbertson indicated there are various methods for nomination and asked how it should be nominated. She asked if Lyssa Papazian, Historic Preservation Consultant for the Rutland Community Land Trust, feels there is enough integrity to be nominated individually or should there be an MPDF developed. Ms.

Gilbertson noted that if the nomination is done very well it should pass in Washington as an individual nomination. Ms. Gilbertson indicated that the nomination should relate more to the scale company and that it is one of the better duplexes in the neighborhood. Ms. Wadhams mentioned that there is clearly a district there. Mr. Andres suggested that the MPDF might be the way to go with the resources available and the needs of Rutland; i.e. character of the community and industrial growth.

The Council strongly recommends that the Rutland Community Land Trust spearhead the effort to develop an MPDF. They explained that it may be less expensive in the long run and the Council recommended that it be multi-family. There was brief discussion on how to frame the MPDF criteria. It was agreed they would set the scope in conjunction with advice from the Division. Based on those recommendations it is the consensus of the Council that this property appears eligible for the National Register of Historic Places.

XI. Act 250 Review

A. Cobb Hill Co-Housing Project, Hartland - Mr. Peter Forbes and Ms. Judith Bush appeared before the Council as the applicants for this project. Mr. Donath explained what the Council's function is under Act 250.

Mr. Forbes explained that the Cobb Hill Coop wants to provide a work/live community. He explained that all families want to live on a farm and that three families want to derive income from the farm. It is presently planned to have 22 families. Mr. Forbes and Ms. Bush explained that the Curtis Farm will not be impacted, but the Hunt Farm will be significantly impacted. The Council is to determine eligibility of the Hunt House and barn and the Curtis barn.

There was discussion regarding the age and eligibility of the various buildings on the Hunt Farm. Mr. Donath asked if it is fair to state that knowing more about the age would be helpful. However, the Council feels they have enough information based on the photos and information presented. Ms. Boone indicated that it is included in the local survey. Ms. Boone said that the house was reconstructed in the 30's in line with the structures of that era and that the many different structures is representative of that type of property. She indicated that it gives a sense of time and place as a total farmstead.

Mr. Turner feels they are very marginal and don't relate to the history of Hartland.

Mr. Turner moved that this property does not appear historically significant. Mr. Andres mentioned that at Sheldon they would use the different kinds of buildings as an educational tool representing the evolution of farming. Ms. Zea indicated she feels it is significant under Criteria 2, 6 and 14. There was no second to Mr. Turner's motion.

Mr. Andres moved that the farmstead is eligible for the State Register of Historic Places under Criteria 2, 14 and 16. Second by Mr. Peterson who noted that there appears to be sensitivity for prehistoric archeology because it is near the confluence of the two brooks. Voted unanimously.

The Council then looked at pictures and a book about the Curtis Farmstead to determine eligibility of the farmstead for the State Register under the Agricultural MPDF. Mr. Turner made the motion that the Curtis Farmstead is eligible for the State Register under Criteria 2, 14

and 16 and that the barn is non-contributing due to age. Second by Mr. Andres. Voted unanimously.

Ms. Boone indicated that the next step is the proposal goes to Ms. Wadhams and Ms. Jamele for review.

IX. **Confirm/set Meeting Dates** - The following date were set: April 29, 1999; May 27, 1999; and June 16, 1999.

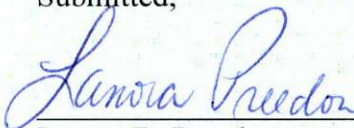
XII. **Rules** - In addition to the Council and regular Council staff the following were present for the discussion on rules: Tina Ruth, Department Counsel, Kate Myers, Legal Intern and Division staff Scott Dillon, Suzanne Jamele and Giovanna Peebles. Ms. Boone explained the background of the rules to date.

Mr. Petersen suggested adding "curation" to the definitions. Ms. Ruth suggested making sure it's defined as applied to Act 250. Ms. Zea suggested that "curation" refer to historic resources not just archeologically specific.


There was further discussion clarifying terms. Ms. Boone noted the changes. Ms. Boone and Ms. Ruth will incorporate the changes and present the Council with another draft to be discussed at a future meeting. There was additional discussion regarding tightening up the definitions and enforcement issues. Ms. Ruth clarified that Historic Preservation does not have enforcement power under the law.

The meeting was adjourned by the Chair at 4:30 p.m.

Submitted,



Lanora B. Freedom
Division for Historic Preservation

approved
8-4-99


A Report To:
The Vermont Advisory Council on Historic Preservation

Project Information
Regarding Proposed Renovations At:

132 State Street Office Building

Montpelier, Vermont

September 25, 1998

Owner:
STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES
THOMAS TORTI
COMMISSIONER
2 Governor Aiken Ave.
Montpelier, VT 05633-5801

HOWARD DEAN, M.D.
GOVERNOR

Prepared by:
GOSSENS BACHMAN ARCHITECTS, INC.
85 Granite Shed Lane
Montpelier, VT 05602
(802) 229-1664
(802) 229-4822 fax

1. PROJECT DESCRIPTION

The project consists of exterior renovations and maintenance to the state-owned office building at 132 State Street. The entire exterior of the building will be re-painted to match the existing colors. This color scheme has previously been reviewed by the division of Historic Preservation. Existing exterior stairs will be replaced with compatible wood steps with code-compliant hand-rails. Existing porch floors and siding are decaying and will be replaced with material to match the existing. Existing low-pitch porch roofs will be re-roofed with flat seam copper roofing. If cost becomes an issue adhered membrane will be substituted (which the roofs are currently).

The existing 105 year old slate roof is in poor and failing condition. Existing copper flashings are at the end of their lifespan. A new slate roof will be installed to best replicate the existing architectural features of the existing slate roof. The main color of slate which is black was likely quarried in Munson, Maine. This quarry has stopped producing slate. We propose to replace it with a Grey/ Black Slate: "Heathermoor" by Vermont Structural Slate Company or "Vermont Grey Black" by the Natural Slate Company. Size, shape, and detail will match existing. The two turrets on the building both have intricate slate patterning. Because of the steep pitch of these roofs they are in better condition than the rest of the roof. They still need flashing repair and some slates need to be replaced. Good slates taken from the main portion of the roof will be used to repair the roof on the turrets. Depending on the condition of these roofs (based upon field examination during construction) they may be repaired. If replacement is required the details of the existing roof will be replicated with matching slate from quarries in Vermont. All existing flashing will be replaced with 16 oz. copper flashing.

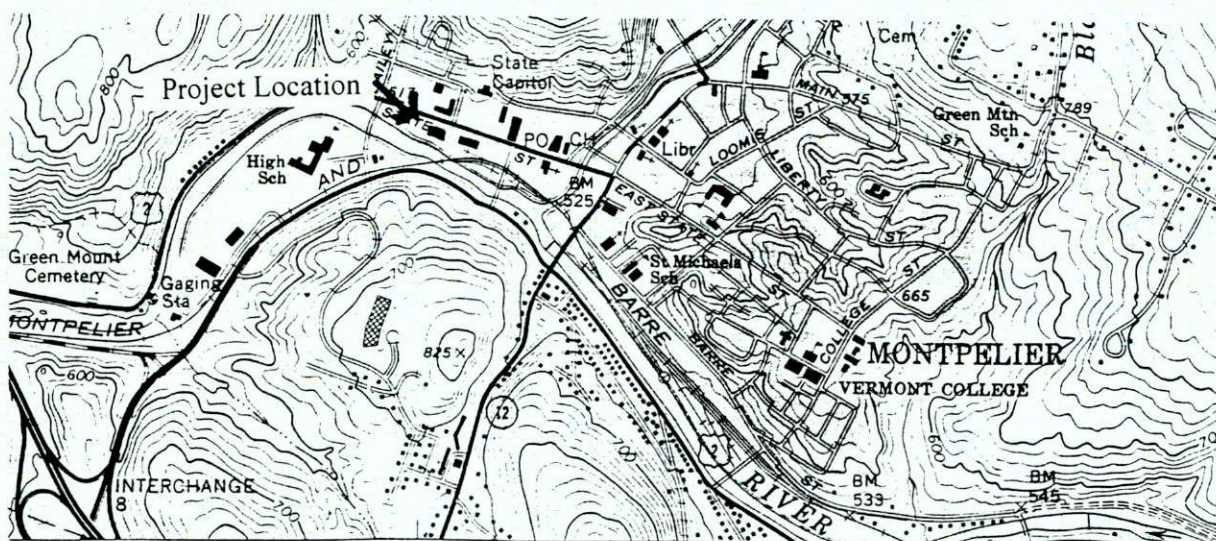
Iron metal work discovered in the attic (suspected to be the iron cresting mentioned in the National Register Nomination Form) will be re-conditioned and mounted, if possible, in its original location on the towers. Additional information on the metal work will be brought to the Advisory Council Meeting.

Renovation plans and details are attached at the end of this report.

2. PUBLIC BENEFIT

New stairs and porch floors will provide safer access to the building. The new roof and painting will provide a sound and watertight structure for the benefit of its occupants as well as providing an aesthetically pleasing structure for the public.

3. LOCATOR MAP



4. HISTORIC IMPORTANCE

The following summary is from the National Register nomination form:

132 State Street

Wood Frame, clapboarded and shingled, 2 1/2 stories, hipped roof sheathed in embricated slate. This Queen Anne style house, c. 1890, has an oriel window over the right front entrance capped by a conical roof which originally had an iron finial. Below the oriel is a flat roof entrance porch with turned posts and a spindle valance. The right side has a gabled wall dormer at the end of the hipped roof and is fronted by a porch of the same design as the entry. The left side of the house has a projecting bay with a steeply pitched wedge shaped roof sheathed in polychrome slate (similar to #'s 44 and #117) this roof was originally capped by iron cresting. The front of the house has a gabled wall dormer with stick ornamentation; the original demi-lunette window has been replaced by a louver. The first and second floor windows are divided by a flaired embriacted shingle hood.

5. FEDERAL FUNDS, LOANS, PERMITS OR LICENSE

No federal permits or licenses are required for this project, and federal funds or loans, if applicable, will not be applied for by the owner.

6. GRAPHIC DOCUMENTATION

See the photocopies attached to the end of this report for images of the exterior of this building (the only one affected by the project.)

7. & 8. Not applicable - no other structures are affected.

9. POTENTIAL ADVERSE EFFECTS

The proposed improvements have been designed to be in keeping with the character of the building's exterior, and therefore are not expected to have an adverse effect on the character of the historic structure. All efforts have been made to maintain the historical character of the structure.

10. MITIGATION OF ADVERSE EFFECTS

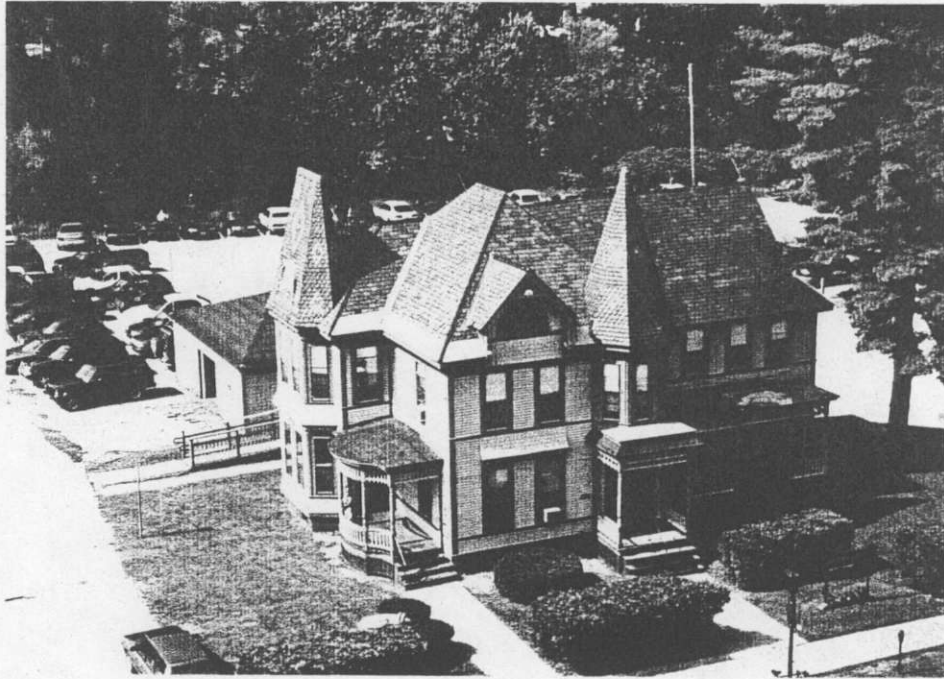
See Section 9.

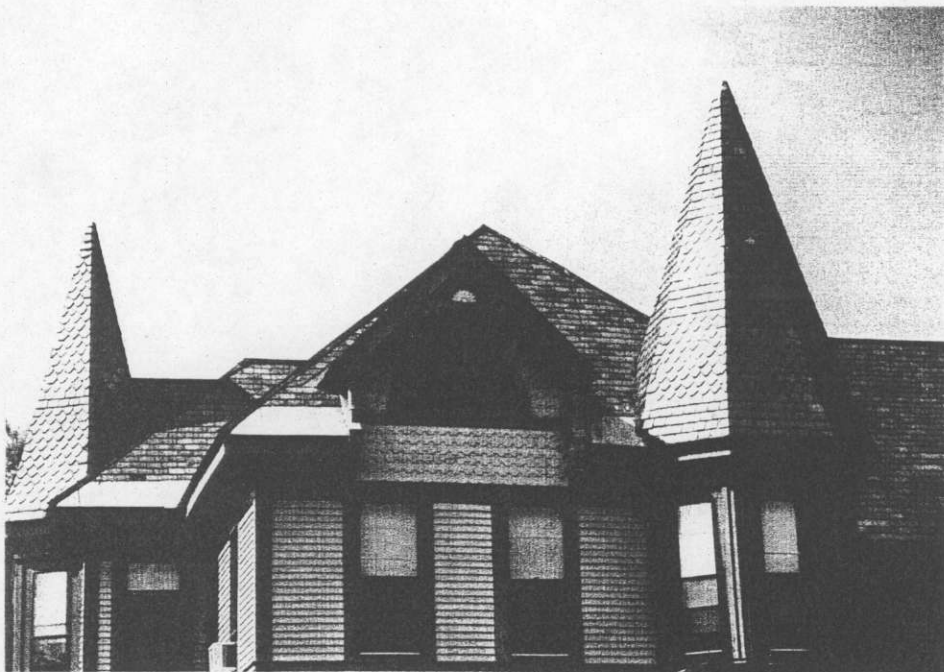
11. ECONOMIC ANALYSIS

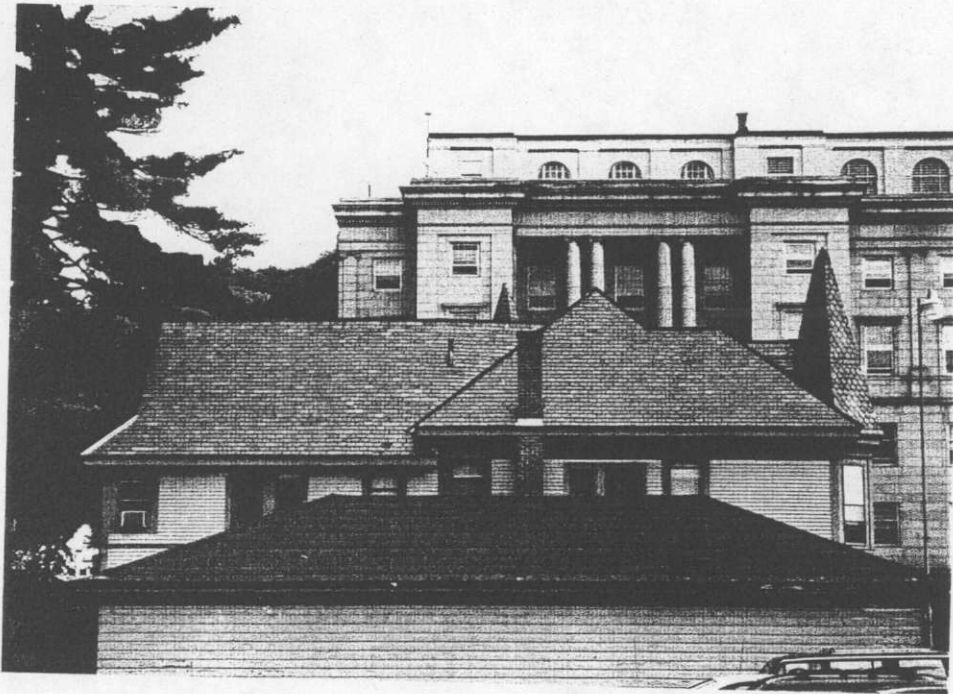
Not applicable - this project is not considered to have an adverse effect on the building's historic character.

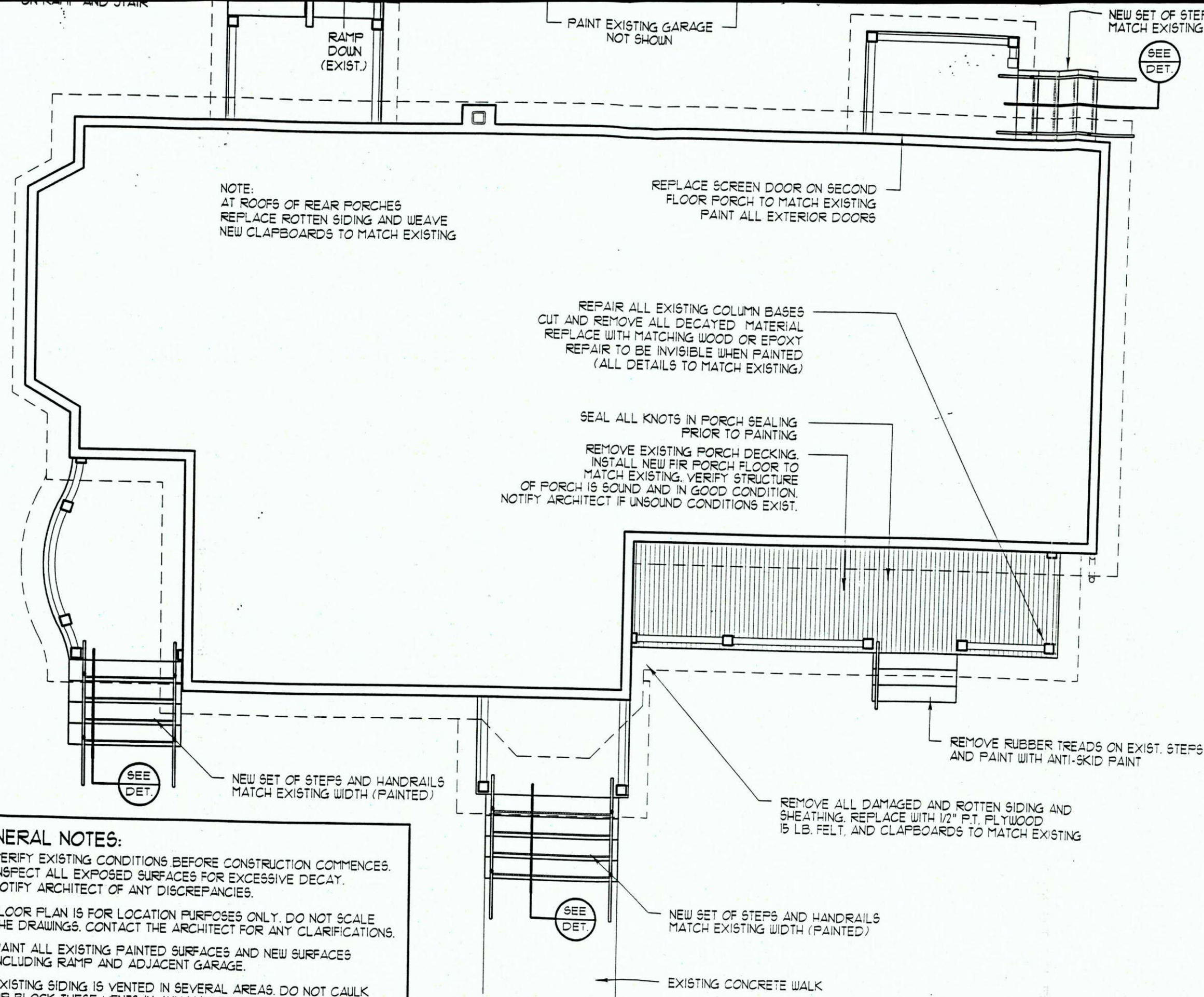
SUPPLEMENTAL INFORMATION

Photographs
Architectural Drawings









Gossens Bachman
Architecture and Interior Design

Gossens Bachman, Inc.
85 Granite Shed Lane
Montpelier, Vermont 05602
(802) 229-1664

Project Title:

**132
STATE STREET**
Montpelier, Vermont

Revisions:

Job Number: 9809

Drawn By: JAS

Checked By: GG,TWB

Scale: 3/16" = 1'-0"

Date: September, 1998

Sheet Title:

**Renovation
Plan**

Sheet Number:

A1

© Gossens Bachman, Inc.

- GENERAL NOTES:**
1. VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION COMMENCES. INSPECT ALL EXPOSED SURFACES FOR EXCESSIVE DECAY. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 2. FLOOR PLAN IS FOR LOCATION PURPOSES ONLY. DO NOT SCALE THE DRAWINGS. CONTACT THE ARCHITECT FOR ANY CLARIFICATIONS.
 3. PAINT ALL EXISTING PAINTED SURFACES AND NEW SURFACES INCLUDING RAMP AND ADJACENT GARAGE.
 4. EXISTING SIDING IS VENTED IN SEVERAL AREAS. DO NOT CAULK OR BLOCK THESE VENTS IN ANY MANNER.
 5. COLOR SCHEME IS TO MATCH EXISTING.



Gossens Bachman
Architecture and Interior Design

Gossens Bachman, Inc.
85 Granite Shed Lane
Montpelier, Vermont 05602
(802) 229-1664

Project Title:

132
STATE STREET
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Scale: 3/16" = 1'-0"

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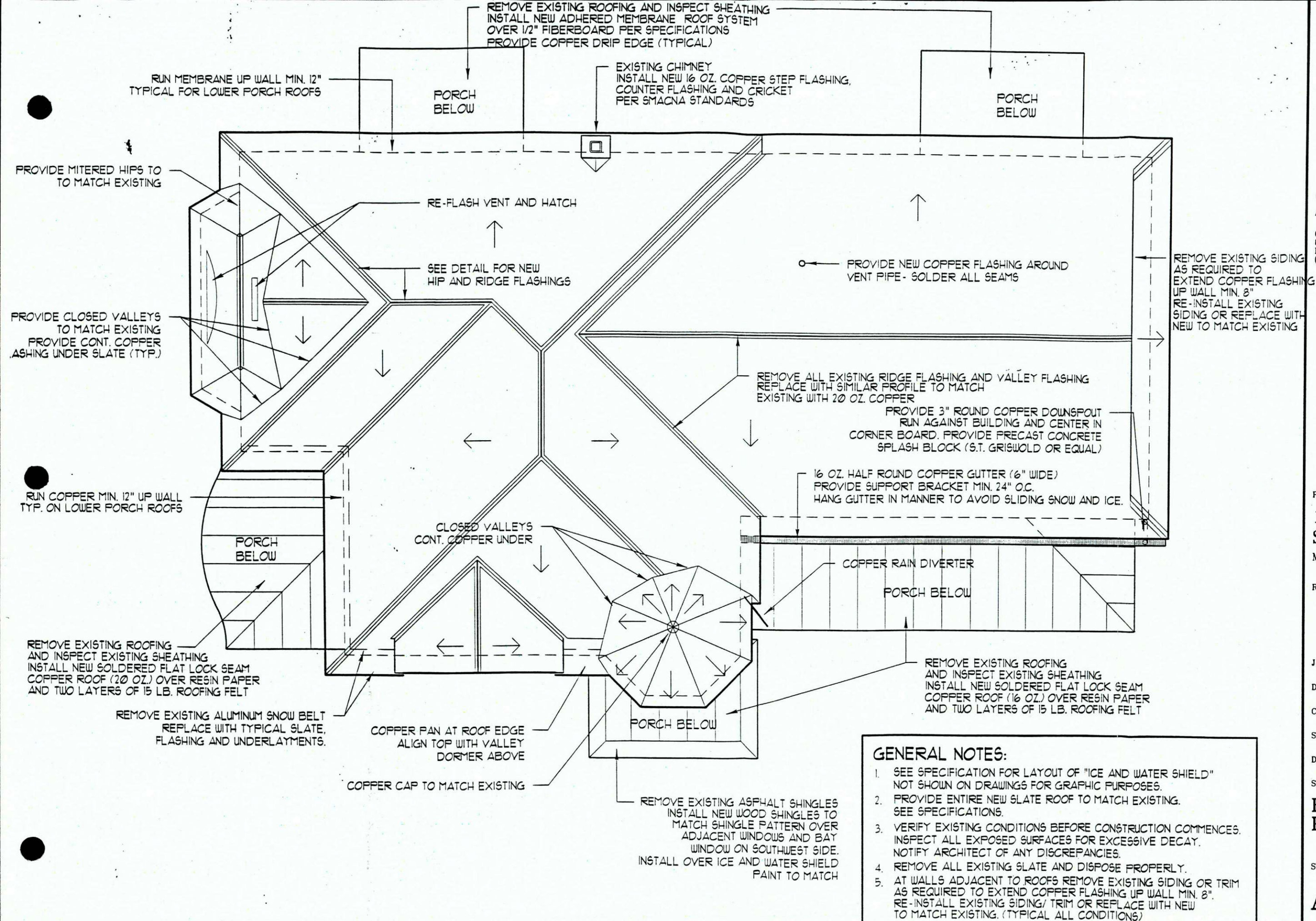
Sheet Title:

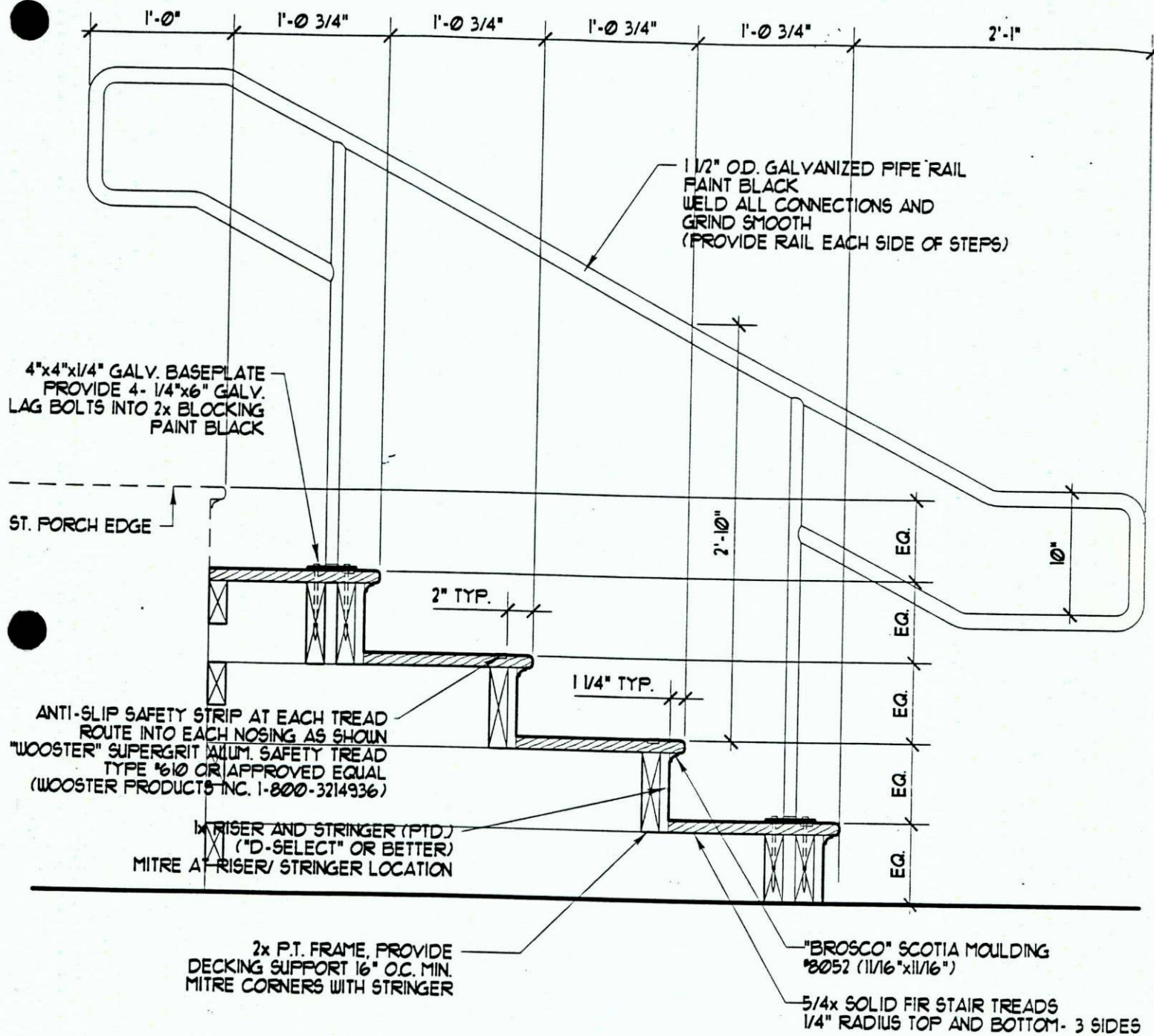
Roofing
Plan

Sheet Number:

A2

© Gossens Bachman, Inc.





NOTE:
LEVEL STEPS AS REQUIRED
LOCATE HANDRAILS IN STAIR TO BE 3"
FROM ADJACENT COLUMN OR WALL
AT PORCH LANDINGS

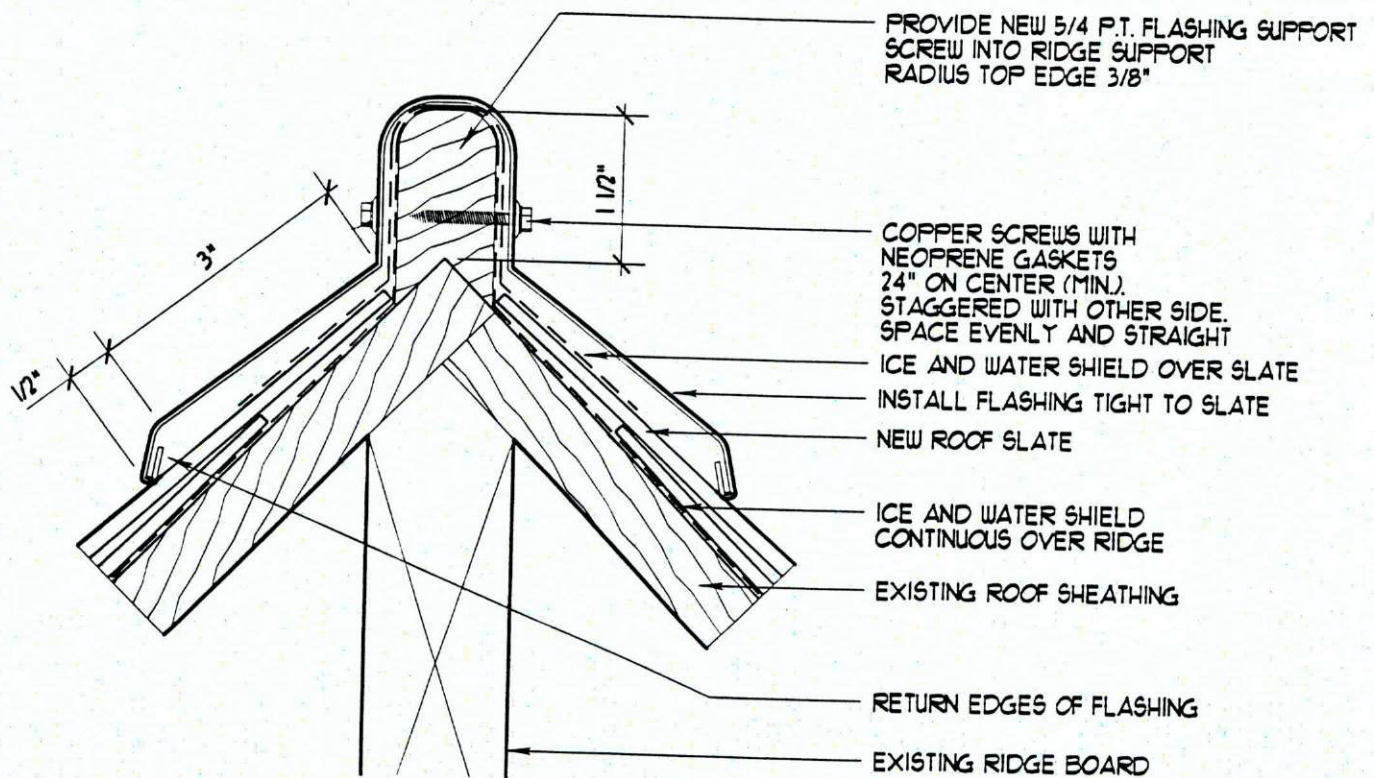
Gossens Bachman
Architecture and Interior Design

Gossens Bachman, Inc.
85 Granite Shed Lane
Montpelier, Vermont 05602
(802) 229-1664

132 State Street

Issued: September, 1998

Typical Stair Detail
Scale: 1" = 1'-0"



Gossens Bachman
Architecture and Interior Design

Gossens Bachman, Inc.
85 Granite Shed Lane
Montpelier, Vermont 05602
(802) 229-1664

132 State Street

Issued: September, 1998

Hip/ Ridge Flashing
Scale: 6" = 1'-0"

STEVENS & ASSOCIATES

ENGINEERING

Civil, Environmental & Structural Engineering

March 9, 1999

Sue Jamele
Vermont Div. of Historic Preservation
National Life Bldg., Drawer 20
Montpelier, VT 05602

Re: Renovation of Canal St. Clock Tower
Project #97-130

Dear Sue:

Enclosed please find plans for the renovation of the Canal St. School clock tower in Brattleboro, VT. The following numbers refer to the questions in your advisory council application.

1. *Project Description:* The project consists of the renovation of the tower, tower columns, balustrade and wooden trim elements. New lightning protection systems and roofs are proposed for all three levels. Paint preparation and repainting of all wooden surfaces is included.

The project will replace several deteriorated elements of the clock tower. The balustrade is replicated due to its significant deterioration. The columns are replaced and ventilated metal bases are proposed. All current details are maintained, except for the addition of proper ventilation and roof flashing.

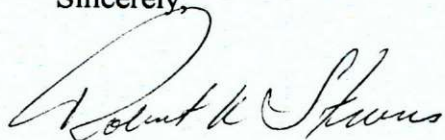
2. *Public Benefit:* The deteriorated condition and roofing leaks are effecting the integrity of the structure. Architectural elements are at risk of falling off the tower.
3. A USGS map is enclosed.
4. *History:* This building may be the only Mead, McKim & White building in Brattleboro. Mead was originally from Brattleboro. The registration

nomination is enclosed.

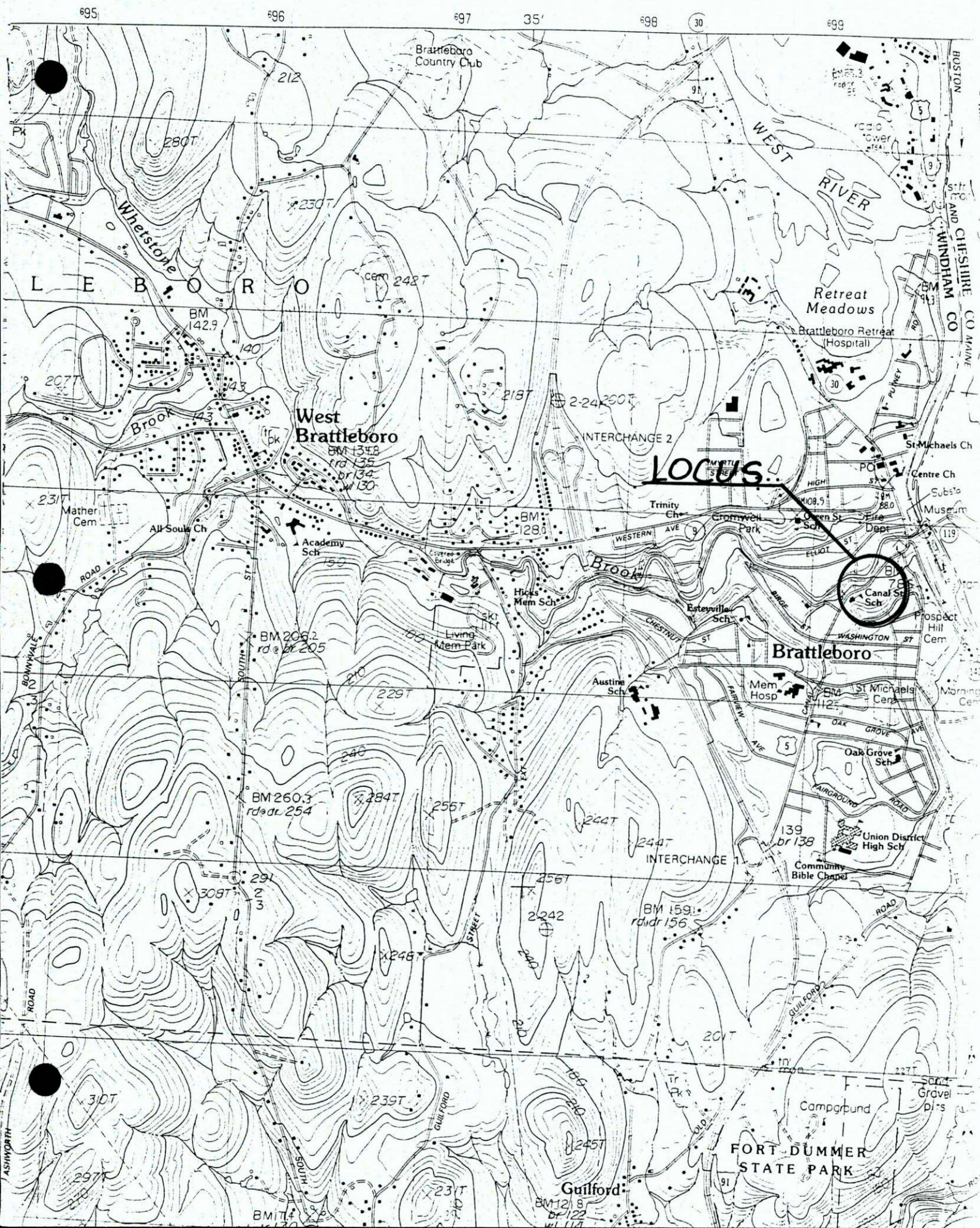
5. *Funding:* The project is funded by local tax dollars and may have some State education funding included.
6. Photos are shown on plan.
7. See enclosed drawings.
8. Not applicable.
9. *Project Effect:* In our opinion, the project will have a positive effect by repairing and restoring the structure. Some minor details are modified from the current construction. The proposed changes are the minimal needed to repair the structure to a sustainable condition.
10. Not applicable.
11. Not applicable.

Please call if you have any questions. We look forward to meeting with the advisory council on March 18. Please let me know when to attend.

Sincerely,



Robert K. Stevens, P.E.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Canal Street Schoolhouse

AND/OR COMMON

Canal Street Schoolhouse

2 LOCATION

STREET & NUMBER

Canal Street

NOT FOR PUBLICATION

CITY, TOWN

Brattleboro

VICINITY OF

CONGRESSIONAL DISTRICT

Vermont

STATE

Vermont

CODE

50

COUNTY

Windham

CODE

025

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☒ PUBLIC☐ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☒ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Town of Brattleboro

STREET & NUMBER

CITY, TOWN

Brattleboro

VICINITY OF

STATE

Vermont

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC

Office of the Town Clerk of Brattleboro

STREET & NUMBER

CITY, TOWN

Brattleboro

STATE

Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Vermont State Register of Historic Places

DATE

1971

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Vermont Division for Historic Preservation

CITY, TOWN

Montpelier

STATE

Vermont

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Canal Street School stands on a very limited hillside site of approximately one acre, adjacent to a very heavily traveled street. The building measures approximately one-hundred feet by forty feet, with the entrance on the main facade. The building is constructed of local mountain stone. It is two-stories high, with a slated hipped roof, and a bracketed wooden cornice. The school is composed of two wings bisected by a slightly projecting stone bell tower with an open domed cupola.

The exterior stone walls are articulated with a projecting stone water table which surrounds the base, and a stone string course which runs beneath the second story window sills. The first and second story fenestration consists of groups of three, 6/6, sash windows with granite sills, granite jambs, and radiating stone voussoirs over the windows. The basement windows are similar, but have granite lintels. On either side of the bell tower is a 6/6 sash window with a granite sill at the first story, and an oval window with curvilinear muntins in the second story.

The entrance, at the base of the bell tower, has a semi-circular portico supported by four columns with doric capitals. Paired wooden pilasters meet the portico at the wall. Three stone steps lead up to the portico. Originally a wooden balustrade, similar to the one surrounding the belfry platform, encircled the portico roof. The entrance consists of a semi-circular fanlight and 3/4 length sidelights with curvilinear muntins, each flanked by engaged columns with ionic capitals.

Above the entrance portico is a Palladian style window, at the second story. There is an operating clock above this window, the face of which is ornamented with a sunburst motif. The tower has a denticulated wood cornice, and is terminated with a platform enclosed by a wooden balustrade and an open cupola sheltering a 1118 pound bell, dated 1893 from the Meneely Foundry in West Troy, N.Y. The cupola consists of twelve columns supporting a copper clad dome. Eight of the columns are in pairs, and project beyond the diameter of the dome. Originally, wooden urns surmounted the cupola cornice, where it projects at the four paired columns.

Much of the interior remains in its original condition. About seventy-five per cent of the interior tongue and groove wainscoting remains unpainted with its original varnish. The wooden stair cases in each wing also remain unaltered.

Overall, both the exterior and interior of the building are in good to excellent condition, with the exception of the cupola. Most of the

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NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

twelve columns supporting the dome show signs of rot. One column has decayed through its entire depth and others have badly deteriorated. The School District is presently investigating repairing the cupola to its original condition.

81 SIGNIFICANCE

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

SPECIFIC DATES 1892

BUILDER/ARCHITECT Robert Gordon Hardie

STATEMENT OF SIGNIFICANCE

The Canal Street Schoolhouse is an extremely well-designed and well-built structure in the Neo-Colonial style which symbolizes civic pride and care lavished on ordinary public buildings of the late 19th Century. After its 1892 completion, it was said that "the building speaks for itself and like all things of beauty, it will always be a joy and an honor to the town." Furthermore, it is particularly noteworthy because of its use of local stone, rather than the traditional materials of the Neo-Colonial style.

It is uncertain which architectural firm prepared the plans for the building. In the Vermont Phoenix Newspaper (1/29/1892) it is reported that ... "Numerous plans have been considered by the committee, of these one submitted by McKim, Mead, & White of New York, seems especially desirable and the committee are united in so considering it." The article states that the McKim, Mead, & White design would be of brick or mountain stone. After completion of the building, a booklet entitled With Interest, by the Vermont Peoples National Bank, states that the Canal Street School ... "was designed by Robert Gordon Hardie, built of local stone, and has become not only one of the local landmarks of the town, but a building which students of architecture have admired as a real achievement." No mention of Hardie is found in the Biographies of American Architects, but it seems likely that he could have been employed by McKim, Mead and White, and perhaps prepared the original plans submitted by them. The contract for the construction of the building was awarded to Pellett Brothers of Worcester, Vermont, formerly of Brattleboro, for \$17,585.

The stone was locally quarried from the Wantastiquet Mountain, and was used to face several other buildings in Brattleboro, including the Unitarian Church and Home for the Aged. The details of the exterior walls, normally found in a brick building of this style, are in stone. These features include the water table, stringcourse, and radiating voussoirs above the windows.

The clock was purchased and installed in the tower through local subscriptions. The face consists of a gold leaf sun burst at the center, with stylized numbers and hands. After the clock was installed the district bought a striking bell for the clock from the well known foundry of Meneely and Co., West Troy, New York; it was installed in 1893. The clock mechanism, which worked on a pulley

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

and spring principle, struck the bell on each hour and on the half hour. At present the cables have broken and are in the partitions of the building. The bell is currently rung by hand in the morning and afternoon. It is the only operating school bell in Brattleboro, and one of the few remaining in the State.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Rec, Arlene S., The Living Bell (A report on the Canal Street School),
May 1972.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1 acre

UTM REFERENCES

A 18 699525 4746880
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C
ZONE EASTING NORTHING

D
ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Richard C. Cote & Clark Schoettle, Architectural Historians

ORGANIZATION

Vermont Division for Historic Preservation

DATE

April 20, 1977

STREET & NUMBER

Pavilion Building

TELEPHONE

(802)-828-3226

CITY OR TOWN

Montpelier,

STATE

Vermont

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

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

William B. Pinney

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William B. Pinney

TITLE

Director, State Historic Preservation Officer

DATE

4/22/77

FOR NPS USE ONLY

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

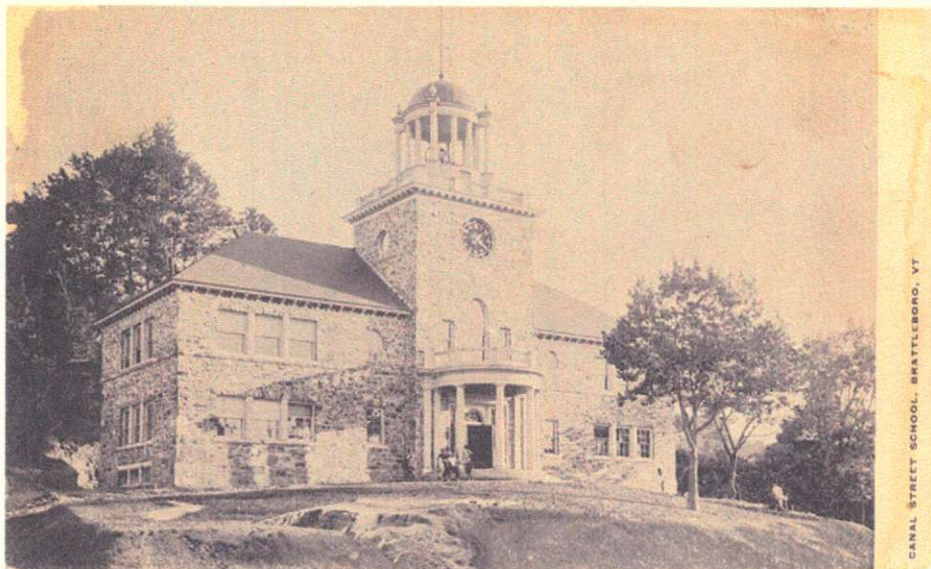
DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER



CANAL STREET SCHOOL, BRATTLEBORO, VT.



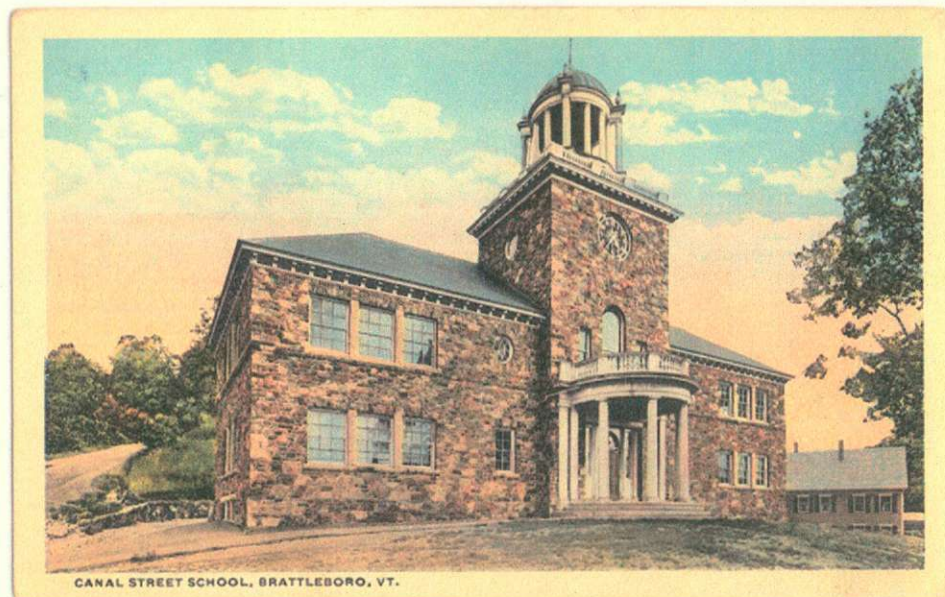
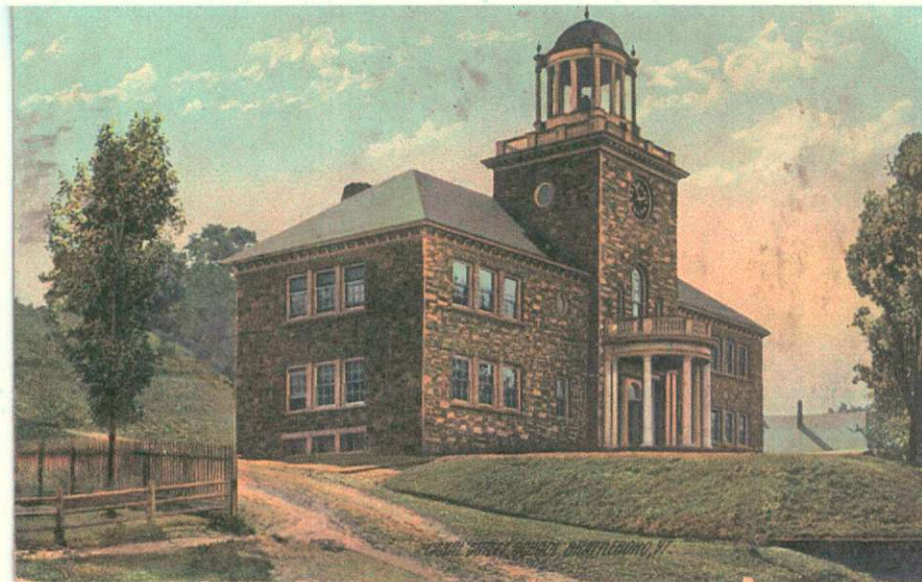
Canal Street School,
Brattleboro, Vt.

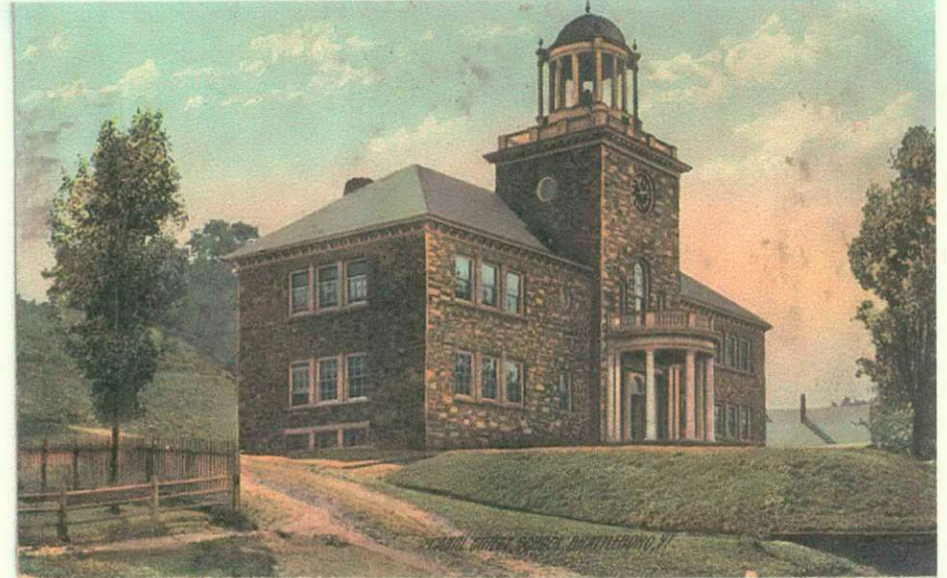


Canal St., School, Brattleboro, Vt.



Canal Street School Building, Brattleboro, Vt.







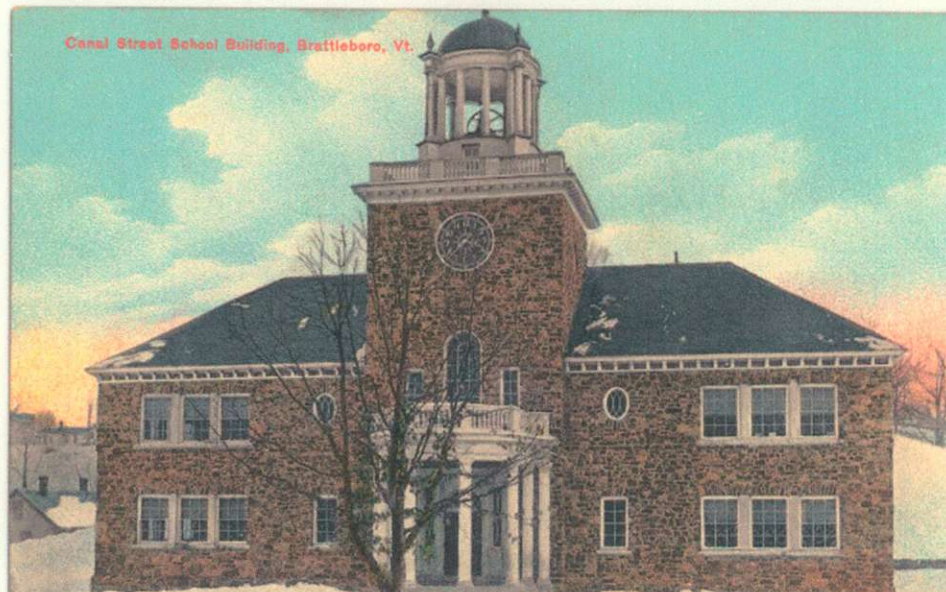
CANAL STREET SCHOOL, BRATTLEBORO, VT.



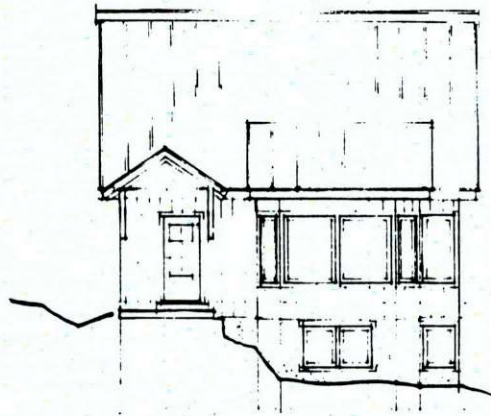
Canal Street School,
Brattleboro, Vt.



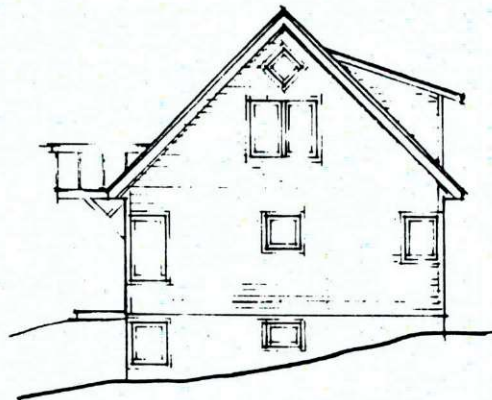
Canal St., School, Brattleboro, Vt.



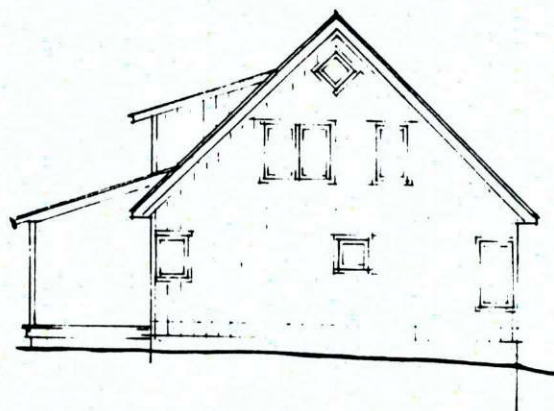
Canal Street School Building, Brattleboro, Vt.



SOUTH ELEVATION (SOUTH ENTRY)



EAST ELEVATION (26' WIDE)



WEST ELEVATION (30' WIDE)

HOUSE



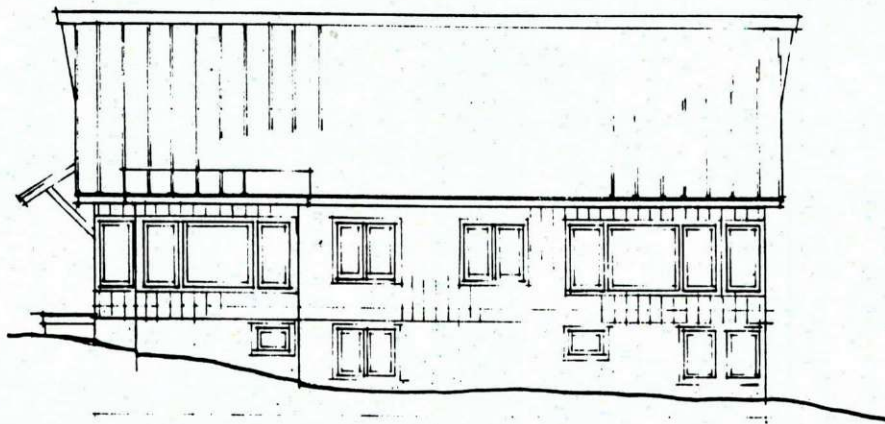
JEFF SCHOELLKOPF
DESIGN

P.O. BOX 237 Warren Vermont 05674
PHONE 802.496.2166 / FAX 802.496.5266

COBB HILL COHOUSING

COHOUSING COMMUNITY, HARTLAND, VERMONT

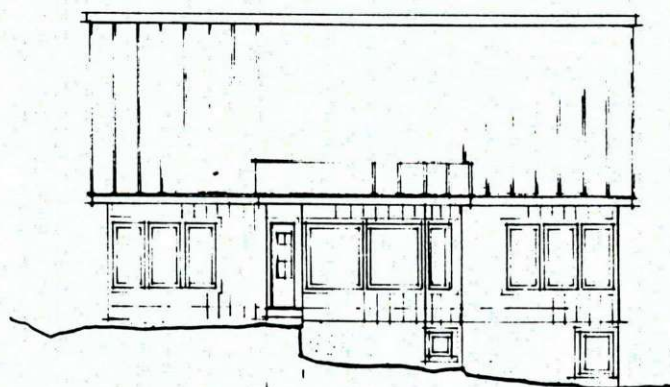
2 of 3
2.5.99



SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION
(SHARED DUPLEX)

DUPLEX



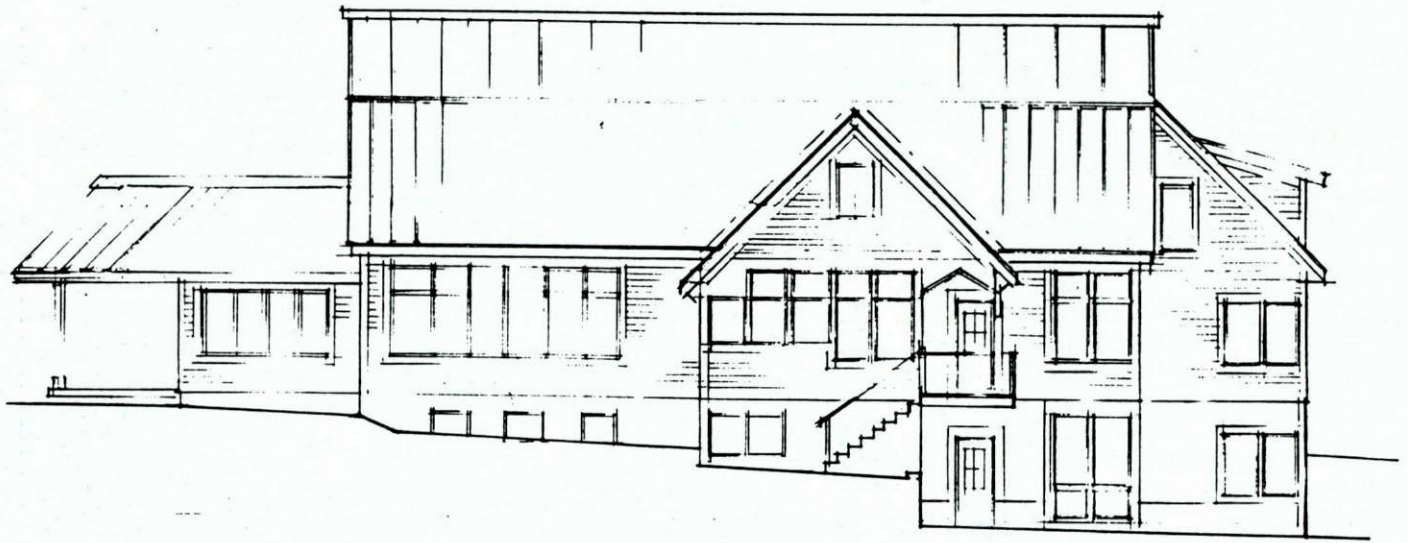
JEFF SCHOELLKOPF
D E S I G N

P.O. BOX 237 Warren Vermont 05674
PHONE 802.496.2166 / FAX 802.496.5266

COBB HILL COHOUSING

COHOUSING COMMUNITY, HARTLAND, VERMONT

3 OF 3
2.5 99



SOUTH ELEVATION



EAST ELEVATION

COMMON HOUSE



JEFF SCHOELLKOPF
DESIGN

P.O. BOX 237 Warren Vermont 05674
PHONE 802.496.2166 / FAX 802.496.5266

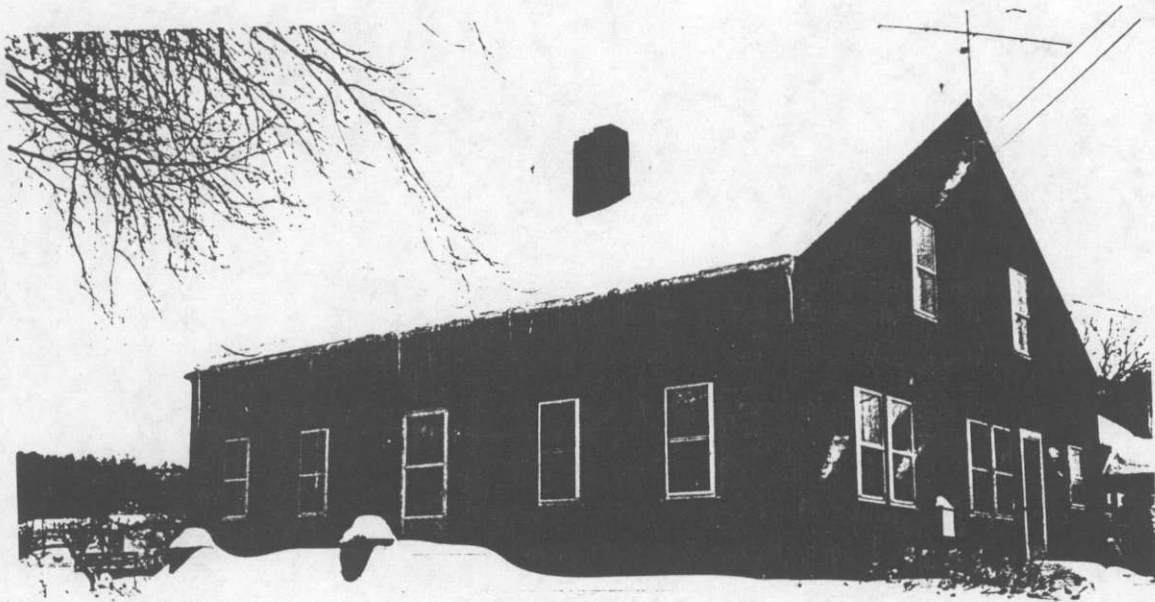
COBB HILL COHOUSING

COHOUSING COMMUNITY, HARTLAND, VERMONT

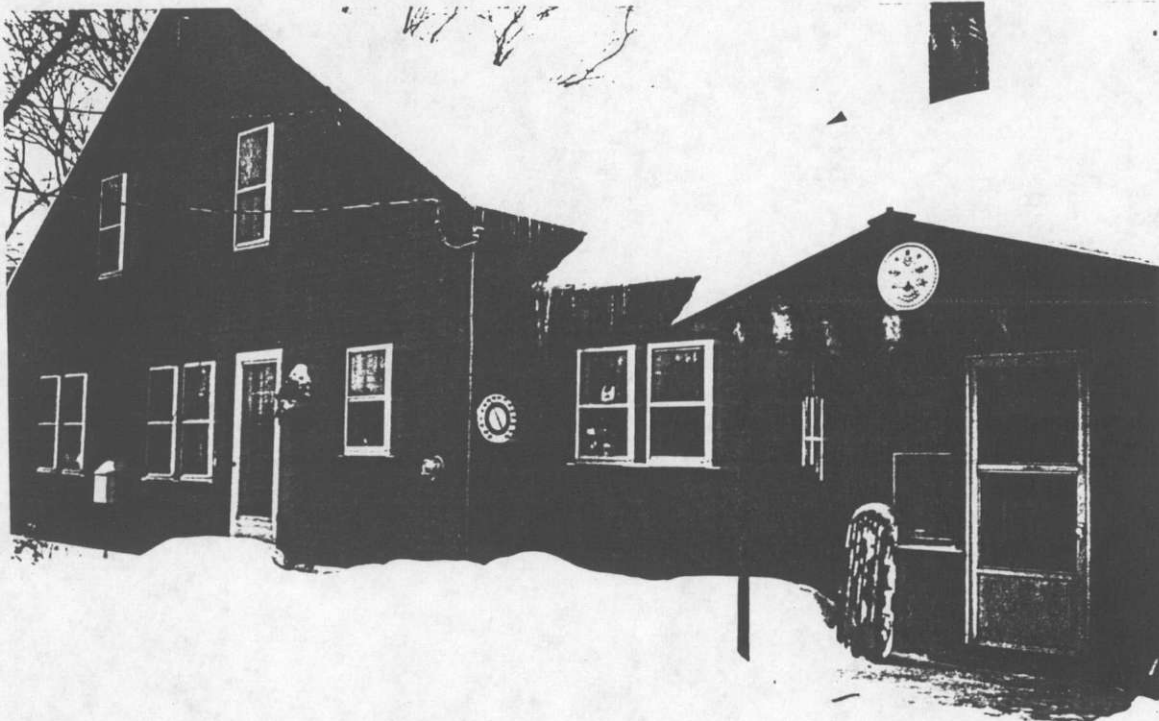
1 of 3
2.5.99

**POOR QUALITY
ORIGINAL_____**

pgs 1-9



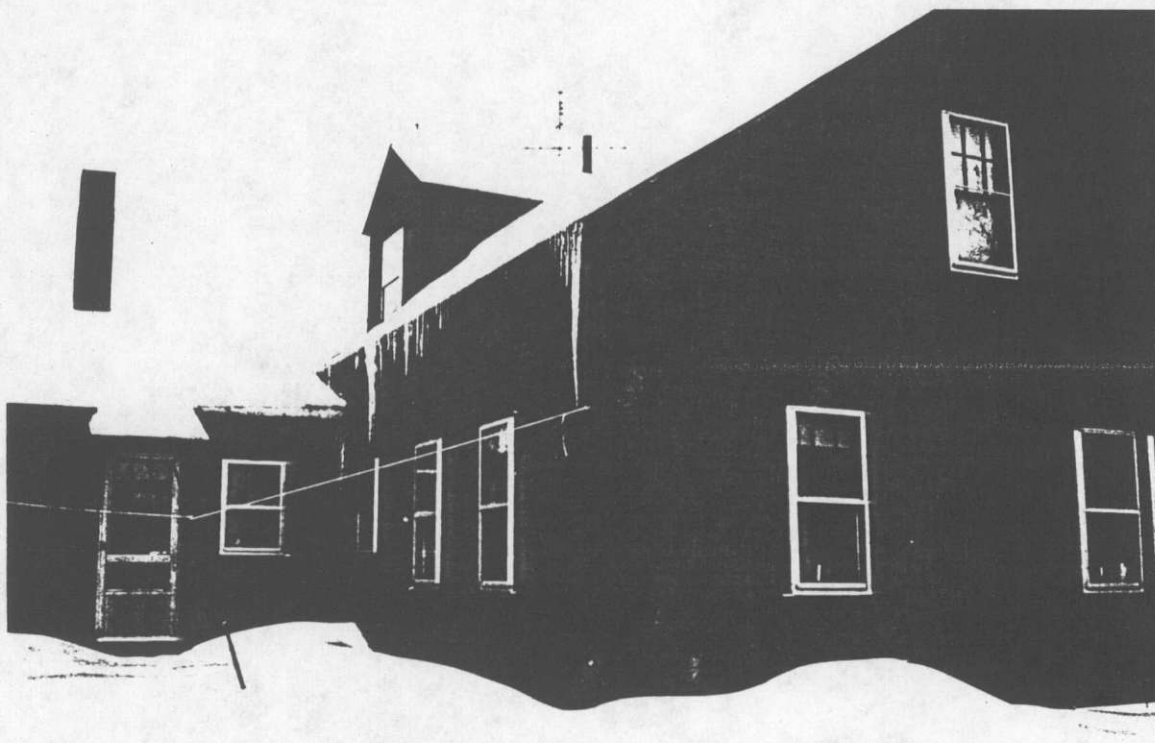
HUNT HOUSE – FAÇADE ON MACE HILL ROAD (EAST)



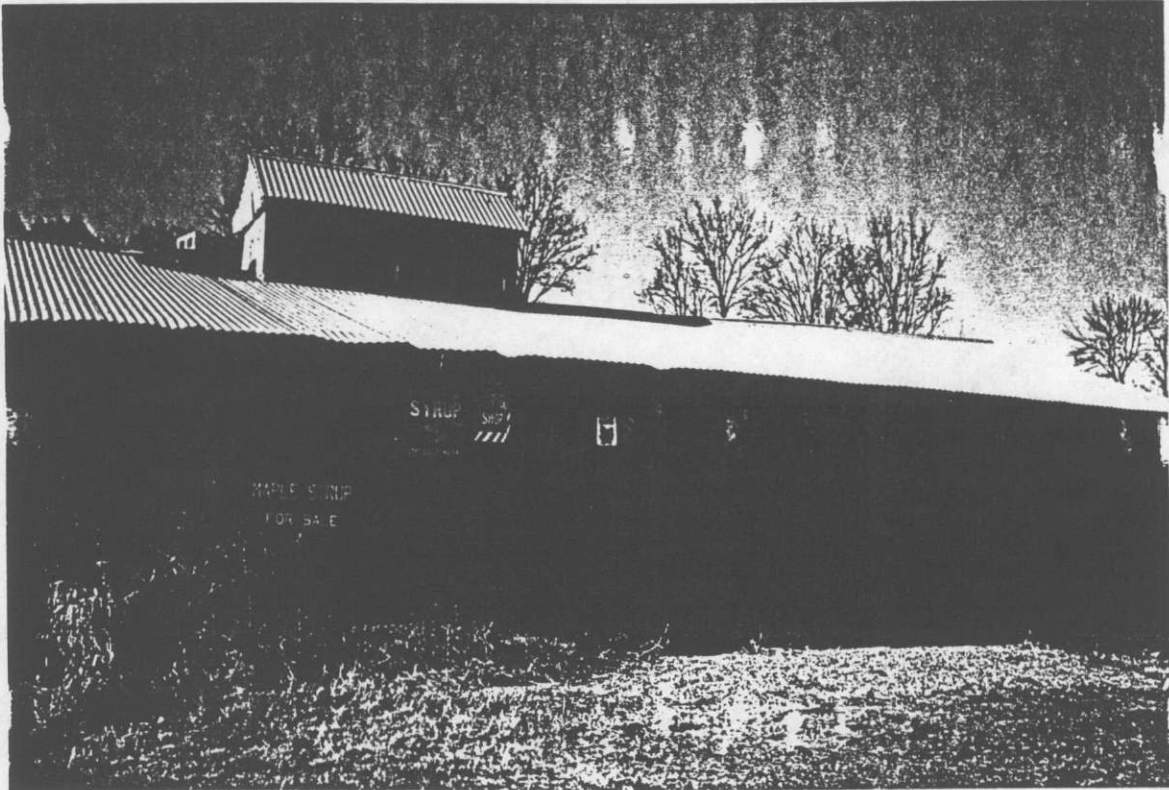
HUNT HOUSE – SIDE VIEW (NORTH)



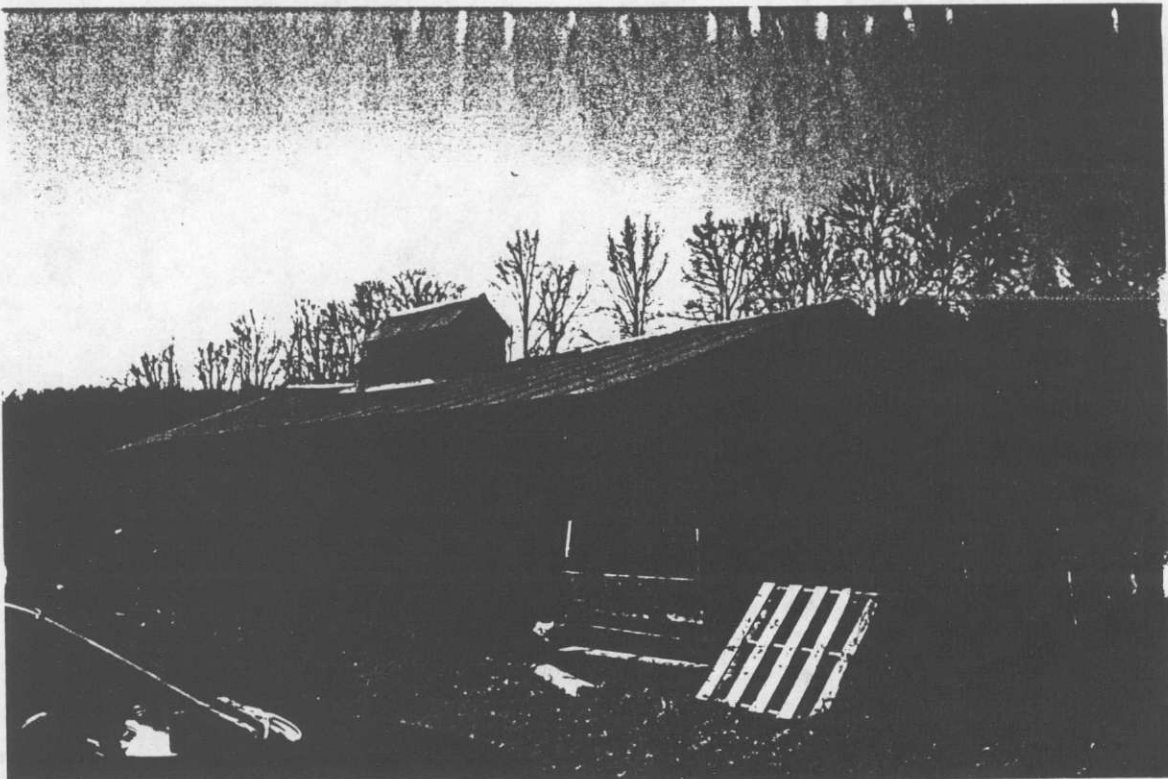
HUNT HOUSE – BACK VIEW (WEST)

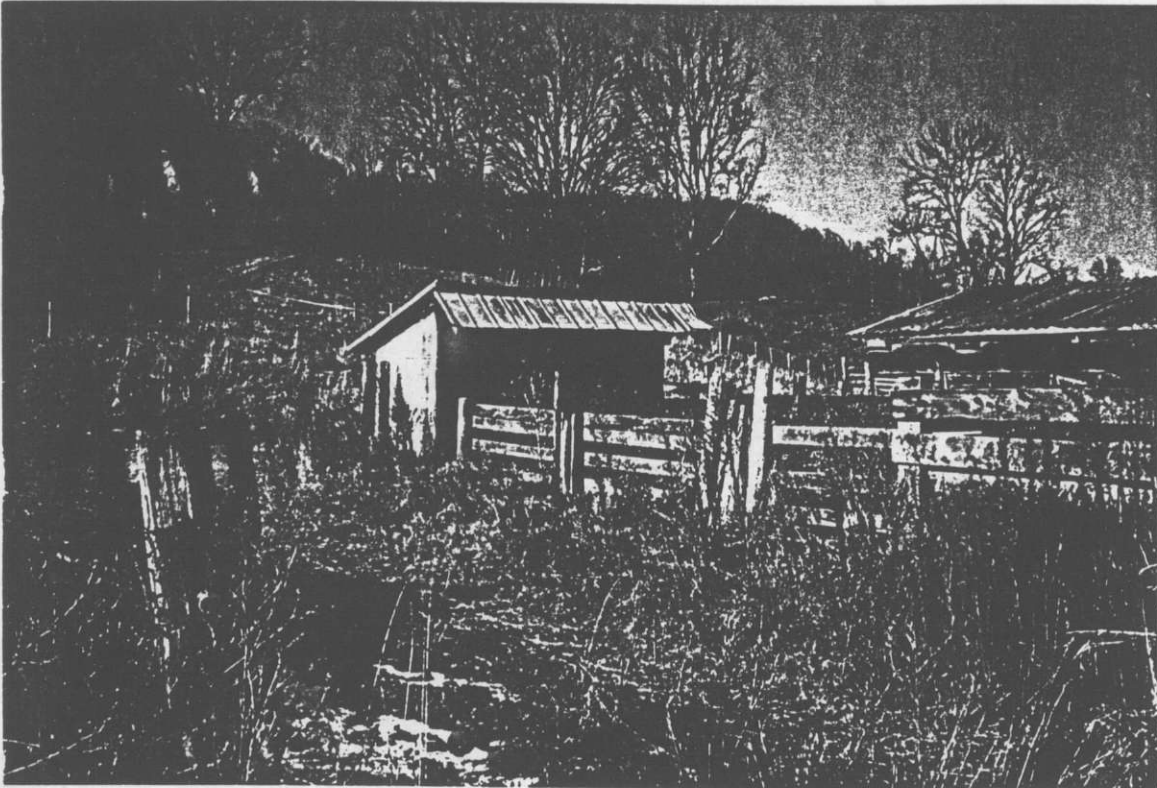


HUNT HOUSE – SIDE VIEW (SOUTH)



SUGAR HOUSE AT BASE OF HILL ON HUNT FARM

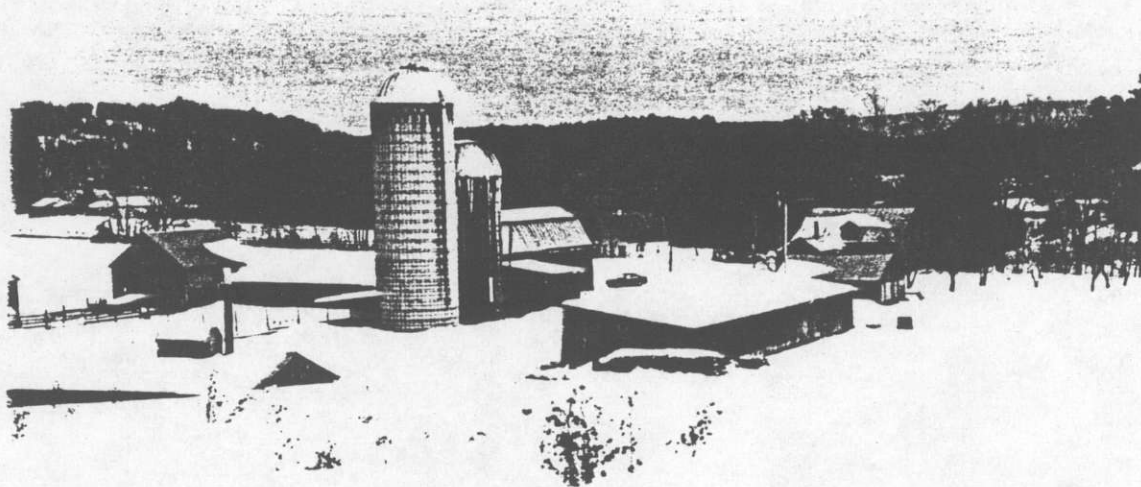




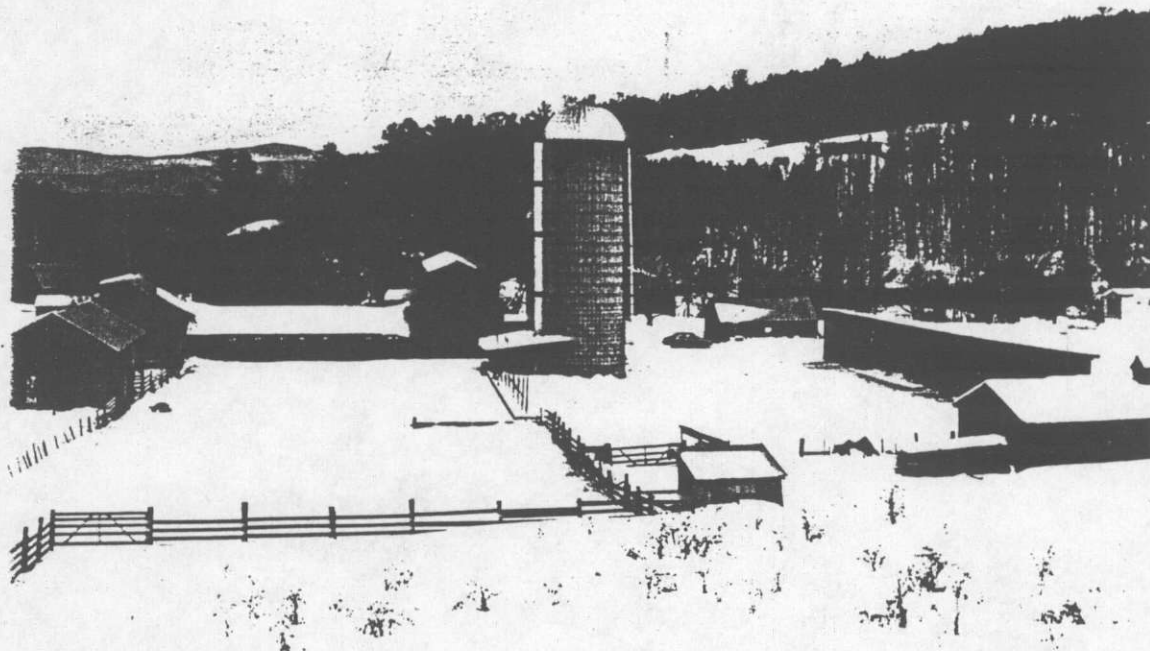
SMALL SHEDS AT WEST END OF HUNT FARM BUILDINGS



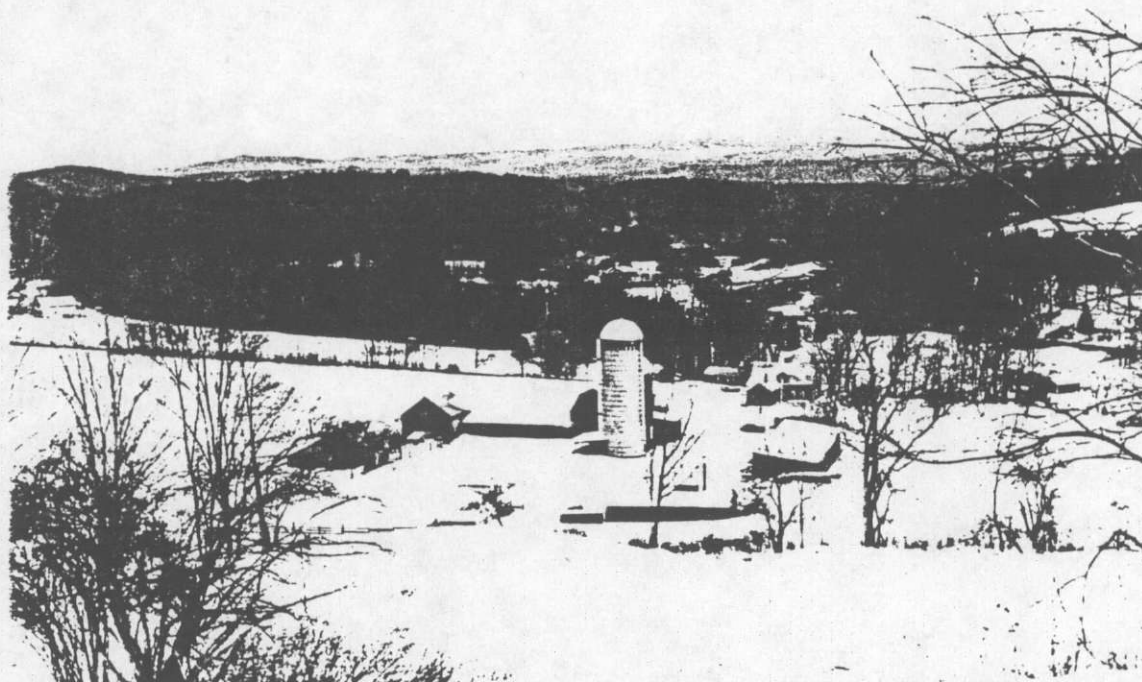
Hunt farm buildings from driveway



Hunt buildings from rise above farmstead



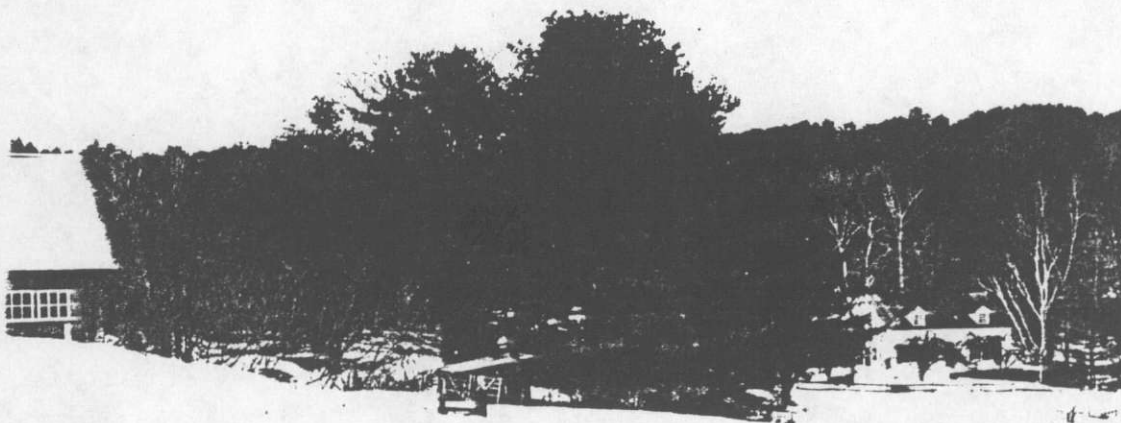
Hunt buildings from rise above farmstead



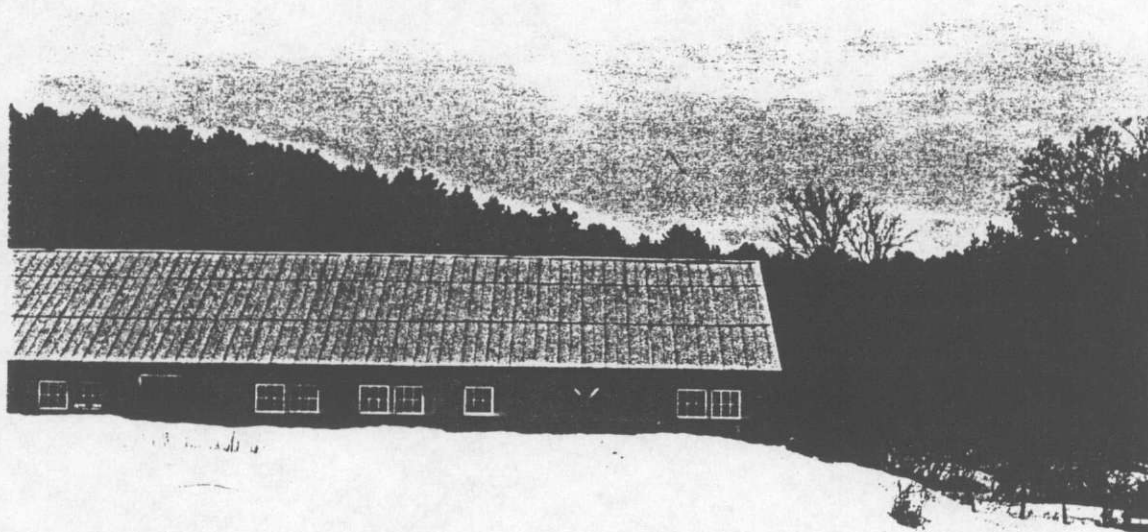
Hunt buildings from further up the hill



Roger Hunt trailer. Hunt house on far left



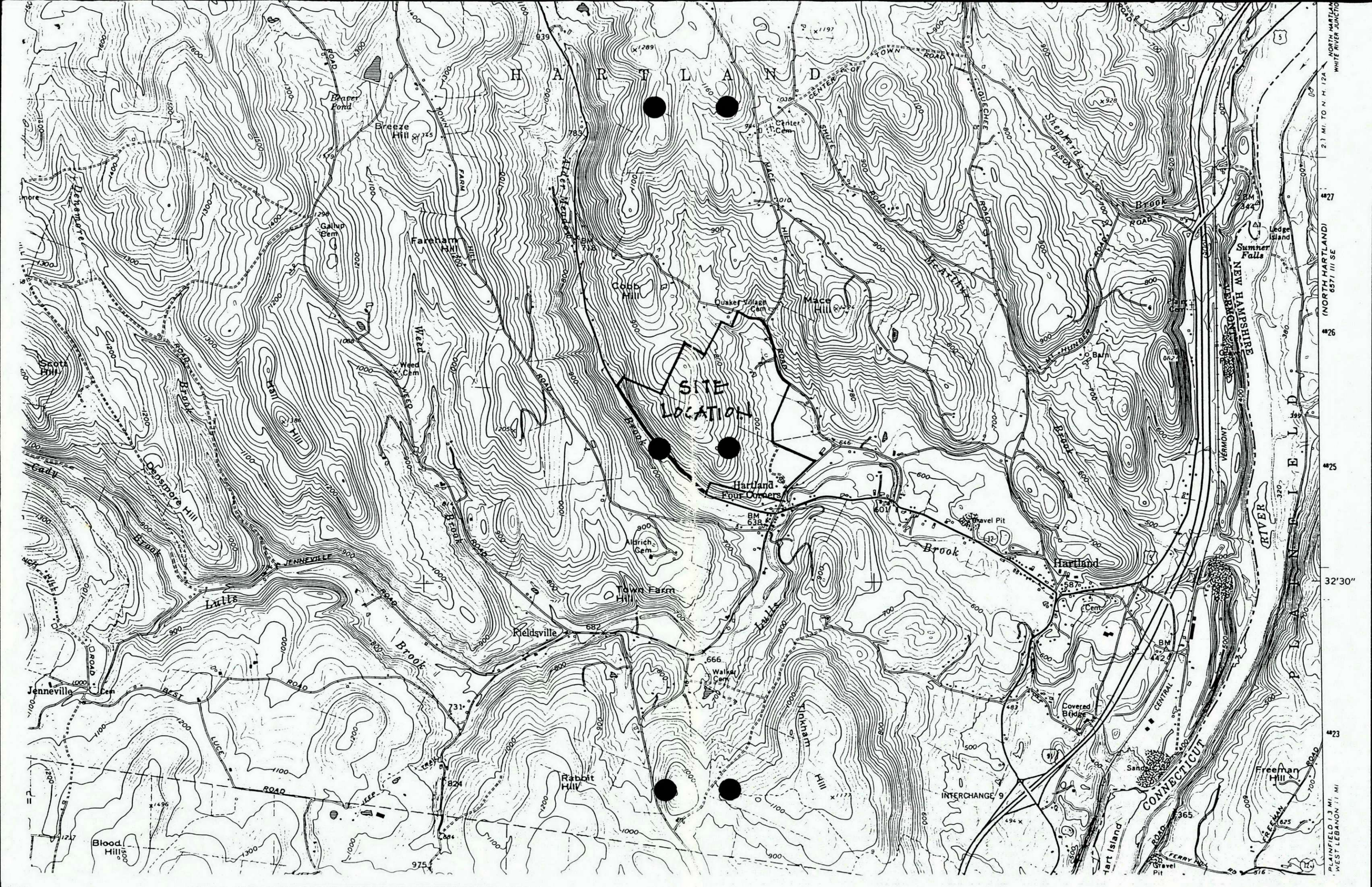
Curtis farmhouse from field on community land



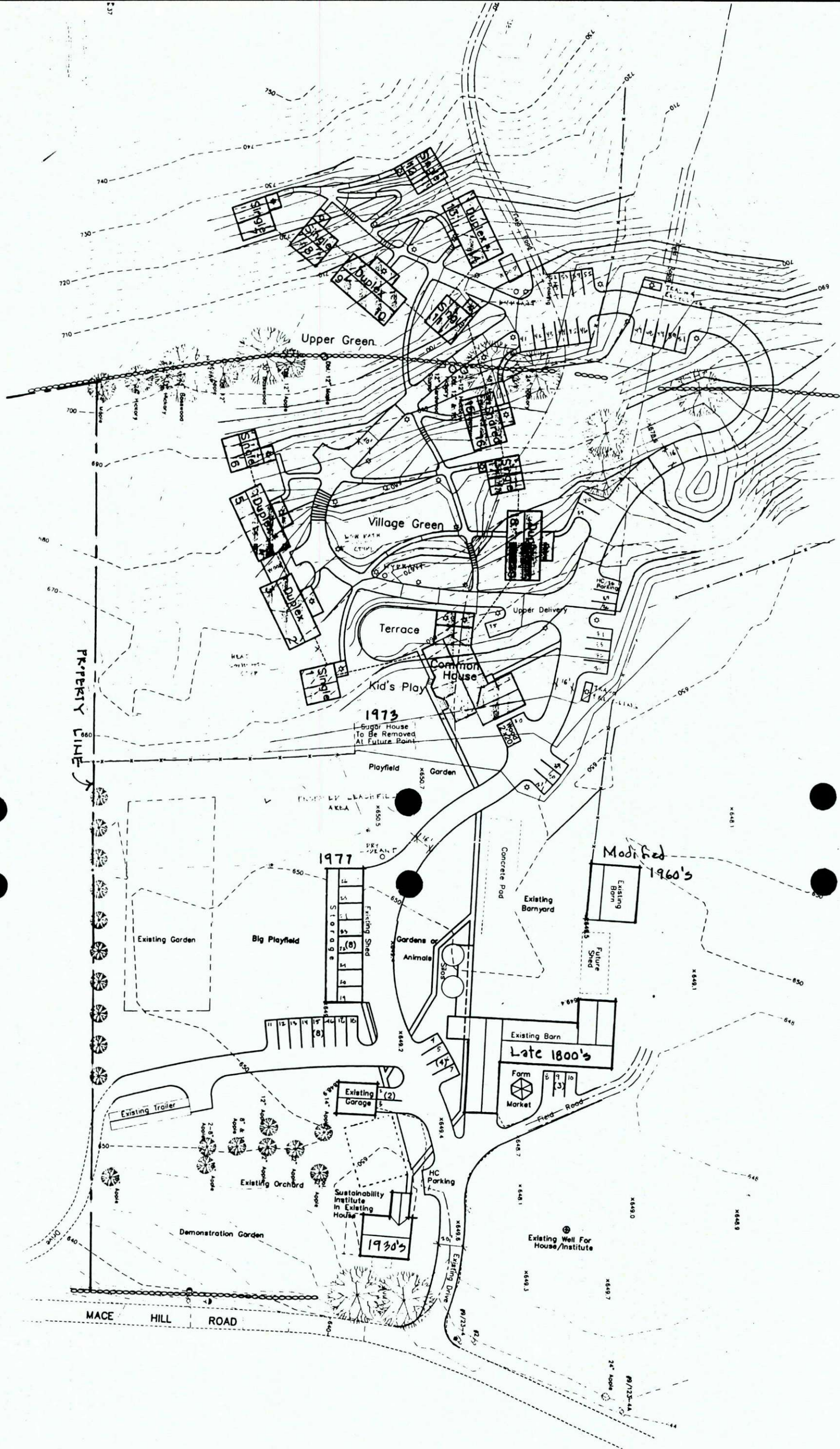
Curtis barn, on community property



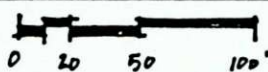
Curtis farmstead



2.1 MI. TO N. H. 124
(NORTH HARTLAND)
6571 III SE
4827
4826
4825
32'30"
4823
PLAINFIELD 1.3 MI.
WEST LEBANON 1.1 MI.



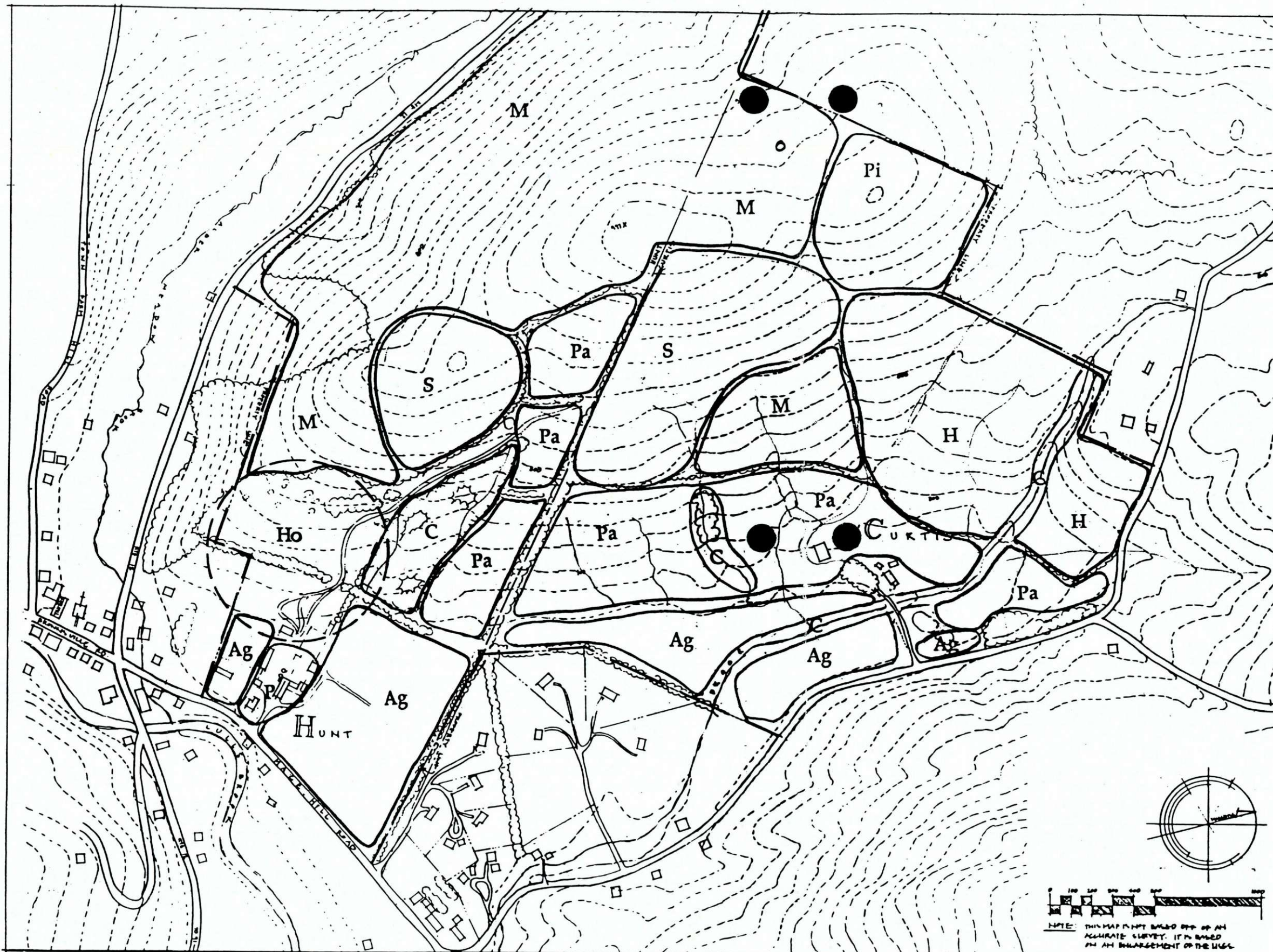
SITE PLAN



COBB HILL COHOUSING

COHOUSING COMMUNITY, HARTLAND, VERMONT

Jeff Schodtkopf
Edgecomb Design Group
Airport Road
Warren, VT 05674



PROPOSED USES - KEY TO PLAN

- P Public, Institute, Farmstand
Farm Center, (?)Post Office
- Ho Housing
- Ag Preserve as Agricultural
- M Mixed Hardwood & Conifer
Habitat, Recreation, Conservation
- S Sugarbush
- C Conservation
Wetlands, waterways, seeps
- Pa Pasture
- Pi Pine Forest
Wood resource, Habitat,
Recreation
- H Hemlock
Wood resource, Habitat,
Recreation



JEFF SCHOELLKOPF
EDGCOMB DESIGN GROUP

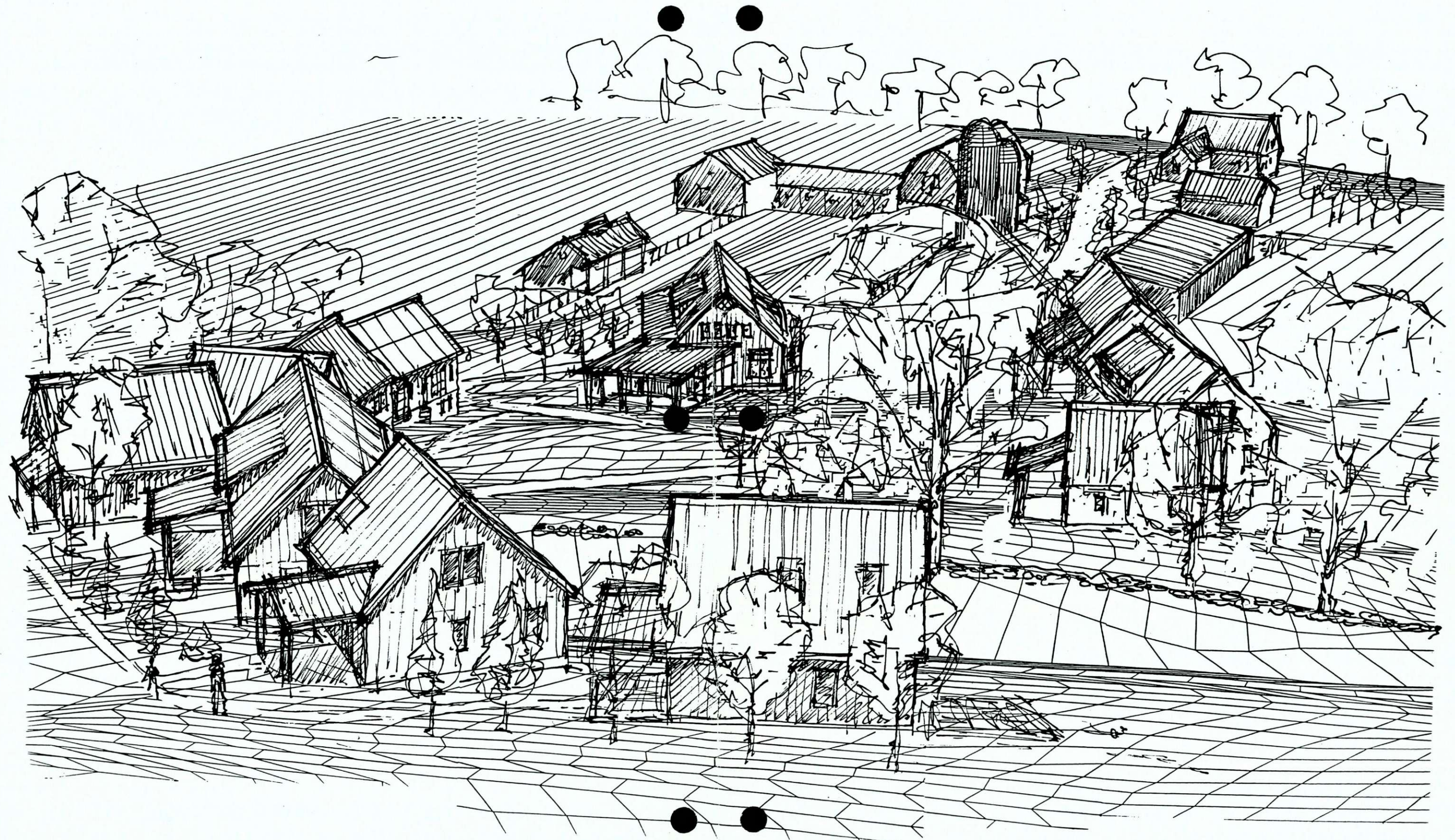
RR Box 113 Airport Rd Warren Vermont 05674
PHONE 802.496.2166 / FAX 802.496.5266

PROPOSED USES - SITE PLAN

SCALE 1"=500' (PLAN FROM USGS)

HARTLAND FARMS

COHOUSING COMMUNITY, HARTLAND, VERMONT



Cobb Hill Schematic Perspective

View from Upper Postue

Jeff Schoellkopf 11.7.98



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The next meeting of the Vermont Advisory Council on Historic Preservation will be held Thursday, April 29, 1999, from 9:00 a.m. to 4:00 p.m.. The meeting will be in Montpelier at the Division for Historic Preservation Offices, National Life, North Building, 6th Floor, Conference Room A.

AGENDA

- | | | |
|------|----------------------------------------------|-----------|
| I. | Schedule meeting dates | 9:00 a.m. |
| II. | National Register | |
| | A. 14 South Maple Street, Vergennes, Vermont | 9:10 a.m. |
| III. | Preservation Grants | 9:30 a.m. |

WORKING LUNCH

Noon

- | | | |
|-----|----------------|-----------|
| IV. | Other Business | 3:45 p.m. |
|-----|----------------|-----------|



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

**MINUTES
April 29, 1999**

Members Present: David Donath, Historian, Chair
Peter Mallary, Citizen Member
George Turner, Historic Architect
Glenn Andres, Architectural Historian
James Petersen, Prehistoric/Historic Archeologist

Staff Present: Emily Wadhams, SHPO
Nancy Boone, Architectural Historian
Lanora Preedom, Administrative Assistant
Elsa Gilbertson, National Register Specialist (9:10 a.m. - 10:00 a.m.)
Eric Gilbertson, Director/Deputy SHPO (9:45 a.m. - 4:30 p.m.)

Others: Mr. Jan Mueller, Housing Vermont (9:10 a.m. - 10:00 a.m.)
Ms. Liz Pritchett, Historic Preservation Consultant (9:15 a.m.-10:00 a.m.)

The Vermont Advisory Council on Historic Preservation held its monthly meeting at the Division Conference Room A, 6th Floor North Building, National Life Building, in Montpelier, Vermont.

Mr. Donath called the meeting to order at 9:10 a.m.

II. National Register

A. 14 South Maple Street, Vergennes, Vermont - The Council received information on this project at a previous meeting. Ms. Gilbertson passed out additional material and explained that this property is requesting to be put on the National Register as part of the historic district. She gave the Council an overview of the District criteria.

The Council questioned Mr. Mueller regarding how many projects Housing Vermont is doing in the Vergennes area and asked if they will be doing more neighborhoods. Mr. Mueller said they have done three and are working with ACCAG.

Mr. Donath summarized that it is clear from the photographs that the property appears eligible as part of the district. He indicated that the original district boundary is arbitrary and that the boundary could continue even further than the present proposal. There were questions regarding

whether the original district was commercial or was there some residential, or should they create a new, separate, residential district. Ms. Gilbertson said that might be possible as there appears to be another justifiable district. It was also noted that this property may be individually eligible if there is sufficient context.

Ms. Pritchett feels this building is eligible as part of a district and can be justified. Discussion continued regarding further extension of the district. Mr. Turner made the motion to allow the amendment to go forward in the process to increase the present NR District boundary by one building and to encourage the partnership to go ahead on development of a potential larger district. Further, that Housing Vermont is willing to help develop a report on the steps taken to move this project forward and commit resources to allow ACCAG to go ahead and work with the community to develop a further boundary. Second by Mr. Petersen. The Council discussed the incremental process and that this may not be good practice. An informal reporting process will be worked out with the Division. Voted unanimously.

III. **Preservation Grants**

Ms. Zea explained that her current employer, the Woodstock Historical Society, has submitted a grant application. She indicated that she has no conflict and stands to gain no benefit. However, she wants to make sure there is no "appearance" of a conflict of interest. Ms. Wadhams explained that this project was excluded in the staff cut.

Mr. Gilbertson explained the staff procedure to the Council.

Mr. Andres made the motion that in light of the small amount of money available this year the Council will accept staff recommendations and will therefore consider the 29 buildings that have projects. Second by Mr. Turner. Mr. Donath commented that if this is going to be a precedent, in the future one Council member should be present at staff review. The vote was unanimous.

Mr. Gilbertson went over the scoring criteria and told the members that they should be consistent in the way they assign the points. Mr. Gilbertson also explained that some projects are asking for money from the legislature. Mr. Andres reiterated that he disapproves of double dipping.

Mr. Gilbertson asked the Council to consider amending a past grant. The First Congregational Church in Orwell received a 1997 grant for steeple and structural work, but it was discovered that roof trusses were bad and were a higher priority. Mr. Gilbertson asked if the Council would approve switching the scope of work to the roof trusses. The amount of money will be about \$7,250. Mr. Donath asked if the originally proposed work will still get done and Mr. Gilbertson said it would. Ms. Zea moved to approve the change of scope of work to the more immediate need. Second by Mr. Petersen and the vote was unanimous. (Mr. Mallery was not in the room for the vote.)

IV. **Other - Sharon Gas Station** - Mr. Mallery asked if the Council should write a letter saying they are concerned about the proposed changes to add gas pumps and a canopy to a local restaurant on a prominent corner in a historic district, but indicated they have no jurisdiction. Mr. Donath asked the staff to draft a letter for his signature.

III. **Preservation Grants** (cont'd) -

The Nichols Block, Barre, - There were concerns regarding the budget and need.

Jones Brothers Granite Manufacturing Plant, Barre, (Barre Granite Museum) - Extensive discussion regarding total cost of project and match. Mr. Petersen questioned meeting the Secretary of the Interior Standards. Ms. Boone indicated they are working with consultants.

Vergennes City Hall Opera House, Vergennes - They are saving the fly loft. The Council questioned need. Mr. Gilbertson said it is probably critical. The application indicates that the building is very well used.

Waterbury Center Community Church, Waterbury Center - The Council notes they need an assessment and should prioritize the work. The Council feels they need a better plan. There was discussion regarding the budget.

Southern Vermont College, Bennington - They have a good assessment. Mr. Mallary questioned the seriousness of the work. Mr. Gilbertson noted it is pretty serious.

Otter Creek Grange, North Clarendon - They are applying for roof and chimney repair. Mr. Turner asked if flashing is included. Mr. Gilbertson said he will make sure it is appropriate.

Town Hall, West Rutland - Structural questions under the roof, they want to do reinforcement. Mr. Gilbertson noted that this is a dominant building in town.

Goshen Town Hall/Community Church - This building has strong town support.

Windsor House, Windsor - This is a highly visible and highly public building. They are applying to replace the failing 30-year old asphalt roof. This project meets the Secretary's Standards. The Council questioned need. Mr. Gilbertson said there are minor leaks but that it is at the end of its life. He also mentioned that good preservation has been practiced with this building.

Old Stone House, Shoreham - no discussion.

Joslin Memorial Library, Waitsfield - no discussion.

Union Congregational Church of Roxbury, Roxbury - The Council noted that there is a good Charlie Parker report and that the project meets the Secretary's Standards very well.

Fairfield Common School, Enosburg Falls - no discussion.

South Woodbury Congregational Church, Woodbury - no discussion.

Town Hall of Chittenden, Chittenden - It was noted that they have a good report and are following priorities.

Ethan Allen Firehouse, Burlington - There was discussion on the overall cost of the project and the need for repair of the windows. The Council feels that the roof appears to be the more important priority.

Haston Library, Franklin - The requested grant for window repair and some replacement will complete their long-range plan.

Baptist Building, Fairfax - The Council noted that there is a good Jeremiah Parker report. There was a question regarding the price.

Black River Academy Museum, Ludlow - Mr. Turner asked if the grant request for window repair is a maintenance issue and may not eligible. Mr. Andres mentioned that this was in very bad repair and that the present organization is trying to fix on a long-term basis.

Park House, Rochester - There were questions regarding cost and match and whether or not they can finish the project. Mr. Gilbertson indicated he feels they can.

Green River Timber Crib Dam and Mill Pond, Guilford - There was a brief discussion regarding fish ladders.

Maple Corner Community Club, Calais - From the application it appears they do not have the match in hand. The Council recommended an assessment. Ms. Boone indicated they have had an assessment by Ms. Mary Jo Llewellyn and Mr. Bob Ray. The file indicates there is no report, however they did receive a Preservation Trust of Vermont Grant.

Paramount Theatre, Rutland - The applications is for window repair, gutters and metal cornice. There was discussion regarding overall work and cost and whether the grant should go to such an overall high cost project.

West Newbury Congregational Church, West Newbury - no discussion.

Old South Church Meeting House, Windsor - There is a Keefe report. Mr. Turner questioned resources to complete the entire project and if it is in priority order. Mr. Gilbertson noted they have the rest of the money.

E. Braintree and W. Brookfield Congregational Church, Braintree - no discussion.

Arlington Community House, Arlington - There is a Keefe Report. There was discussion on the lack of maintenance and why rental income was not set aside for maintenance.

Weston Community Church, Weston - Has high community use. There is a Keefe Report.

Old Stone House Museum, Brownington - This project will need archeology. There will be a stipulation to the grant award that when the terrace is dismantled the archeologist needs to document and catalog the artifacts and produce a report.

Windsor County Courthouse, Woodstock - There was a brief discussion regarding long-term use.

St. Albans Free Library, St. Albans - There was discussion regarding routine maintenance. The Council noted that if this project is not funded it should be recommended they get an assessment.

Granville Town Hall, Granville - This is a request for steeple work. There was brief discussion regarding accessibility. It was also mentioned that the building was raised to make the town hall on the first floor. There is an engineering report.

The Council awarded the following grants:

Southern Vermont College	\$ 10,000
Goshen Town Hall	7,233
South Woodbury Congregational Church	6,250
Baptist Building	5,000
Green River Crib Dam	10,000
West Newbury Congregational Church	5,500
Old South Meeting House	8,500
Congregational Church of Christ	10,000
Arlington Community House	8,500
Stone House Museum	4,250
Granville Town Hall	10,000

TOTAL \$ 85,233

Mr. Mallary moved to accept the grants list as presented with the exception of Old South Meeting House and Arlington Community House that will be reduced to \$8,500 each to be used at the discretion of the applicant, the balance of the grant allocation is to be used at Brownington, Stone House Museum for archeology. If archeology doesn't use the total amount it will go back to Old South and Arlington. Second by Mr. Andres and voted unanimously.

Ms. Zea made the motion to accept the following as alternates:

1. West Rutland Town Hall	\$ 9,800
2. Otter Creek Grange	\$ 4,075

Second by Mr. Mallary and voted unanimously.

Mr. Andres made the motion that the Otter Creek Grange, Clarendon; the South Woodbury Congregational Church, Woodbury; the Baptist Building, Fairfax; and the Goshen Town Hall, Goshen appear eligible for the National Register of Historic Places. Second by Mr. Turner and voted unanimously.

I. Schedule Meeting Dates - the following dates have been selected: May 27, 1999, June 14, 1999 (at the Lake House), and July 23, 1999, which will be the Council Retreat. At the next meeting the Council would like a grants de-briefing from Mr. Gilbertson. He should bring a list of the areas on the application that need work. The Council would also like to have a rules discussion and AOT projects discussion at the next meeting.

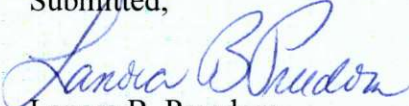
IV. Other


Archeology Report - Mr. Petersen reports that November 5-7, 1999, there will be a conference at UVM regarding the Western Abenaki. He also notes that the Southern Vermont Gas Pipeline project will require a lot of archeology.

SHPO - Ms. Wadhams asked for suggestions for the new Advisory Council member. The members indicated they would like to have a lawyer on the Council. Ms. Wadhams said that everything is going well in the legislature except the Plymouth Cheese Factory. She said the new Downtown Bill, H-408 is moving through committee and grants are in at \$50,000 for barns, and \$100,000 for historic preservation grants. Ms. Wadhams explained the Bellows Falls Railroad demolition to the Council and explained she will be attending a meeting May 27.

The meeting was adjourned by the Chair at 4:30 p.m.

Submitted,


Lanora B. Freedom
Administrative Assistant

approved
9-14-99




**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The Vermont Advisory Council on Historic Preservation will hold it's monthly meeting Thursday, May 27, 1999, 9:00 a.m. – 1:00 p.m. at the Division for Historic Preservation offices conference rooms A and B located at the National Life building, North Building, 6th Floor, Montpelier, VT

AGENDA

- | | | |
|------|--------------------------------------------------------|------------|
| I. | Confirm and set meeting dates | 9:00 a.m. |
| II. | Minutes – January 14, 1999 and February 16, 1999. | 9:10 a.m. |
| III. | Certified Local Government | 9:20 a.m. |
| IV. | State Grants Discussion | 9:40 a.m. |
| V. | National Register Final Review | 10:40 a.m. |
| | A. Dewey House, Hartford | |
| | B. Proctor Maple Research Center, UVM, Underhill | |
| VI. | National Register Preliminary Review | |
| | A. Cora B. Whitney School, Bennington | |
| | B. Forest Haunts, Winhall | |
| | C. Trolley Barn, 343 North Winooski Avenue, Burlington | |
| | D. King Block, Barton | |
| VII. | State Register Review and Designation | |
| | A. Flower House, Hartland | |

WORKING LUNCH

- | | | |
|-------|-------------------|------------|
| VIII. | Archeology Report | Noon |
| IX. | SHPO Report | 12:20 p.m. |
| X. | Other | 12:40 p.m. |



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

MINUTES
May 27, 1999

Members Present: David Donath, Historian, Chair
Kim Zea, Historian/Citizen Member, Vice Chair
Glenn Andres, Architectural Historian
George Turner, Historic Architect
Peter Mallary, Citizen Member

Member Absent: James Petersen, Archeologist

Staff Present: Eric Gilbertson, Director/Deputy SHPO
Lanora Freedom, Administrative Assistant
Nancy Boone, Architectural Historian
Elsa Gilbertson, National Register Specialist (10:45 a.m. – 12:30 p.m.)
Jane Lendway, Certified Local Government Coordinator (9:15 a.m. – 10:45a.m.)
Joss Besse, Vermont Downtown Program Coordinator (9:25 a.m. – 9:30 a.m.)

Guests Present: Liz Pritchett, Consultant, King Block, Barton (11:30 a.m. – 11:45 a.m.)

The meeting was called to order in Montpelier at the Division offices, 6th floor north Conference rooms at 9:12 a.m.

I. **Confirm and Set Meeting Dates** – June 14 scheduled for Grand Isle, July 23 – retreat, one location mentioned is the Langevin House in Randolph at Vermont Technical College, and August 4, 1999, location to be determined.

II. **Minutes** –

January 14, 1999 – Mr. Andres moved to accept, second by Mr. Turner. Mr. Donath, Page 2 line 28 and 29 change to, "... does not have the authority to determine the fate of the building... ." Line 35 change to "eatery" - Page 3 line 28 change to "burden of proof" - Voted unanimous.

February 16, 1999 – Mr. Andres moved to accept, second by Ms. Zea. Mr. Turner asked about the meaning on Page 5, line 34 and 35 – will discuss what they mean during the grants discussion. Keep the wording as is. Unanimous.

- III. **Certified Local Government** – Ms. Lendway introduced Joss Besse, to the Council. Mr. Besse is the newest member of the Division and is the Vermont Downtown Development Specialist.

Ms. Lendway explained that there was a project from last year which finished under budget and therefore the money becomes available this year. The project which is being considered is a Priority II project for the weathervane on the Rockingham Town Hall Clock Tower. The Town submitted the application in March for the FY99 round of grants, but there were not enough funds available for Priority II projects. It was the only unfunded application for FY'99. Ms. Lendway is asking the Council to authorize \$653 now and then authorize the remainder, up to \$1,500 total for this project if there are remaining funds from this year. Mr. Mallary made the motion to fund the project with the remaining funds of \$653 from this year, and to use any additional funds, up to a total of \$1,500 if funds become available, second by Mr. Andres, voted unanimously.

- IV. **State Grants Discussion** – Mr. Gilbertson passed out a summary sheet of discussion items. Mr. Gilbertson also mentioned that he brought follow-up information that will be used as needed. He explained that the next grants rounds will be in the same time period as this year, with the grants meetings to be January and March. There was discussion regarding various concerns. Ms. Zea asked if the staff cut is working the way they want it to. Mr. Gilbertson explained that the staff scores are relatively consistent with the Advisory Council scores. Further discussion on staff scoring and whether all projects should be reviewed by the Council including the staff cuts. Mr. Andres asked if there should be one Council member present at the staff review. Mr. Gilbertson indicated that he feels very comfortable with the present process.

Mr. Donath mentioned that another concern is the specificity of the scoring system. Mr. Andres suggested there be an adjustment in the points. The Standards points should be fewer – it is either meeting the Standards or not. The Council would like to put the other point into Historic Features, or somewhere there would be more discretion. The general consensus is that the Standards points are over weighted. Historic Features to 4 and Long Term Use to 4, and Standards should be one point or nothing. Mr. Gilbertson suggested putting 5 points on Historic Features and that could be used as the reward for good preservation practice.

Mr. Donath indicates that the Council is the reflection of the public's interest and value. He feels the Council should consider how important this project is to the public benefit of the people of Vermont. It was suggested that the Public Benefit points should be more flexible and less constrictive.

There was discussion regarding applicants getting a professional evaluation of their project. Mr. Gilbertson indicated that he feels it should not be a requirement, if the

project is complex he does suggest that the applicant get an assessment. It was suggested that the wording be changed to ask if there have been any reports, evaluations, etc. done on the building. Mr. Gilbertson said he can change the wording asking if there has been any outside evaluation done, it needs to be understandable to the general public.

Ms. Zea suggested there be more publicity regarding the grants, i.e., signage, listing at the Preservation Conference, etc., there needs to be more awareness. There was lengthy discussion. It was decided to redo the sign to make it more readable.

Mr. Andres suggested if there is a large money project, the applicant should establish a priority for use of the state funds. This will help insure that if a grant is awarded the money is not lost in the larger pot and the work for which the grant was awarded is being done.

Mr. Donath noted that a good funding strategy can be to do something visually big at the beginning to make the world take notice even though it may not be the most critical part of the project.

Mr. Turner noted that the slides need to be better because it is critical to the Council's decision. Ms. Boone suggested a mini-session at the conference on how to take good slides.

Mr. Gilbertson asked for clarity on #7, the Public Benefit points. He mentioned that the scoring guidelines and what the applicants receive in the manual are inconsistent. The discussion on this will be concluded after lunch.

X. Other – Ms. Zea presented the architecture teaching guide which she put together for the Woodstock Historical Society.

The Council and Staff wished Ms. Zea good luck in her new position and thanked her for her 5 years of great service to the Council.

V. National Register Final Review - The Council received copies of the nominations before the meeting.

- A. Dewey House, Hartford – The CLG Commission and Hartford Selectboard gave a favorable final approval to this nomination. The Council looked at the photographs. Ms. Gilbertson said there were a few entries that would be fixed on the cover sheet before the nomination is submitted. Mr. Andres nominated under A & C, second by Mr. Mallary. Mr. Turner asked if Louis Sheldon Newton was involved in the architecture of this building. Ms. Gilbertson indicated that Ms. Schechtman hasn't found anything but she would ask her. The nomination was approved unanimously.
- B. Proctor Maple Research Center, UVM, Underhill – Ms. Gilbertson passed around photograph to the Council members for their review and explained the history of

the property. Ms. Zea moved that the Procter Research farm be placed on the National Register under Criteria A and C, second by Mr. Andres. Mr. Andres commented on Section 8 page 1 that they are trying to nominate under Criteria consideration B. Ms. Gilbertson explained that the Consideration B is for moved properties and is different from Criterion B. Mr. Andres noted that the sentence needs to be changed to: "adds \$15 million to the state's sugaring economy. The motion passed unanimously.

VI. National Register Preliminary Review

- A. Cora B. Whitney School, Bennington - Ms. Gilbertson passed around information, photographs and a brochure on this property and indicated that they have passed Section I of the Tax Credit application. Mr. Andres asked if it has changed significantly from the picture on the brochure. Mr. Donath said no. It is the consensus of the council that this property appears eligible for the National Register.
- B. Forest Haunts, Winhall – Ms. Gilbertson explained that this property which was owned and built by Pearl Buck and her family, is owned by Stratton Mountain, and that it came before the Council in 1985 and was tabled due to age. However, it is now about 50 years old. The Council looked at the photos and information on the property. Ms. Zea asked if the nearby Nearing house should be done at the same time as this one. Ms. Gilbertson said it would be nice and that she will ask the Stratton Foundation, which is acting for Stratton Mountain, if the owners of the property would be interested. It is the consensus of the Council that this property appears eligible for the National Register of Historic Places.
- C. Trolley Barn, 3443 North Winooski Avenue, Burlington, request is being withdrawn because they need to send more information.
- D. King Block, Barton – Ms. Gilbertson explained that the property is a short distance from the Crystal Lake Falls Historic District but that there is a break between the edge of the district and this building. She suggested it be considered for nomination as an example of multi-family housing. Ms. Pritchett, the consultant acting for the owner, (11:45 – 11:55) mentioned that she wrote a letter explaining why she feels this property is eligible as a tenement. She explained that she feels it is eligible under Criteria A and C because it is intact. She noted that the property was altered in the 1920's but has had no changes since. Mr. Andres noted that the property is visually part of the district. Ms. Gilbertson explained that the building is on a street above much of the district and that the heart of the district is on a hill down from the Crystal Lake outlet. Ms. Pritchett explained that the owner would like to rehabilitate for low income housing and apply for tax credits. It is the consensus of the council that this property appears eligible for the National Register of Historic Places as an example of multi-family housing.

VII. **State Register Review and Designation –**

- A. Flower House, Hartland – Ms. Gilbertson explained the history of the property and passed around photos and the Hartland book . Mr. Andres moved to place the Flower House on the State Register under Criteria 12 and 14, second by Ms. Zea and voted unanimously.

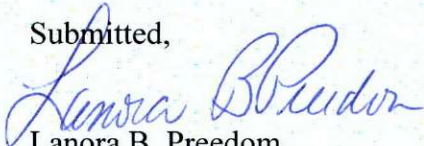
IV. **State Grants, cont'd**

Public Benefit discussion continued – Mr. Turner suggested that the question may be too specific and that it should be more general – Mr. Andres would like to eliminate the subsections on the scoring sheet and have the decision how they arrive at the points at their discretion – the points will go to 4.

Mr. Gilbertson asked about the big picture weighting regarding Long Term Use – the Council would like to have 2 points assigned.

The meeting was adjourned at 12:45 by the Chair.

Submitted,


Lanora B. Freedom
Division for Historic Preservation

approved
6/14/99
BD



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The next meeting of the Vermont Advisory Council on Historic Preservation will be held **Monday, June 14, 1999, from 9:00 a.m. to 1:00 p.m.** The meeting will be held at the Division offices, **National Life, North Building, 6th Floor, Conference Room C, Montpelier, Vermont.**

AGENDA

- | | | |
|-------|-----------------------------------------------------------------|------------|
| I. | Minutes | 9:00 a.m. |
| II. | Set meeting dates | 9:15 a.m. |
| III. | CLG Grants | 9:30 a.m. |
| IV. | National Register Preliminary Review | 10:15 a.m. |
| | A. Cooke House, Cookeville, Corinth | |
| | B. Roswell and William Butler house,
Butler's Corners, Essex | |
| V. | New Business | 10:45 a.m. |
| | A. Set agenda for the July Retreat | |
| VI. | SHPO Report | 11:30 a.m. |
| VII. | Archeology Report | 11:45 a.m. |
| | Working Lunch
(At the cafeteria) | Noon |
| VII. | Old Business | 12:15 p.m. |
| VIII. | Other | 12:45 p.m. |



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

MINUTES
June 14, 1999

The Vermont Advisory Council on Historic Preservation held its monthly meeting at the Division Offices, Conference Room C, National Life, Montpelier, Vermont.

Members Present: David Donath, Historian, Chair
Peter Mallary, Citizen Member
George Turner, Historic Architect
Glenn Andres, Architectural Historian

Member Absent: James Petersen, Archeologist

Staff Present: Emily Wadhams, SHPO
Nancy Boone, Architectural Historian
Lanora Freedom, Administrative Assistant
Jane Lendway – 9:30 a.m. – 9:40 a.m.
Curtis Johnson – 9:40 a.m. - 10:00 a.m.

Mr. Donath called the meeting to order at 9:15 a.m.

- I. **Minutes** – Mr. Mallary moved to accept the May 27, 1999, minutes, second by Mr. Turner. Ms. Freedom mentioned that she will add Mr. Petersen as member absent. On page 3, line 8 – Mr. Andres suggested the sentence be changed to read – “Mr. Andres suggested if there is a large money project, the applicant should establish a priority for use of the state funds.” Mr. Donath indicated that page 3, line 12 should be amended to read: “Mr. Donath noted that a good funding strategy can be to do something visually big at the beginning to make the world take notice even though it may not be the most critical part of the project.” The minutes were passed unanimously.
- II. **Meeting dates** – July 23, 1999, Retreat, August 4, 1999. The Council will determine the September date at the July meeting.

Ms. Wadhams noted that the names for the final Council member will be submitted soon and should be filled as soon as possible.

Mr. Donath mentioned that he would like the Council to meet at his facility later in the year.

- III. **Certified Local Government Grants** – Ms. Lendway explained that there was money available from FY'98 CLG Grants because several projects came in under budget. She explained the funds need to be spent by September 30 this year and several CLG's have applied for short-term eligible projects that meet the budget of left over funds. Ms. Lendway passed to the Council a sheet explaining the projects. Mr. Mallery made the motion to accept the projects in Bennington, Windsor and the Mad River Valley Planning District as presented by Ms. Lendway, second by Mr. Andres and voted unanimously. (The list of approved projects and grant awards is attached to and made part of these minutes.)

IV. **National Register Preliminary Review** –

Mr. Johnson presented the projects to the Council in the absence of Ms. Gilbertson. Mr. Johnson passed out information to the Council and showed slides on both projects.

A. Cooke House, Cookeville, Corinth - Mr. Johnson passed around the survey for the Council to view. This property is being considered to be rehabilitated as a personal resident and they are applying for the tax credits. It is the consensus of the Council that this property appears eligible for the National Register. The Council noted that the nomination must thoroughly document the history of the property and do a good analysis and comparison of Cape Cods in Corinth and neighboring towns, showing how this one compares.

B. Roswell and William Butler House, Butler's Corners, Essex – Mr. Johnson passed around photos and the survey for the members to review. He explained that the barn is going to be moved. Mr. Johnson read the letter from owner to the Council. This property is applying for tax credits and will rehab as a restaurant. It is the consensus of the council that this property appears eligible for the National Register as a good example of a Federal style house and has local significance. They noted that the nomination must thoroughly document the history of the property and include a good analysis of the Federal style in the Essex area and how this building compares.

Mr. Mallery asked if there is a way to get other property owners in the area interested in putting their property on the National Register. Ms. Boone explained that they do try but that money is a significant determining factor. There was discussion regarding forming districts. Ms. Boone indicated that all owners are notified and that the property owners can object. The district is based on the agreement by the majority of property owners.

Mr. Turner asked if there is a way to change the National Register District process. He mentioned that it would be good to have an open ended process and that perhaps people could join in the district rather than object to being included.

Mr. Andres mentioned that it would be good if the Council could tell the property owner that they appear eligible for the National Register, but would they be willing to mention it to their neighbors and get more people interested. There was lengthy discussion regarding the district process.

Ms. Wadhams asked the Council for input on how to restart a survey program in Vermont. She mentioned that public relations will be an important component.

V. New Business

A. Set agenda for the July Retreat – there was discussion regarding having an overnight retreat – on Thursday evening through Friday.

The Council discussed the format and agenda for the retreat on July 23. They decided that, if possible, they would like to meet on Thursday night to get some background for the main discussion on Friday. The Division will send the Council members a package of material two weeks prior to the meeting, including annotated rules and a memo summarizing major issues which need Council discussion. The Council requested that Paul Bruhn be invited to join them Thursday night to give his view of what's happening in historic preservation in Vermont and what role the Council might play.

Ms. Boone explained that the E-board's section will be forthcoming.

Ms. Wadhams suggested that at the August meeting the members discuss grants – i.e. where they are going, should there be more money allocated, how the Council feels, etc.

VI. SHPO Report

Homeownership Assistance Act is going forward and the division is in the process of responding to various questions to the Congress.

Preservation Roundtable meets once a month – Ms. Wadhams asked if any Council member is interested in attending and would they like to get the notices. Mr. Donath mentioned that he would like to get a "heads-up" e-mail from Ms. Wadhams or Ms. Boone, the other members agreed. She explained that one of the big issues is 53' foot trucks and truck traffic.

Grants – as previously mentioned Ms. Wadhams would like to have a grants discussion at the August meeting regarding what the Council's role is, should

there be increased funds in the grants program, what to do about the Grants this year, etc.

Ms. Wadhams told the Council that the Legislature is still looking at the downtown legislation – a second bill, H-408, made it through the House last year. She mentioned that Ms. Lendway and Mr. Besse are rewriting the guidelines for one of the benefits of the bill, transportation-related infrastructure funds for downtown projects and that she would like the Downtown Program to be a Council priority. This resulted in a discussion regarding whether other communities can benefit from becoming a designated or certified downtown. Mr. Turner had various questions regarding increased funding and the strategy for “getting the word out”.

Mr. Andres expressed concern that getting people interested in locating downtown may in the long term actually destroy the downtown. He gave an example of a large retailer who destroyed many historic buildings in a downtown in Illinois.

Ms. Wadhams explained that the Preservation Trust of Vermont and Kennedy Smith from the National Main Street Program met with several business people last week to discuss alternatives for downtown retailing; specifically cooperative buying power for small, locally owned stores.

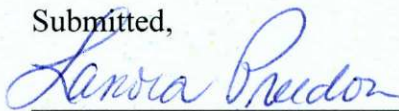
The state-owned historic sites are open – Ms. Wadhams explained the Mount Independence Coalition’s request for an education coordinator was funded at \$20,000 and that the Coalition has to match that amount. She gave an overview of the Plymouth Cheese Factory issue.

Ms. Wadhams told the Council that several staff will be attending training on the new Section 106 Regulations on June 15 and 16, which will take effect on June 18, 1999. Ms. Boone mentioned that she is attending this training she will be meeting with a representative of the National Park Service regarding the Vermont Agency of Transportation Programmatic Agreement.

Mr. Turner recommended that everyone read the New Hampshire Historical Society’s award-winning journal. The web address is www.nhhistory.org.

The meeting was adjourned by the Chair at 11:55 a.m.

Submitted,



Lanora Freedom
Division for Historic Preservation

approved
8/4/99
[Signature]



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a special retreat on Friday, July 23, 1999, 9:00 a.m. – 4:00 p.m. at the Langevin House in Randolph Center, Vermont.

AGENDA

- | | | |
|------|------------------------------------------------------------|------------|
| I. | Confirm and set meeting dates | 9:00 a.m. |
| II. | Background and History of the Advisory Council | 9: 10 a.m. |
| III. | Review of Proposed Historic Preservation Rules | 10:30 a.m. |
| IV. | Lunch | 12:00 |
| V. | Review of Proposed Historic Preservation Rules (continued) | 12:30 |
| VI. | Council Delegation in the AOT Programmatic Agreement | 2:30 |
| VI. | Setting the Council's Priorities and Agenda | 2:45 |

MINUTES

JULY 23, 1999

**RETREAT AT THE LANGEVIN HOUSE
VERMONT TECHNICAL COLLEGE
RANDOLPH, VERMONT**

**THERE ARE NO WRITTEN MINUTES - THIS WAS A DISCUSSION ON THE RULES AND
REGULATIONS TO BE ADOPTED BY THE DIVISION AND THE COUNCIL.**

**THE TAPES OF THE MEETING ARE LOCATED IN THE OFFICE OF
THE ADMINISTRATIVE ASSISTANT.**



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

NOTICE

The next meeting of the Vermont Advisory Council on Historic Preservation will be held Wednesday, August 4, 1999, at the Division for Historic Preservation Conference Room D, National Life Building, 6th Floor North, from **9:00 a.m. (sharp)** to Noon.

AGENDA

- I. Schedule meeting dates 9:00 a.m.
- II. Agency of Transportation Programmatic Agreement 9:10 a.m.
- III. National Register Preliminary Review 11:00 a.m.
 - A. Apple Hill Farm, Rochester
 - B. Primary School, Richford
 - C. Island Villa Hotel (Grand Isle Lake House), Grand Isle
 - D. Copley Hospital, Morristown (tentative)
- IV. Minutes
- V. Other



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

**MINUTES
August 4, 1999**

The Vermont Advisory Council on Historic Preservation held their regularly scheduled meeting at the Division Conference Room D, National Life, 6 North, Montpelier, Vermont.

Members Present: David Donath, Historian, Chair
James Petersen, Historic/Prehistoric Archeologist (left 10:15 a.m.)
Glenn Andres, Architectural Historian
Peter Mallary, Citizen Member
George Turner, Historic Architect
Elizabeth Boepple, Citizen Member (by phone – left 11:30 a.m.)

Staff Present: Emily Wadhams, SHPO
Lanora Freedom, Administrative Assistant
Suzanne Jamele, Environmental Review Coordinator (9:05 a.m. - 11:15 a.m.)
Giovanna Peebles, State Archeologist (9:05 a.m. - 11:15 a.m.)
Scott Dillon, Survey Archeologist (9:05 a.m. - 11:15 a.m.)
Elsa Gilbertson, National Register Specialist (11:25 a.m. - 11:45 a.m.)

The meeting was called to order at 9:07 by the Chair.

I. **Schedule meeting dates** - September 14, 1999, in Woodstock, October 14, 1999, Montpelier, and November 16, 1999, in southern Vermont.

II. **Agency of Transportation Programmatic Agreement (PA)** – The Council received information at the last meeting and subsequently received a letter from Mr. Petersen regarding his concerns through the mail. Ms. Wadhams gave a history of the Programmatic Agreement. The PA is a way to streamline the process and perhaps eliminate some redundancy. Mr. Petersen asked why this is brought to the Council. Ms. Wadhams indicated that it has been broadened to include Act 250 and state undertakings, and therefore the Council is delegating authority to AOT as well as to the Division. Mr. Petersen went over his concerns as stated in his letter – attached to the minutes. His main concern is with regard to neutrality and whether AOT could be neutral making the decisions regarding cultural resources involved in their projects. Mr. Petersen's other concerns were staffing levels and funding to satisfactorily implement the PA.

Mr. Donath explained he is concerned with the organizational culture of AOT as a large organization whose primary mission is building and repairing road systems, not historic preservation. Mr. Donath feels the accountability back to the Council/Division needs to be sufficient and well controlled. Mr. Andres agreed that the checks and balances is the most important issue. He feels that the term they "shall" consult should be they "must" or "will" consult. Ms. Peebles explained that the "must" consult would create more workload for the Division (DHP) than presently, that is why the DHP feels it should be "may". Ms. Boepple thought Mr. Petersen's letter was very thoughtful and helpful. Ms. Boepple explained that there should be acknowledgement in the PA that there is an informal process that will continue and that the PA should clearly describe the informal process. Ms. Peebles explained the informal process for the members. Mr. Petersen agreed that being more explicit in the PA about what the informal consultation involves would be helpful.

There was lengthy discussion on various other issues including how the new PA would save staff time for the Division. Ms. Wadhams said for about the first year it won't save time, but there will be training for the AOT staff, and a detailed manual. Ms. Wadhams indicated that AOT may need additional back-up staff. Mr. Petersen said that it would be good to address the staffing issue although it is not really the Division's responsibility.

Mr. Turner asked what happened to make the PA necessary and why is the Division in a position to make the AOT comply with the law. Ms. Peebles and Ms. Wadhams explained that it is Federal Law which lays out the responsibilities of each Agency and the SHPO. Mr. Andres explained that the Division took on more of the responsibility than was indicated in the law and now the Division is trying to put the responsibility back where it belongs. Ms. Wadhams explained that archeology in Vermont is relatively new and that now the Division is reviewing a lot more projects than they have in the past. Ms. Wadhams said that the PA will be revised to be much more explicit about the informal consultation process and will better describe the process for the Division's resolution of complaints, questions, and comments.

Mr. Andres said timing seems to be an issue also and that the projects may come in as reports after project completion and may come to the DHP too late. He said they have to make sure the reports are timely so the Division has the opportunity to stop or influence actions before the resource is destroyed. Ms. Wadhams noted that AOT plans their projects years in advance and that we'll make sure the PA is explicit about when documents are submitted to the Division so that we can raise concerns in a timely manner. Ms. Boepple would like the DHP to be notified of projects at the ground level. Ms. Wadhams indicated that if the DHP feels AOT is not doing their job the PA can be terminated.

Mr. Turner indicated he is concerned with the abdication of the Council's ability to review the projects under Title 22 and Act 250. Ms. Wadhams explained that the Council already delegated their authority for Federal Projects. AOT does not have many projects which have only state funds.

Mr. Donath asked if the Council wants to revisit its delegation of 106 participation to the Division and whether the Council does not want to delegate state responsibility.

Ms. Wadhams suggested that the Council revisit when and why it delegated its Section 106 "participation." Mr. Andres observed that if the Council needed to review all 106 projects it would be more than a full-time job. It was for this reason that the Council delegated fully to the Division.

Mr. Turner explained that he is looking at the Council as an arbiter and feels the Council should get involved if there are disagreements between the Agency of Transportation and the Division. He sees the Council as a "court of appeals."

Ms. Wadhams said that the question appears to be what the role of the Council is in controversial projects. Peter asked if the present role of the Council should change. Mr. Donath asked why we need the PA and what's in it for the Division and for AOT. Mr. Andres noted this would help make the Advisory Council's role in 106 more parallel with the State process. Mr. Turner suggests that given Mr. Petersen's very real concerns why doesn't the DHP use the Council as a way to help solve problems in cases where there is controversy or major disagreement.

Mr. Andres says that given the new hands off role of the national Advisory Council this is a very serious issue and somewhere there has to be an advocate for our state values. He noted that the FHWA is driven by federal standards and there has to be the ability for a voice within Vermont to "sound off," especially if the national Advisory Council is not willing to be an advocate except under very limited circumstances spelled out in the new federal regulations.

Ms. Wadhams indicated that she would like to have the PA executed before the Legislature starts in January. The Council will receive a copy of the public comments from the August 11 public meeting.

The Council strongly advises that AOT staff up sufficiently to provide documents to DHP in a timely manner and to ensure quality decision-making.

Ms. Boepple indicated that the PA should state that AOT "MUST" follow and adhere to the standards in the manual. Mr. Andres said he feels there should also be a provision in the PA that requires periodic review and revisions by AOT and DHP. Ms. Wadhams stated that the Council will be given the opportunity to review the draft manual.

Ms. Boepple reminded the Council that there is a federal statute in place that controls federal highway funds and Corps projects. However, federal law can only tell states what to do only so far and in that context federal law cannot tell the State Agency of Transportation that you must do "x,y,z." State statutes control AOT. She noted it is important to remember this.

Mr. Donath summarized the Council's fundamental questions: (1) Is the PA a good idea; (2) If the PA is a good idea, how do we make it work well; and (3) Is now the right time for the PA?

Ms. Wadhams noted that the Federal Government encourages a programmatic approach to Section 106 reviews. Ms. Wadhams will present the Council's concerns to AOT. Mr. Donath suggested that the State Advisory Council be a signatory to the full PA.

III. **National Register Preliminary Review**

The Council received a fact sheet on the following properties prior to the meeting (attached to the record copy of the Minutes). Ms. Gilbertson passed around survey books and photographs of the projects.

- A. Apple Hill Farm, Rochester – Ms. Gilbertson said that this property meets the Agricultural Resource MPDF and appears eligible under Criteria A and C. This property is listed on the State Register. It is the consensus of the Council that this property appears eligible for the NR under Criteria A and C.
- B. Primary School, Richford – Ms. Gilbertson noted that this property meets the registration requirements for the school property type under the Educational Resources of Vermont MPDF and also appears eligible under Criteria A and C. Mr. Andres asked if their plan to rehab for 8 elderly housing rooms will destroy the resource. Mr. Turner noted that the entire building does not have to be accessible. Ms. Wadhams pointed out that if they don't rehab the building it will probably remain vacant. It is the consensus of the Council that this property appears eligible for the National Register under Criteria A and C.
- C. Island Villa, Grand Isle Lake House, Grand Isle – Ms. Gilbertson said this property appears eligible for the National Register under Criteria A and C. She indicated that this property is a good example of a lakeside resort building and clearly reflects an important aspect of the recreational history of Lake Champlain. It is the consensus of the Council that this property appears eligible for the National Register under Criteria A and C.
- D. Was withdrawn.

V. Other – Ms. Gilbertson showed the Council the new CD's for the National Register and explained the process. Mr. Donath suggested that the format should also be "Mac" accessible.

IV. **Minutes - March 18, 1999** – Mr. Mallary moved to accept – second by Mr. Andres. Change line 108 to add the word "arrestor." The vote was unanimous.

June 14, 1999 - Mr. Andres moved to accept, second by Mr. Turner. Mr. Donath indicated that on line 100, his offer to host an upcoming meeting should be included under Meeting Dates. The vote was unanimous.

V. **Other** - Mr. Donath noted that the Council has been operating for a few months without a Vice-Chair and would like to resolve that matter as soon as possible. This item will put on the September agenda. Mr. Turner asked if we are actually looking for Chair as it was indicated that Mr. Donath could not continue as Chair for the year.

The meeting adjourned at noon.

Submitted,

Lanora B. Freedom

Lanora Freedom

Division for Historic Preservation

approved
9-14-99

[Signature]



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The next meeting of the Vermont Advisory Council on Historic Preservation is September 14, 1999 from 9:00 a.m. - 3:30 p.m. It will be held at the Billings Farm and Museum, Route 12 and River Road, Woodstock, Vermont.

AGENDA

- | | | |
|------|---------------------------------------------------------------------|------------|
| I. | Election of Vice-Chair | 9:00 a.m. |
| II. | Minutes - April 29, 1999, and August 4, 1999. | 9:15 a.m. |
| III. | Set meeting dates | 9:25 a.m. |
| IV. | National Register Training | 9:30 a.m. |
| V. | National Register Final Review | 11:00 a.m. |
| | A. Wilder Village Historic District, Hartford | |
| | B. Brandon Training School, Brandon | |
| | C. W.H. Bradford Hook & Ladder Fire Company
Building, Bennington | |
| | D. Howard Mortuary Chapel, Bennington | |
| VI. | Theater and Visitor Center Tour (45 minutes) | 11:45 a.m. |

Lunch - when tour finishes

- | | | |
|-------|-------------------------------------------------------------------------------|-----------|
| VII. | National Register Preliminary Review | 1:15 p.m. |
| | A. Unitarian Universalist Church, Washington | |
| | B. Philomen Daniels House, Vergennes | |
| | C. 10 South Water Street, Vergennes | |
| | D. Sam Daniels Building, Hardwick | |
| VIII. | 22 V.S.A. §14 Review | 1:45 p.m. |
| | A. Gordon Center House, Grand Isle - Rebecca Arnold,
Architect will attend | |

OVER

IX. Old Business

2:15 p.m.

- A. Review public comments received on the proposed
Agency of Transportation Programmatic Agreement
- B. Revisions to proposed Division for Historic Preservation
Rules per Council comments

2:45 p.m.

X. New Business

XI. Other



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

**MINUTES
September 14, 1999**

Members Present: David Donath, Historian, Chair
James Petersen, Historic/Prehistoric Archeologist
Glenn Andres, Architectural Historian
Peter Mallary, Citizen Member
George Turner, Historic Architect
Elizabeth Boepple, Citizen Member
Ann Lawless, Citizen Member

Staff Present: Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Lanora Freedom Administrative Assistant
Elsa Gilbertson, National Register Specialist (9:15 a.m. – 2:30 p.m.)

Others: Liz Pritchett, Consultant (1:15 p.m. - 1:45 p.m.)
Andrew Broderick, Housing Vermont (1:15 p.m. - 1:45 p.m.)
Rebecca Arnold, Architect (1:45 p.m. – 4:00 p.m.)

The meeting was called to order at 9:10 a.m. at the Visitor Center of the Billings Farm and Museum in Woodstock, Vermont.

Mr. Donath welcomed everyone to the Visitor Center and Museum and explained that the renovations were completed in July.

Ms. Boone gave an overview of parts of the agenda to the Council.

Mr. Donath welcomed Ann Lawless as a new member to the Council.

I. Election of Vice Chair – Mr. Andres nominated Mr. Mallary as Vice Chair, second by Mr. Turner. Mr. Mallary accepted. The vote was unanimous. He thanked everyone and said he is looking forward to the challenge.

II. Minutes – April 29, 1999 – Mr. Andres moved to accept the minutes, Mr. Mallary seconded. The following changes were noted: page 2 line 80 – change approves to disapproves. Page 4, line 143 – Mr. Donath clarified the discussion regarding the roof as a priority and the Council agreed the sentence was correct. Mr. Turner questioned whether the Sharon Gas Station letter had been sent. After a brief discussion the Council

decided that there is no longer a need for a letter. Page 2, line 56, change "SR" to "NR" district. The minutes were approved unanimously.

August 4, 1999 – Mr. Turner moved to accept the minutes, second by Mr. Andres. Mr. Donath noted on page 1, line 44 – change to read: "Mr. Donath explained he is concerned with the organizational culture of AOT as a large organization whose primary mission is building and repairing road systems, not historic preservation." The vote was unanimous.

III. Set Meeting Dates – October 14, 1999, (Conflict of Interest and talk about Grants and advocating for more money), Montpelier; November 16, 1999, at the Park-McCullough House, North Bennington; December 14, 1999 (location to be determined).

IV. National Register Training – Ms. Gilbertson gave a very informative, "crash," training session on the National Register.

V. National Register Final Review – The Council received copies of all nominations before the meeting.

A. Wilder Village Historic District, Hartford - Ms. Gilbertson reported that this is a CLG nomination and partially funded by two CLG Grants. The property is a worker housing neighborhood. Ms. Gilbertson read verbatim a letter of objection from Mr. Shmidtke. She also read the letter from the local CLG indicating their various public meetings and that they also approve the nomination under Criteria A and C. Ms. Boepple moved to place on the NR, second by Mr. Petersen. Mr. Donath commended the people who did the work on the nomination. Mr. Andres would like to have more said about the streetscape and physical quality of the community. He indicated that this is definitely a case where the whole is better than the sum of its parts. Mr. Andres noted that this is a rare example of taking a blue-collar community and putting it on the Register. Ms. Gilbertson indicated she can add more information in the narrative. Mr. Turner agrees with Mr. Andres and feels it should be treated as a planned community. Mr. Turner asked if this might be a good opportunity to develop an MPDF. Ms. Gilbertson said that it has been previously discussed and was also brought up for the Rutland "neighborhood" nomination. There was further discussion regarding settlement patterns, and planning and how they are related in the statements of significance. Mr. Mallary nominated the Wilder Village Historic District to the National Register under Criteria A and C. Second by Mr. Petersen and voted unanimously.

B. Brandon Training School, Brandon – Ms. Gilbertson indicated there are three owners and there are no objections. Ms. Wadhams gave background regarding the history of the nomination. Mr. Mallary moved to nominate the Vermont State School for Feeble Minded Children (preferred Brandon Training School) under Criteria A and C, second by Ms. Boepple. Mr. Turner asked for clarification of the criteria it is nominated under. Ms. Gilbertson explained it is explained on page 3 of the nomination. Mr. Andres mentioned that the nomination does not look at it as a campus complex and he noted that was how it was built. He noted that that was the main concern in the preliminary review where the Council was concerned that individual owners might come in and ruin the

"ensemble" affect of the landscape. Ms. Gilbertson said she can add another paragraph to point out that the whole complex is what takes on significance. The Council would like the consultants to look at the broader context in nominations. Ms. Wadhams mentioned that the Council should make these observations in the preliminary review and the members agreed. Voted unanimously.

C. W.H. Bradford Hook & Ladder Fire Company Building, Bennington - Ms. Gilbertson noted that the nomination was reviewed and approved by the CLG Commission and the Selectboard and agreed that the property should be nominated under Criterion C. They also feel that it should be nominated under Criterion B because of its associations with significant people. Ms. Gilbertson explained Criterion B can only be used for properties most closely associated with a significant person. Mr. Andres moved that the Bradford Hook & Ladder Fire Company Building should be nominated under Criteria A and C, second by Ms. Lawless. Ms. Boepple disclosed that her firm was involved in this project in the planning stage. Ms. Gilbertson asked if the firm would directly receive benefit and Ms. Boepple said no. It was unanimously decided that there appears to be no conflict. The vote on the nomination was unanimous.

D. Howard Mortuary Chapel, Burlington - The nomination was reviewed and approved by the CLG Commission and the Mayor of Burlington. Mr. Mallary moved to nominate the Howard Mortuary Chapel under criteria A and C, second by Mr. Petersen. Unanimous.

VII. National Register Preliminary Review

A. Unitarian Universalist Church, Washington - Ms. Gilbertson passed around photographs and the survey on this property. Ms. Gilbertson noted they are on the State Register as part of the Washington Historic District. She explained the history of the town and the church. Ms. Gilbertson notes that this is good example of a type and period. It is the consensus of the Council that this property appears eligible for the National Register under Criteria A and C.

B. Philomen Daniels House, Vergennes - Ms. Gilbertson showed a map indicating the location of the property. Ms. Gilbertson explained the history of the family and the property. She explained their associations with maritime history. Ms. Gilbertson explained that it meets Criteria B and possibly A. Mr. Donath suggested that Mr. Art Cohn may have interest in this nomination and that its location at the basin could be significant. It is the consensus of the Council that this property appears eligible for the National Register of Historic Places.

C. 10 South Water Street, Vergennes - Mr. Andrew Broderick, Vice President, Housing Vermont and Liz Pritchett, Consultant appeared before the Council to explain the project and answer questions.

Ms. Gilbertson gave the background on this property and explained that the Council had looked at another property owned by Housing Vermont at a previous meeting. Ms. Gilbertson explained that they are trying to establish a district at this location. Ms.

Wadhams gave background on the meeting at which the South Maple Street project was discussed. She said that Housing Vermont is present to determine how to proceed with the project.

Ms. Pritchett passed around photographs of the building and described the building. She explained that the original tenement building burned, but in the 1930's was rebuilt as a tenement. Ms. Pritchett noted that it has vinyl siding but is otherwise intact. Mr. Broderick explained that this project would like to apply for a tax credit. Ms. Gilbertson explained that there has been discussion that this property may not be eligible individually for the National Register and perhaps could be part of a district, however, at present this property is not part of an existing district.

There was further discussion regarding the community response to ACCAG's management of its rehabilitated buildings. Mr. Donath asked if the Council will be looking at the larger historic district at its next meeting. Ms. Pritchett indicated that she has approval from the city council to go ahead. Mr. Donath noted that the Advisory Council needs more information and asked how big the district they are pursuing would be. Ms. Pritchett indicated that they are pursuing the entire SR District (72 buildings). Mr. Andres stated that he feels that the problem is not necessarily how ACCAG maintains their buildings but that the community may be "scared" about dropping so many large, multi-family buildings in a small area. Ms. Wadhams noted that there may be a problem with getting a large National Register district approved if property owners use the NR process to address concerns they may have about an oversupply of affordable housing. Ms. Pritchett suggested that this property may be eligible under Criteria A and C. Ms. Wadhams asked for clarification - was the Council considering expansion of the existing commercial district or the creation of a smaller "transitional" district parallel to Main Street. Mr. Andres explained he feels that it would be best to include these transitional properties in the existing district or to do the larger district. Mr. Donath noted that he feels no matter what decision is made there has to be a certain amount of boundary logic and defensible process. Ms. Gilbertson explained that she and Ms. Pritchett will be attending an informational meeting in early October. There was discussion regarding the variety of uses for the property which is in the district. Mr. Turner suggested that perhaps the settlement patterns should be looked at more closely for this district. Mr. Donath said they should also look to see if there are any logical building blocks for this district and where do the boundaries fall. Mr. Petersen suggested that there needs to be a case for the scale of this district. Ms. Gilbertson explained the process to Mr. Broderick. Ms. Pritchett said she can go back to Vergennes and take more photographs and better clarify the boundaries. There was further discussion regarding the boundaries of the district and adding property "piecemeal". The Council referred back to the April 29 minutes and indicated that they do not want to set the precedent for adding buildings one at a time, but could accept an expanded Main Street District or a new larger district to the south of Mains Street to start the process toward establishing a larger district. Ms. Gilbertson pointed out that Housing Vermont agreed to help fund the research for the larger district.

D. Sam Daniels Building, Hardwick – Ms. Gilbertson explained that this property is seeking a CDBG Grant and Tax Credit. Ms. Gilbertson passed around photographs

and maps of the property and explained the history of the property. She noted that they would like to be added to the Downtown Commercial District. Ms. Gilbertson said that they are currently on the State Register on the Church Street Historic District. Mr. Donath said he feels that there is not enough information presented to the Council to make an intelligent, informed decision. Ms. Boone noted that the District was done as a Downtown Revitalization project. She also mentioned that a lot of the industrial resources has been either burned or torn down. Ms. Wadhams asked if the building might be individually eligible. Mr. Donath said there may be potential. The Council noted that there appears to be potential and recommends that Ms. Gilbertson ask the applicant for more information and that it be brought to a future meeting of the Council. The Council mentioned that when Ms. Gilbertson informs the owner that it be noted the property is industrial, has some relationship to a mill dam, is an interestingly sited and appearing building by type – potentially significant and warrants more information. Ms. Lawless suggested that they use all the resources and tools available.

VI. 22 V.S.A. Section Review –

A. Gordon Center House, Grand Isle – Ms. Boone recapped for the new members where this project is in the process. Ms. Boone passed out the review sheet for the members to use as a reference. The property is listed on the National Register. Ms. Rebecca Arnold, Architect appeared before the Council to explain the next phase of the project which is the interior work. She passed out after the fire/pre roof construction photographs for the new members to view. Ms. Arnold said that they are planning to renovate the interior back to the pre-fire appearance. However, the tile around the first floor fireplace site is not repairable and will have to be replaced. The exterior stonework will be “repared.” Ms. Boone clarified that some cement re-pointing had over-washed the stone in some places and that work should not be used as a standard for stonework restoration. Ms. Arnold said they would like to replace the one/one windows with one/one insulated. Some will have to be replicated. Ms. Arnold explained that most of the windows in the wooden section appear intact but that the few closest to the fire will have to be replaced. She noted that they do not appear original to the building. The entry doors are completely gone and there are photographs of the interior of the doors. Ms. Arnold said they will try to replicate the paneling as much as possible based on limited photographs. Clapboards are going to remain. Ms. Arnold indicated that an archeologist will study the perimeter of the building because drainage needs to be added. Mr. Turner asked about the condition of the stone. Ms. Arnold said it is in good shape and that it appeared the plaster was attached directly to the stone. They will be adding sheetrock and insulation on the interior. Ms. Arnold showed the interior plan and indicated that Fish and Wildlife will be renovating it. The first floor will be an open display area. The second floor will be used for the Champlain Basin Program and therefore a vertical chair lift will need to be added to comply with Labor and Industry standards. Mr. Petersen suggested that Ms. Arnold be in touch with the Division on the archeological issue. Ms. Boone suggested that Ms. Arnold be familiar with the archeology which was done for the fish hatchery.

Ms. Boone asked about widening doors for handicap accessibility. Ms. Arnold said that they will replace one door with a three-foot door and replicate it as best as possible.

Mr. Donath noted that the Council will have to evaluate the effect in a systematic way. Mr. Andres finds the placement of the lift troublesome because the clarity of the spatial scheme disappears. Mr. Turner said he agrees with Mr. Andres that there is enough room to replace the stair with a straight stair with a stair lift – feels would be less intrusive. Mr. Andres also suggested using a slight return of the wall to indicate the former hallway. There will be an interior ramp up from the wing to the main house. There will not be a similar connection on the second floor.

The Council determined that what is being done for the shell is not adverse and that what is happening on the interior is hard to decide because the fire was the adverse effect.

Ms. Boone suggested that interpretation may be one form of mitigation. Mr. Donath suggested that they mitigate the loss with an interpretative history of the house and what happened there. Mr. Petersen suggested keeping part of the charred beam and interpreting it as part of the building.

Discussion of the value of insulating the stone walls followed. Mr. Donath questioned whether the addition of insulation and sheet rock and the resulting increase in the wall width by approx. 5 inches would be an adverse effect. Mr. Turner suggested using rigid insulation and having two inch instead of 5 inch. Ms. Lawless asked if it is possible to re-evaluate the heating proposals. Ms. Arnold said no. There needs to be a wall, there was plaster before.

Mr. Andres moved that the changes in the plan and wall thickness as proposed do have an adverse impact on the reading of the building, second by Mr. Mallary. Mr. Turner questions how they can call it adverse when the resource has already been lost. Ms. Boepple questions the thickness. The vote was 5 in favor that it is an adverse effect, one against.

Mitigation discussion: Add the least material for the highest R value. Ms. Arnold says needs at least two inches for electrical outlets, two inch metal studs – Ms. Arnold can work with a three inch thickness. Mr. Andres said ultimately finding a way to interpret the building is the best way to go. Mr. Mallary moved that mitigation will be to minimize the thickness of the walls, goal is 3 in. instead of 5 in. and interpretation of the house and what happened there. Second by Mr. Petersen and voted unanimously. The masonry specs will be developed to comply with the Secretary of the Interior Standards for Rehabilitation.

IX. Old Business

Item not on the Agenda - Proposed Residential Studio and Gallery on Parcel A of the former Brandon Training School property, Brandon - Ms. Wadhams brought before the Council the issue of a request for determination by the Council regarding building on a parcel of land on the Brandon Training School property. This property was previously reviewed for archeological sensitivity by the Council and the Council had requested a follow-up if the property was to be sold or developed. Ms. Wadhams read

portions of the September 10 letter she wrote to the owner (attached to the record copy of the minutes). After a brief discussion Mr. Petersen made the motion, based on a field inspection conducted by Division Survey Archeologist Scott Dillon on September 9, 1999, to conclude that the proposed construction of a residential studio and gallery as sited on Option #1 and #2 maps dated September 8, 1999, will not impact any historic or archeological properties listed on or eligible for inclusion in the State or National register of Historic Places or archeologically sensitive areas. Seconded by Ms. Boepple and voted unanimously.

A. Review public comments received on the proposed Agency of Transportation Programmatic Agreement - Ms Boone summarized points which were changed as follows:

- There will be a performance review committee that will include a Council member;
- State review process was part of the body of the PA. The "feds" will not sign it that way, therefore that section will be made an Appendix;
- Regarding the Appendix for review of state projects the Advisory Council will see anything that has potential for adverse effect and will be copied on all other projects;
- The rule will be to not look at the same project twice; if it's a Section 106 review it will not be looked at again for Act 250;
- Ms. Boone clarified that the Section 106 review process was never delegated to the Division by the Council. She passed out NPS guidance for state review boards that notes that they "not play an official role" in the 106 process. The new Rules do not provide for Council review of Section 106 projects.

Mr. Turner questions the aspect of the Council acting as a Board of Appeals. Ms. Boone said that is not in the PA. Ms. Boone explained that that provision has already been addressed and that the State Advisory Council has never been a "court of appeals for 106." Mr. Turner questioned the Council's role in the 106 process. Ms. Boone explained that the only thing federally mandated to the Advisory Council is review of National Register nominations, and review of the Historic Preservation Plan.

Ms. Boone mentioned to the members that a lot of pressure is being put on the Agency of Transportation to do the right thing.

Mr. Donath asked what the incentive is for AOT to keep coming to the table, he is still very concerned with the political pressures internal to AOT. Ms. Boone explained that the Council may have to take a "leap of faith." She explained that in reality AOT has been complying for a number of years and that now they are at the point to take on what has been their legal responsibility all along. Ms. Boone explained that the performance standards and expectations are very well documented and reiterated that it is a Federal mandate. She also told the Council that the national Advisory Council is very supportive of this PA.

Ms. Boone noted that if there appears to be a pattern of non-compliance the Division and the Council can get out of the PA with a 30-day notice.

Again the members noted that their main concern is that the political climate can change. Ms. Boone told the members that the PA also relieves the "monkey wrench" scenario which AOT seems to place on the Division. With the PA the only one responsible for holding up their projects is AOT. The PA will make AOT more aware at the beginning of a project what preservation issues have to be addressed and legally they have to comply.

The Council wants to be sure that Section 106 and Act 250 are dealt with in the Appendix.

Ms. Boepple asked what forces AOT to use the manual and stated that the language should be stronger.

Mr. Mallary expressed that he is still very concerned about the political climate.

Mr. Donath feels that the Council is losing their ability to be an advocate for the resources. Ms. Boone pointed out that under the PA the Advisory Council as a group, or individually, can always enter the process as an interested "public."

Ms. Boepple asked about the monthly review process, and wants to make sure it is part of the manual.

Ms. Boone again mentioned that it is the general consensus that if AOT is responsible the preservation concerns will appear at the beginning of the project.

Mr. Donath noted that the Council is still not comfortable with the PA and would like to know what steps need to happen to get by this impass.

Ms. Boone said that the next step is to sign the document.

Mr. Turner suggested that perhaps a higher level person at AOT should be responsible for these decisions. It was the general view of the members and the division staff that at a higher level it would be even more political.

Ms. Boepple reaffirmed that there will be a six-month and then an annual review.

Mr. Donath asked if it can be mandated that the Council be part of the review committee. Ms. Boone indicated that the feds may object. Mr. Donath said that the Council might feel more comfortable approving the PA with the condition that a Council member should be a member of the committee and he indicated that if it's not included the Council will not sign the Appendix.

The Council was concerned about public involvement and asked if it can be structured that projects come to the Council for comment. Ms. Boone said that a system can be set up for informing the Council.

Minutes - September 14, 1999

Page 9 of 9

Ms. Lawless mentioned that perhaps individual members might consider getting involved at a local level. She noted that the Council is appointed in areas of expertise not as "police" for local issues.

The Council would like their role to be as stated in 22 V.S.A. §14, as advisory in participation of federal projects and approve in participation of state issues. The members feel that the issue is whether or not the Council had authority in Section 106, but that now they are closing the door.

Mr. Donath expressed concern into what could appear to be "whistle blowing" and feels that the preservation staff at AOT needs to know that there is someone out there who can help them when there is disagreement or lack of understanding of the issues.

Mr. Andres again noted that he would like to see some reference to an advisory role by the Council in the PA. He would also like to be notified of all the projects on a regular basis.

The Council made it clear that they want one Council member to be mandated as a member of the review committee and to include the Council as a mandatory "cc" on consulting party notifications.

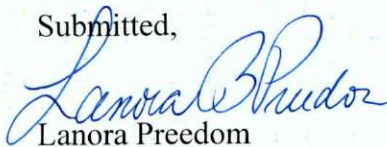
Mr. Mallary noted that he has no real desire to exercise the Council's role but he has trouble relinquishing it.

Mr. Andres commented that the Council is the watchdog for this resource in Vermont and he feels uncomfortable giving this up.

Ms. Boone explained that the next step is further discussion within the Division, a few more meetings with concerned parties and development of the manual.

The Chair adjourned the meeting at 5:30 p.m.

Submitted,



Lanora Freedom

Division for Historic Preservation

approved
10/14/99



POOR QUALITY
ORIGINAL_____




- ✓ Single Family House & Many Out Buildings
- ✓ 6000' Frontage on Arnold District Road
- ✓ 800' Frontage on US Route 7
- ✓ Great Views - Open and Wooded Land
- ✓ Zoned for a variety of uses

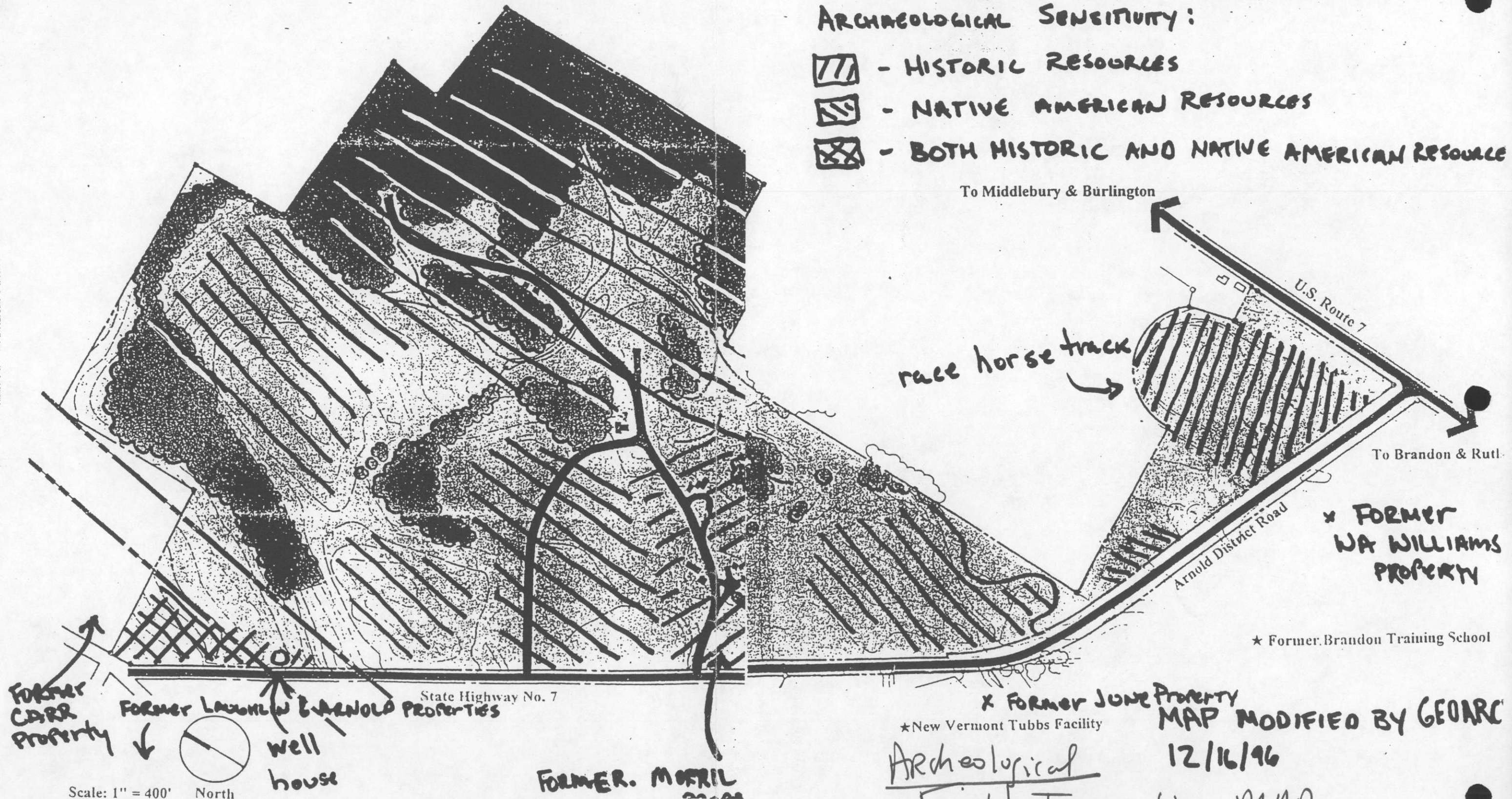
Allowable Uses: Low Density Multi-Use District

Agriculture
Open Space Uses
Forest Harvesting
Residential
Planned Residential Development

Special Residential
Institutional
Light Industrial
General Commercial
Public Service

ARCHAEOLOGICAL SENSITIVITY:

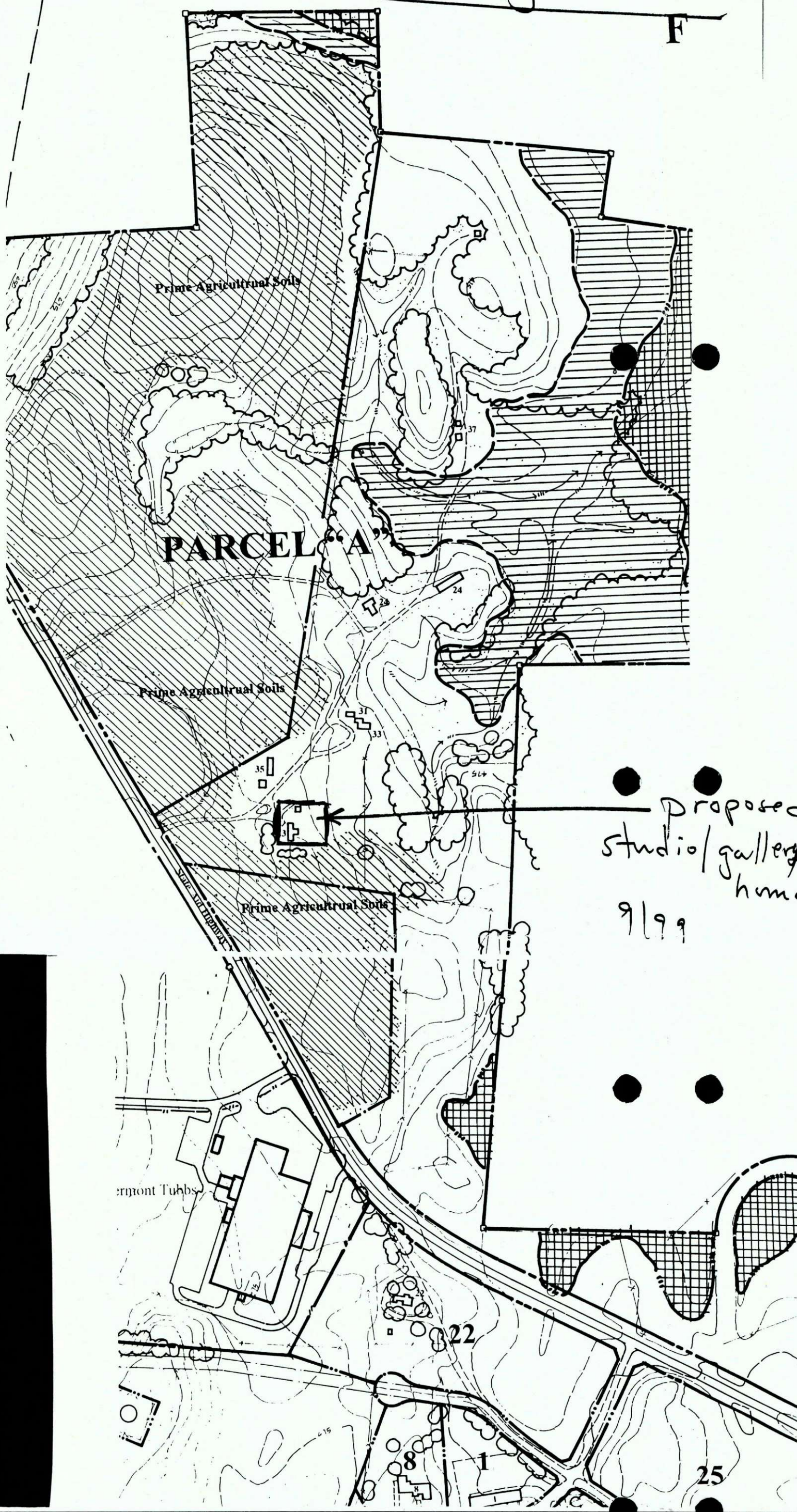
-  - HISTORIC RESOURCES
-  - NATIVE AMERICAN RESOURCES
-  - BOTH HISTORIC AND NATIVE AMERICAN RESOURCE



MAP MODIFIED BY GEOARCH
12/16/96
Field Inspection MAP
Prepared by GEOARCH 11/96

Parcel A - former Brandon Training School

F

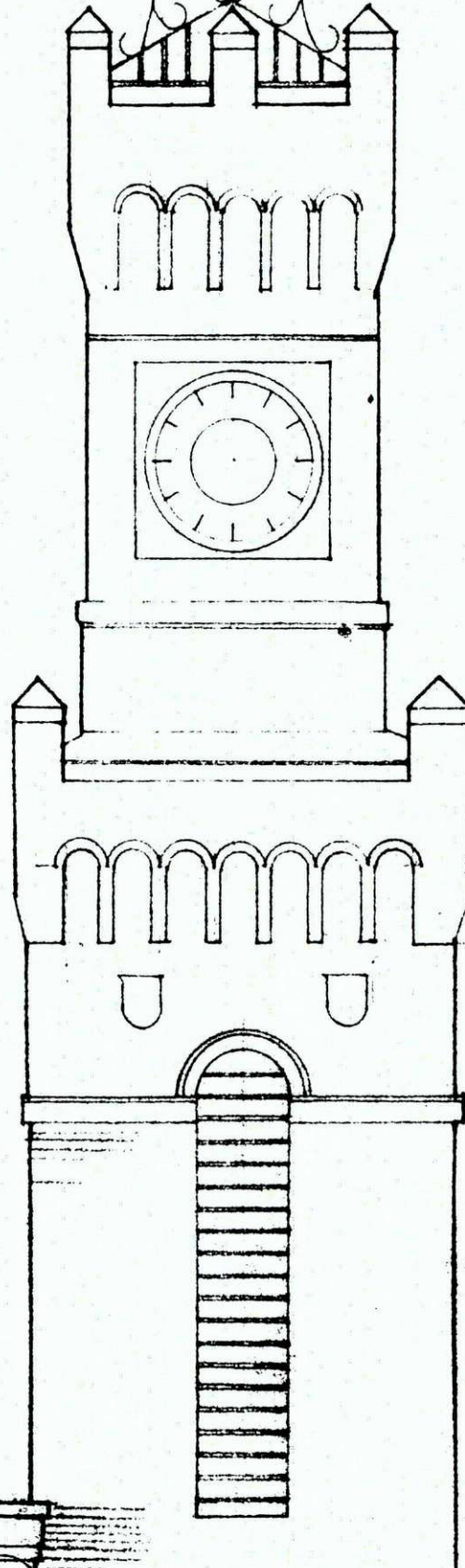


Proposed
studio/gallery
home
9/99

Arrow portion remains.

Tail (feather) portion of weathervane which detached from rod. Town retains tail.

CLOCK TOWER AREA OF EVALUATION ----->



SELECTION CRITERIA for Priority II Projects

For Pre-development project:

Points

2
1 to 2 points

1. The project will contribute to promoting the best long-term use of the property.

2
1 to 2 points

2. The project will contribute to promoting the long-term preservation of the property or properties.

2
1 to 2 points

3. The scope of work, budget and schedule are sufficient to achieve the project's goals and produce useful products.

1
1 to 2 points

4. The application has financial and program management skills that will be available for the project.

2
1 to 2 points

5. The applicant's matching share exceeds 40% of the total project cost.

9

TOTAL POINTS



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

MINUTES
October 13, 1998

Members Present: David Lacy, Prehistoric and Historic Archaeologist
Glenn Andres, Architectural Historian
Kim Zea, Historian, Citizen Member
David Donath, Historian, Vice Chair
George Turner, Historic Architect

Members Absent: Holly Groschner, Citizen Member, Chair
William Finger, Citizen Member

Staff Present: Emily Wadhams, State Historic Preservation Officer
Nancy Boone, State Architectural Historian
Lanora Freedom, Administrative Assistant
Giovanna Peebles, State Archeologist
Scott Dillon, Survey Archeologist (11:00 a.m. - 4:00 p.m.)

Others Present: Helen Whyte, Bennington Community Development Director
Sharon Yorke, Chair, Historic Preservation Commission
James Petersen, Archeologist, University of Maine
Ellen Cowie, Cloverleaf Site Archeologist
Virginia Martin, Property owner
Elizabeth Gilligan, Property owner
Robert Barchi, Property owner
Clement Martin, Property owner
John Gilligan, Property owner
Richard Isabelle, Chair of Parish Center
Father Pessero, Jesuit Pastor
Gilles Blais, Board Member

The meeting was called to order at 9:23 a.m by Vice Chair David Donath, at Hemmings Motor News in Bennington, Vermont.

III. Welcome by Helen Whyte, Bennington Community Development Director - Ms. Whyte explained projects which will be done in Bennington in a variety of categories. She highlighted

two adaptive reuse projects. Ms. Whyte indicated that there are a few properties available which have no prospective buyers. She also mentioned that the planning commission has recently denied a demolition project in the downtown because they feel the building needs an "entrepreneur". Ms. Whyte asked if the State might have space available in *Vermont Life Magazine* to list downtown historic properties from various towns which are for sale. There was a brief discussion about this and it was agreed that it may be a possibility.

Ms. Wadhams introduced Mr. George Turner the newest member of the Council to the members.

II. Schedule Meeting Dates - Mr. Donath mentioned that he would be late for the November 17 meeting unless it was scheduled in, or closer to, Woodstock. No further discussion regarding the dates.

IV. Act 250

A. **Derby Line Historic District** - Ms. Boone explained the Derby Line Historic District demolition project to the Council. Ms. Boone showed the Council the map indicating where the demolished, Roberge and Jacobs, properties existed. She passed out Ms. Gilbertson's memo regarding the area as a potential State Register District. Ms. Boone also passed around photographs of the area, and the buildings before they were demolished. Ms. Gilbertson indicated that the Roberge property may be eligible in the district under Criterion 1 and it may also be individually eligible for the State Register. Regarding the Jacobs property, Ms. Gilbertson stated that this property appears ineligible due to loss of integrity because the roof and setting have been compromised.

Mr. Lacy moved that the Jacobs apartment property is not eligible for the State Register due to lack of integrity, seconded by Mr. Andres. Ms. Zea noted that she finds the lack of information to make the determination troubling. It was voted unanimously. Mr. Lacy indicated that it would have been nice to have more information, but we simply don't have it.

Mr. Andres said that siding and a dormer had been added to the Roberge property. He feels the massing still reads, but the posts and porch are not 1860's. Mr. Andres feels the property could have been brought back, that it definitely "reads", and it would have contributed to the district.

Ms. Zea made the motion that the Roberge Apartment building was eligible for the State Register under Criterion 14, that it is historically significant and important to the development and history of Derby Line and the photo documentation suggests significant integrity to warrant placement on the State Register. Second by Mr. Andres. Mr. Turner asked if Criterion 2 is also applicable to this building. Mr. Turner moved to amend the motion adding that this building also appears eligible under Criterion 2 as part of a potential historic. Second by Mr. Lacy. The vote was unanimous on the motion and the amendment.

B. **St. Edwards Parish Hall, Derby Line** - Mr. Richard Isabelle, Chair of Parish Center, Father Pessero, Jesuit Pastor and Mr. Gilles Blais, Board Member appeared before the Council to answer questions regarding the Parish Hall. Ms. Boone explained the project to the

members and that it is before the Council because they need to meet Criterion 8 in the Act 250 process. She said that the Council needs to determine if the building is significant. Ms. Boone then explained the process to the attendees. Mr. Isabelle asked for clarification of the process and asked if it is determined eligible where does it go from there. Ms. Boone recapped for the attendees the content of the memorandum written by Ms. Gilbertson, given to the Council and attached to the minutes. Ms. Gilbertson recommended that the parish hall is eligible for the State Register as a contributing building in the Derby Line Historic District.

Mr. Isabelle indicated to the Council that the property has been changed and he feels it is not significant.

Father Pessero explained that the handicap access is not usable, the electricity cannot be rehabbed and that the kitchen area is dangerous and not usable. Father Pessero also indicated that the first floor has deflected.

Mr. Isabelle explained that the structure has been revamped. He noted that the sidewalls have been "blown out" and that they are not properly supported. Mr. Isabelle further explained that the interior has continuously been remodeled.

Ms. Wadhams noted that the new construction needs to be compatible to the area.

In response to Ms. Boone's request regarding how the building is situated on the property, Mr. Blais showed the Council the site plan.

Mr. Andres moved that the property has insufficient integrity to be a potential nominee to the State Register. Seconded by Mr. Lacy.

Mr. Turner asked Ms. Boone to clarify the characteristic of the property regarding integrity. Ms. Boone said the property needs to retain its historic significance.

There was discussion regarding architectural integrity and significance.

Ms. Zea commented that the Italianate design on the sides has been kept pretty much intact but that the front has lost its features. Ms. Zea also mentioned that the hall is still connected to its smaller building, which can still be read through all the other changes which have been done.

Mr. Andres commented that the whole building appears marginal and borderline to him. He feels it has been very heavily compromised. The vote was 3 in favor and 1 opposed, the chair voted in favor, the motion passed. The Council told the attendees that any new construction needs to be approved by the Division. They noted that although the church is non-contributing to a potential district, new construction in the area would need to be reviewed. Mr. Isabelle said they will do that and also mentioned that they have lots of photographs in the archives which they will use in documentation.

Mr. Andres made the following motion regarding the historic district: The Elm and Main Streets

residential district in Derby Line as defined on the (attached) map is historically significant and eligible for the State Register under Criteria 1, 2 and 14. Second by Mr. Turner and the vote was unanimous.

V. and VI. **Orientation for visit to Cloverleaf Archeological site and visit** - Ms. Peebles passed out information and briefly explained the site and how it fits into the Section 106 process. The Council and staff then convened to the site at 11:20 a.m. for the presentation given by archeologists from the University of Maine at Farmington. Mr. Petersen and Ms. Cowie returned with the Council to the meeting.

VII. During lunch Ms. Boone gave an overview regarding what the Council's role is for the C.L. Martin House in Shelburne. She explained that the owner may need an Act 250 permit for a future project.

VIII. **New Business** - A. Prioritizing archeological resources for investigation and protection in the environmental review process - Mr. Lacy passed out a sheet regarding items which he would like discussed (attached). Following are topics which Ms. Wadhams would like addressed: make sure predictive model is as good as it can get; prioritization; defensibility/predictability; fee structure; and the public education component. Ms. Wadhams said she would like to have the archeological community present a new plan and then have legislators come up with their own solution.

Discussion followed regarding who other than archeologists could be spokespersons for archeology. It was felt that perhaps it should have broader organization; are they doing what they want to do and can it be done better/different?

Ms. Peebles said that she would like to discuss at the December meeting the State Plan as it relates to archeology.

Mr. Andres feels it's important to make archeological information more accessible for people to use.

Ms. Zea said the VHS school kit for Abenakis has lots of archeology included and feels that it's a large step to getting the message of archeology out there. She stressed the importance of integrating archeology with other disciplines to gain more popular support. She mentioned a need to build liaisons.

Dr. Petersen said that archeology in Vermont has started relatively recently and he feels it's on the edge of significant transformation. Dr. Petersen also feels that the fee structure has lots of potential.

Ms. Peebles stated that archeology needs to be more predictable.

Mr. Donath asked if there is a way to tie educational to political. For example, what will be the permanent educational value of the Cloverleaf site?

Dr. Petersen said he would like to have a facility which houses the collection but is also an educational facility.

Ms. Wadhams said she would like to further discuss the Council's role in determining archeological significance. She said it is part of the rules and that once there's a better draft it should be discussed among the members at a future meeting.

IX. State Register Review - C.L. Martin House, Route 7, Shelburne (reconsideration) -

Mr. Donath explained to the attendees that it's the role of the Council to determine the house's architectural significance. Ms. Boone explained that the District Environmental Commission requested that any buildings in the area of the Route 7 project be reviewed, even if they are not impacted by the project. This property is being reconsidered at the request of the owners because there is new information regarding the age of the house. The consultant originally thought the house was built c.1940.

Mr. Martin said the property was purchased in 1946 and they started to building in late 1948 possibly 1949. He further stated that since the house was originally built there have been many additions and that it is now a duplex, with added large back stairs, siding and new windows. Mr. Martin also indicated that the house sits on commercial land and that they are trying to sell the property as commercial. Mr. Martin said he feels this property should not be listed on the State Register.

Mr. Barchi, Mrs. Martin, and Mrs. Gilligan all indicated that they were never notified of the first Advisory Council meeting. Mr. Gilligan stated that he was an Agency of Transportation employee for a number of years before retirement, and he understands the process. He said that the property is zoned commercial, and there is a land-use application in process with the town.

Ms. Boone explained that the property was part of a group of 11 which was originally presented to the Council. She also addressed, to the property owners, the issue of similarity of their structure to others in the area. Ms. Boone explained that the 50-year rule is a "guideline" and that significance is the determining factor. She said the question is whether, at this time, the home is a historic resource.

Mr. Andres said that significance of the properties is they are of the "type" which reflect the way of life of the residents at the time, particularly as they relate to transportation.

Mr. Donath asked for a motion.

Mr. Lacy moved that the Martin House does not have historical significance because of its borderline age, lack of historic merit due to lack of architectural detailing and loss of context. Seconded by Mr. Turner.

Mr. Andres said that it appears to be a pretty good example of what it is. He feels it is intact and has good detailing. Mr. Andres went on to say that he feels the house does have a valid social historical status, which is interesting because of the development of the Route 7 strip. Mr.

Andres agrees with the borderline age questions and loss of context.

Mr. Lacy amended his motion as follows: The Martin House is not historically significant because of its borderline age and loss of context. The amended motion was seconded by Mr. Turner.

Mr. Turner asked if other houses were being built in the area at that time. Mr. Martin indicated their father had built a small 4-room house which was demolished after the larger house was built. He said there were older houses scattered down the road closer to Shelburne Village.

Mr. Turner asked Mr. Martin why they were appealing. Mr. Martin indicated that the family does not feel the house is historic.

The vote was four in favor, one against. The motion passed.

Ms. Wadhams said that the Council needs to develop the context for future eligibility decisions on newer homes.

VIII. New Business, cont'd - A. Prioritizing archeological resources for investigation and protection in the environmental review process - Mr. Lacy asked if someone could clarify if archeology was waived on all school projects or just the ones that were previously brought before the Council. He would like to send a letter requesting an MOU for all school projects.

Ms. Boone explained that the Department of Education has been working on rules. She said that archeology is not specifically mentioned but that it is part of the historic preservation section. The Council suggested that archeology be pinpointed. Ms. Wadhams said they would like the process consistent for all state agencies.

There was a lengthy discussion regarding process which resulted in the Council agreeing that archeological resources need to be considered as well as architectural ones. This discussion will be continued in the context of the rules discussion.

XI. National Register Preliminary Review

Ms. Gilbertson was unable to attend the meeting. She sent the Council a memorandum (attached) regarding the National Register in the mailing which the members received prior to the meeting

A. Bradford Hook and Ladder Co. Building, Bennington - Ms. Boone passed around photographs for the Council to view and explained the building to the Council. After brief discussion it is the consensus of the Council that the building appears eligible for nomination to the National Register under Criteria A and C.

B. Captain Samuel Bullard House, Swanton - Ms. Boone explained the property and passed around photos. Ms. Gilbertson, in her memo, indicated that this building appears

eligible under Criteria A and C. It was a tavern and it is a good representation of its time period due to the method of construction popular in Swanton at that time. Mr. Lacy suggested Criterion D also may apply. He feels there may be potential for lots of archeological material and that the Lake Champlain Maritime Museum should be contacted. It is the consensus of the Council that the Samuel Bullard House appears eligible for nomination to the National Register under Criteria A, C, and possibly D.

C. Inn at Long Trail, Mendon - Ms. Boone passed around photos and explained the property to the Council. Ms. Gilbertson's memo indicated that this property appears ineligible due to lack of architectural integrity as a result of its many changes. Mr. Donath asked if it could be an integral aspect to the Long Trail itself because the location plays an important role in the context. Mr. Donath commented that it could be contributing to the overall character of the trail. He feels that on its own it would not appear eligible but perhaps someone should look into this context.

There was further discussion regarding the character of the area and the early rise of the ski industry in the area. The Council feels that there needs to be a properly written nomination stressing the right features. The Council mentioned that the property may have been built by Mortimer Proctor and perhaps the nomination could indicate his relationship to the area. Mr. Andres commented that the space is intact and the building is still "in there"; and he agreed it needs a well written, well researched nomination. The Council agreed that mentioning the social historical part the inn played in the development of the Long Trail would strengthen the nomination. It was the consensus of the Council that this property appears eligible for nomination to the National Register.

XII. National Register Final Review - Laurel Hall/Laurel Glen Mausoleum, Shrewsbury - Ms. Boone passed around photographs and explained that this is a reconsideration of a previous vote in which the Council removed the caretakers house from the nomination. Mr. Andres made the motion to re-include the caretaker's house in the original nomination, seconded by Mr. Lacy, and voted unanimously.

X. Other - Walker House - The comment date has been changed and the plans are being revised.

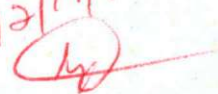
The meeting was adjourned at 4:10 p.m.

Submitted,



Lanora B. Freedom

Division for Historic Preservation

Approved
12/17/98


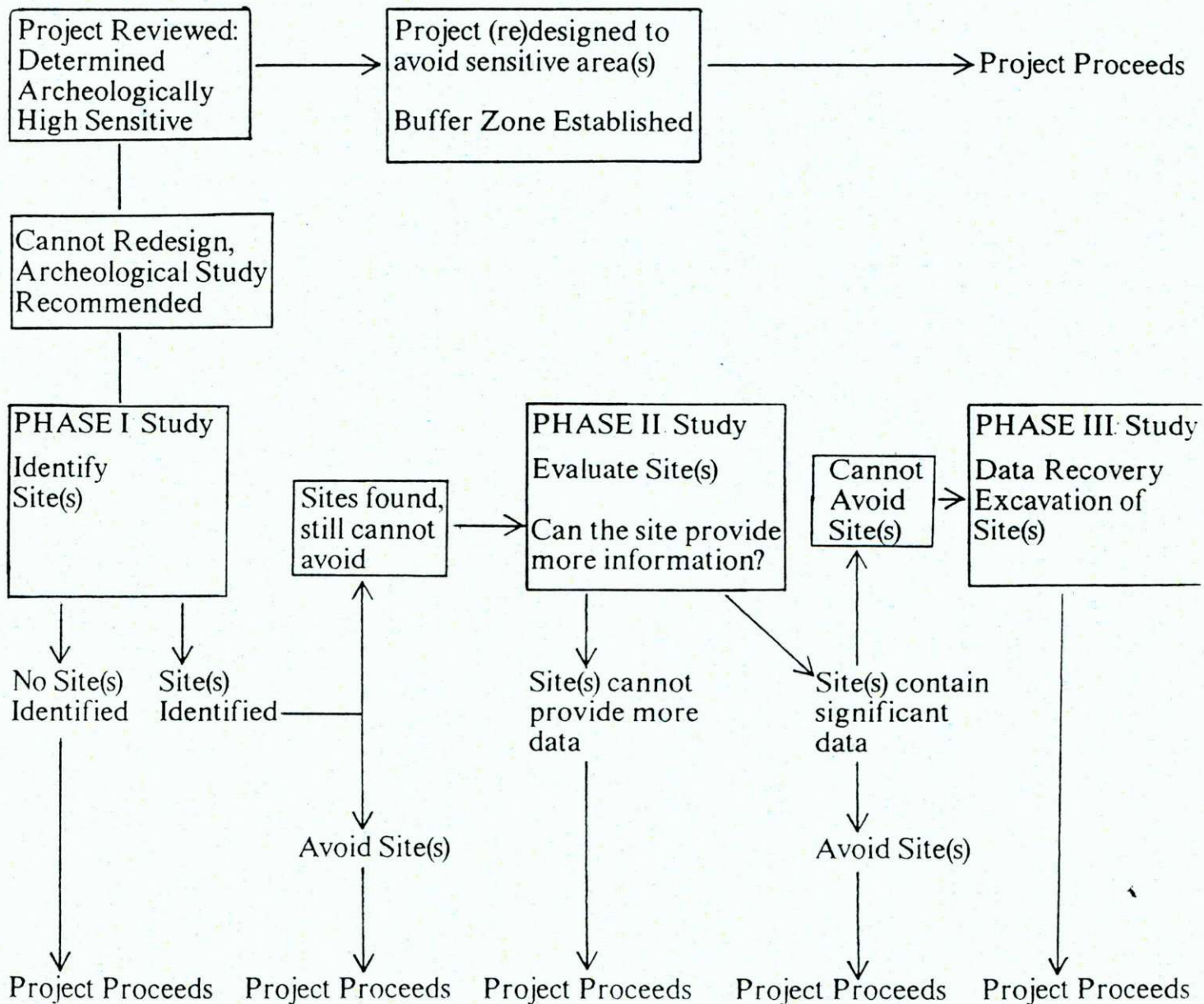
Attachments



Vermont Division For Historic Preservation

Management Options For Archeological Concerns

Project Reviewed → No Archeological Concerns Determined → Project Proceeds



All archeological studies must be conducted by qualified consultants.

All archeological studies must follow the Division's **Guidelines for Conducting Archeological Studies in Vermont**.

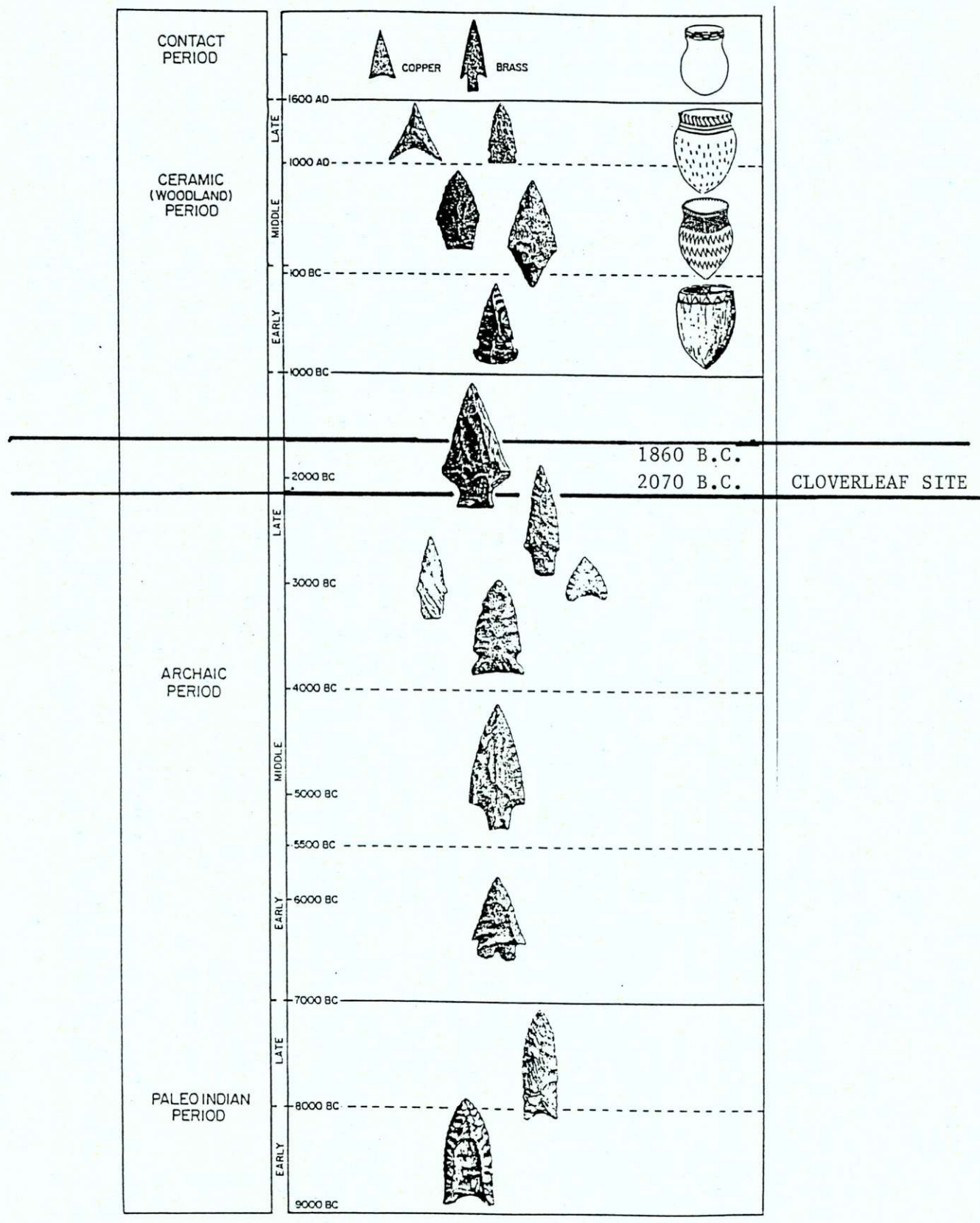
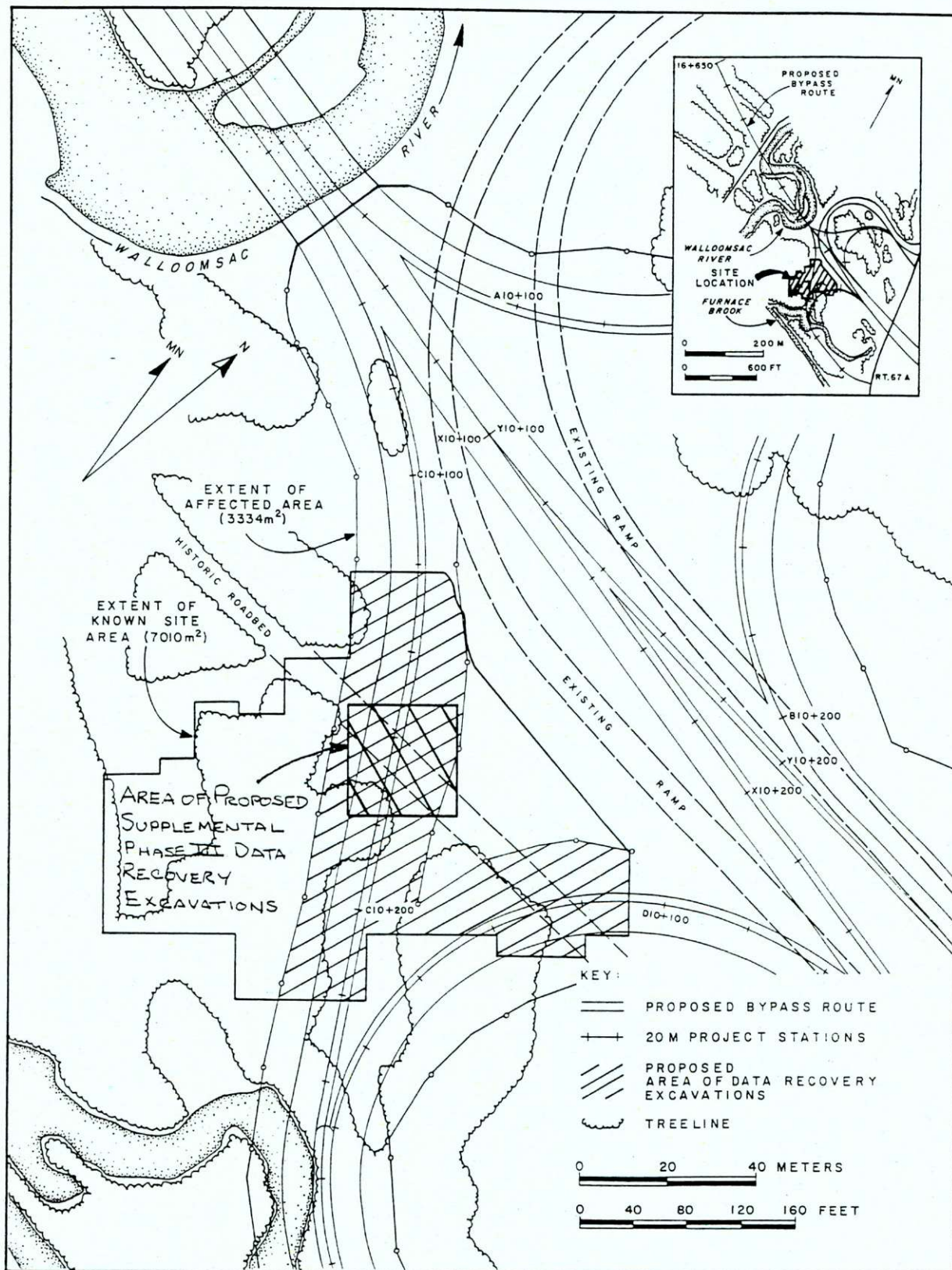
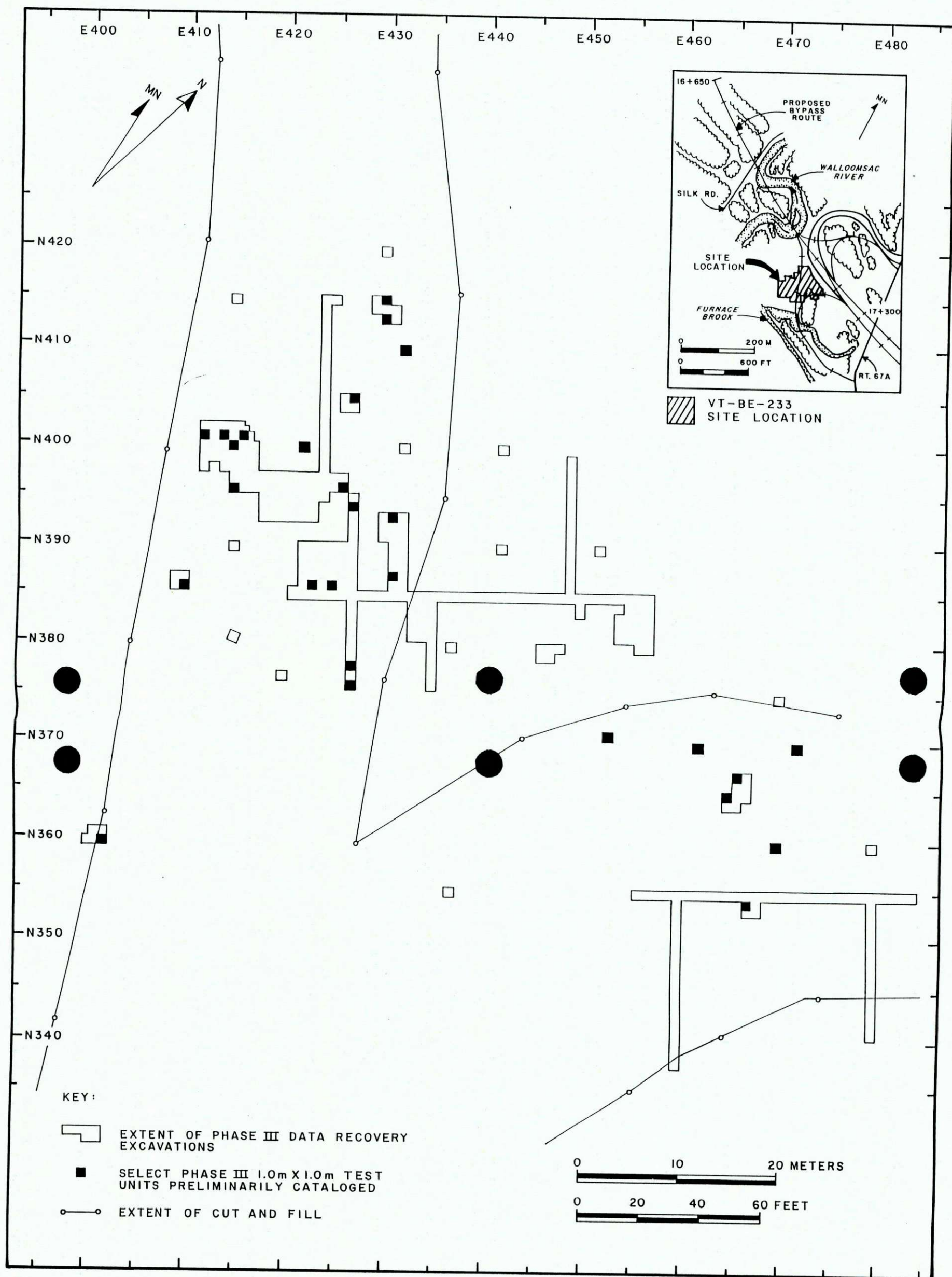


Figure 7. Cultural time line for Vermont Native American prehistory and early history.



Cloverleaf site Overview Map



October 2, 1998

Ms. Lenora Freedom
Division for Historic Preservation
National Life Building
Drawer 20
Montpelier, VT 05620-0501

SUBJECT: Property at 2689 (formerly 1920) Shelburne Road

Dear Ms. Freedom:

Per my telephone conversation with Nancy Boone, enclosed are the following:

1. Memo regarding our 'Request for Relief' on the above mentioned property.
2. Seven (7) pictures illustrating the surrounding commercial properties located to the North, South, and West of the subject property.

Nancy Boone indicated we would be put on the Agenda for the October 13, 1998 meeting in Bennington and asked that this information be forwarded to you by October 6, 1998.

The owners of this property plan to attend the October 13, 1998 meeting.

Yours truly,

Clement L. Martin

Clement L. Martin
Owner Representative

OWNERS: Carolyn and Robert Barchi
Elizabeth and John Gilligan
Virginia and Clement Martin

TO: Advisory Council on Historic Preservation
FROM: Clement L. Martin
Date: October 2, 1998
RE: Property at 2689 (formerly 1920) Shelburne Road

The purpose of this memorandum is to correct some of the misinformation about the property on Shelburne Road, and to request a finding by the Advisory Council that the subject property is of no significance for listing in the State Register of Historic Places.

Facts:

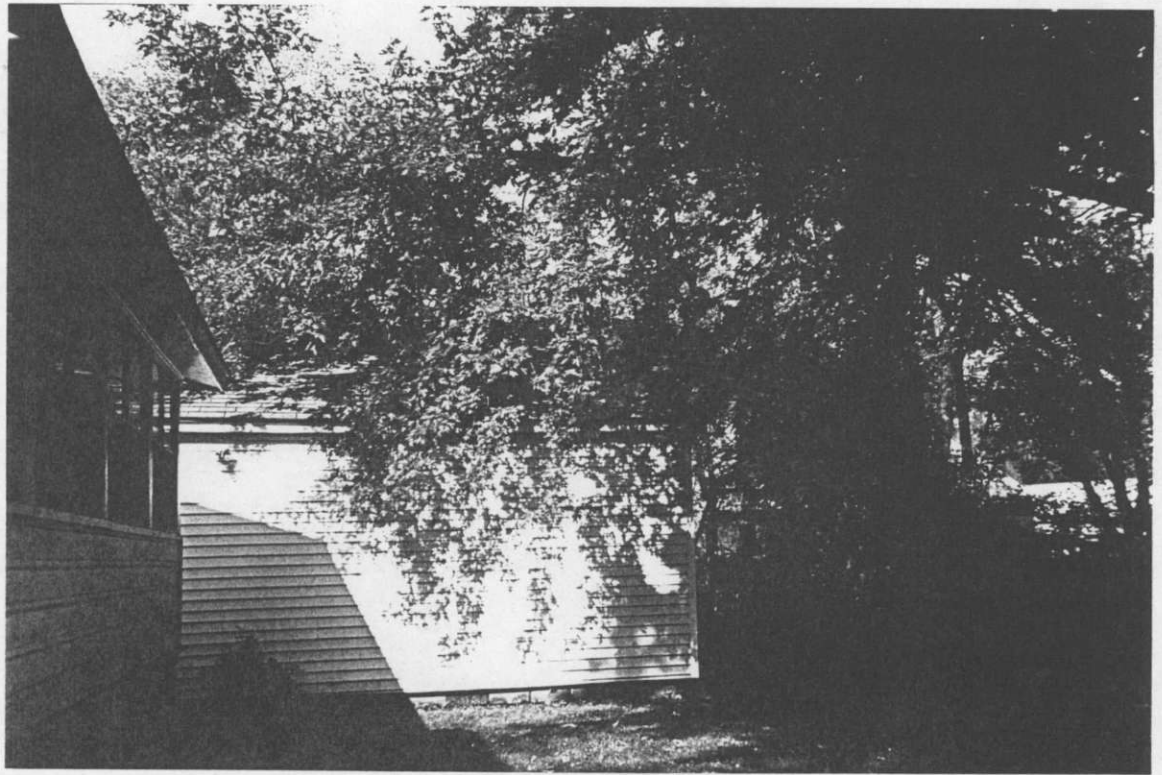
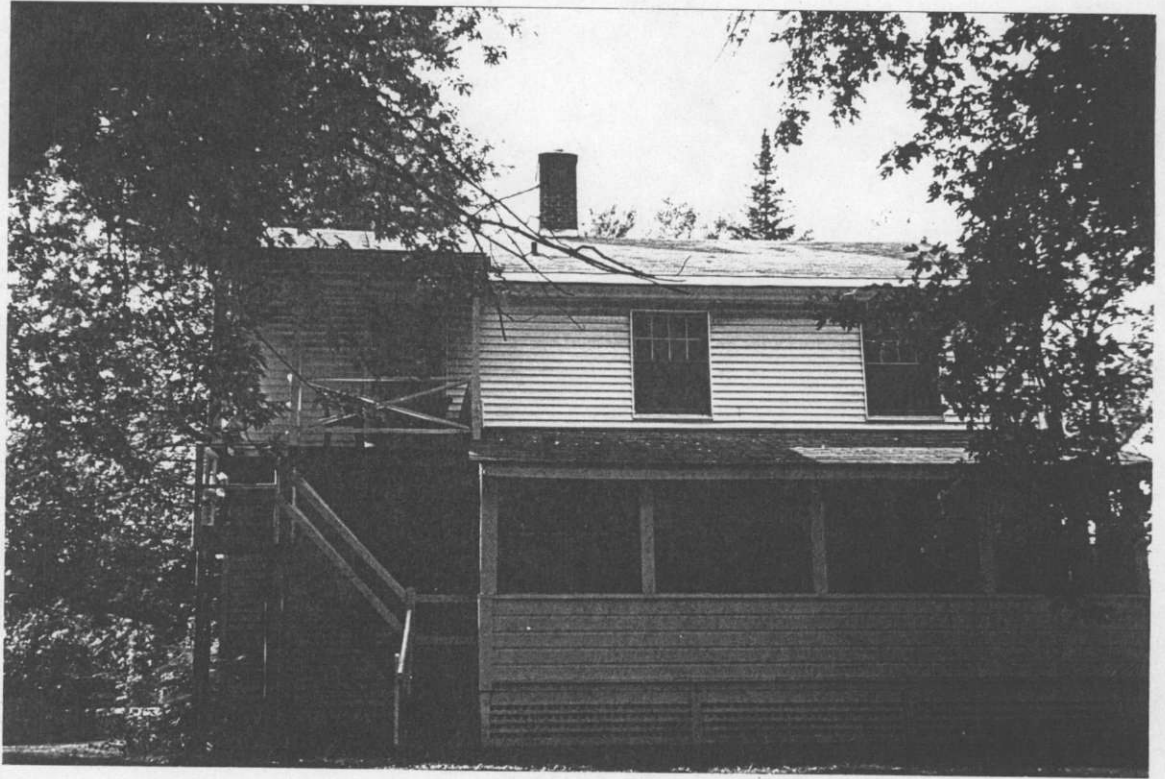
The land was purchased by Clem Martin's late father in 1946, and construction on the house was not commenced until 1948. A garage was added to the house in the 1950's, as was vinyl siding. Aluminum combination windows were added in the 1950's. The house was converted to a two-unit apartment in the 1980's. The property has been zoned commercial/residential for many years, and is part of a two-lot commercial subdivision currently being occupied by this apartment house and a grocery/convenience store and bottle redemption center. Both the owner and the long-term tenant of the grocery store have had plans to either move or demolish the apartment complex in order to better utilize the land for its best use.

The current long-term tenant is currently in protracted litigation with the Town of Shelburne over the use of the property, and the case is presently before the Vermont Supreme Court. The bias of the Town of Shelburne, in connection with this property, has been amply demonstrated in the zoning and permitting process currently under appeal. It is inappropriate for any Town official to participate in a review of this project before the Advisory Council on Historic Preservation.

Conclusion and Request for Relief:

The building in question does not have historical significance, and the present or future owner(s) should be free to modify, move or demolish the building. It is respectfully requested that the Council reconsider its earlier decision based on the above facts.









STATE OF VERMONT Division For Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form	SURVEY NUMBER: 0414-62
	NEGATIVE FILE NUMBER: 98-A-1(34A)
	UTM REFERENCES: Zone/Easting/Northing 18/ 642250/ 4919440
	U.S.G.S. QUAD. MAP: Burlington, 7.5 min. series
COUNTY: Chittenden	PRESENT FORMAL NAME: C. L. Martin House
TOWN: Shelburne	ORIGINAL FORMAL NAME: unknown
LOCATION: US Rte 7, 1920 Shelburne Rd., east side	PRESENT USE: house
COMMON NAME: Martin House	ORIGINAL USE: house
PROPERTY TYPE: house	ARCHITECT/ENGINEER: unknown
OWNER: Clement L. Martin	BUILDER/CONTRACTOR: unknown
ADDRESS: 10 Countryside Drive, Essex Junction	PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>	
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>	STYLE: Vernacular Colonial Revival
	DATE BUILT: c. 1940
GENERAL DESCRIPTION: Structural System 1. Foundation: Stone <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Block <input checked="" type="checkbox"/> 2. Wall Structure a. Wood Frame: Post & Beam <input type="checkbox"/> Balloon <input checked="" type="checkbox"/> b. Load Bearing Masonry: Brick <input type="checkbox"/> Stone <input type="checkbox"/> concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> c. Iron <input type="checkbox"/> d. Steel <input type="checkbox"/> e. Other: 3. Wall Covering: Clapboard <input type="checkbox"/> Board & Batten <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Shiplap <input type="checkbox"/> Novelty <input type="checkbox"/> Asbestos Shingle <input type="checkbox"/> Sheet Metal <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Asphalt Siding <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Stone Veneer <input type="checkbox"/> Bonding Pattern: Other: 4. Roof Structure a. Truss: Wood <input checked="" type="checkbox"/> Iron <input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> b. Other: 5. Roof Covering: Slate <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Asphalt Shingle <input checked="" type="checkbox"/> Sheet Metal <input type="checkbox"/> Built Up <input type="checkbox"/> Rolled <input type="checkbox"/> Tile <input type="checkbox"/> Other: 6. Engineering Structure: 7. Other: Appendages: Porches <input checked="" type="checkbox"/> Towers <input type="checkbox"/> Cupolas <input type="checkbox"/> Dormers <input type="checkbox"/> Chimneys <input type="checkbox"/> Sheds <input type="checkbox"/> Ells <input type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other: Roof Styles: Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Shed <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Jerkinhead <input type="checkbox"/> Saw Tooth <input type="checkbox"/> With Monitor <input type="checkbox"/> With Bellcast <input type="checkbox"/> With Parapet <input type="checkbox"/> With False Front <input type="checkbox"/> Other: Number of Stories: <u>2</u> Entrance Location: <u>center eaves</u> Number of Bays: <u>3 x 2</u> Approximate Dimensions: <u>34' x 22'</u>	
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Archeological <input type="checkbox"/>	
Historic Contexts: Transportation; Automotive Travel	Level of Significance: Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

The Clement Martin House is a 2-story, gable roof, eavesfront, 3 bay, Colonial Revival style house. The structure has replacement synthetic siding, a central brick chimney, asphalt shingle roof, and regularly spaced 8/8 double hung windows. The distinctive Colonial Revival style, 1-bay, gable roof, front porch has a vaulted beaded board ceiling, molded returning cornice, and tuscan columns. The main entrance features a 4-pane door with 4-light transom, 4-pane sidelights, reeded entry pilasters topped by a full entablature and an elliptical transom with wooden starburst insert. A rear porch is enclosed with 1/1 windows. The house is set back in front yard from Route 7, and is fronted by mature trees.

RELATED STRUCTURES: (Describe)

A. Garage, c. 1950. The 2-bay, gable front garage has synthetic siding, asphalt shingle roof, a molded, returning cornice, and replacement overhead garage doors. Non-contributing due to age.

STATEMENT OF SIGNIFICANCE:

The Martin House has architectural significance as a good example of a modest, 3-bay, Georgian Plan, Colonial Revival style house. The structure is historically significant as an embodiment of the Colonial Revival style of architecture which became popular following World War II, when the economy was supporting increased housing development, and suburban growth was made possible as more Americans owned cars and could commute to work.

REFERENCES:

MAP: (Indicate North in Circle)



Trailer
Court

0414-62

SURROUNDING ENVIRONMENT:

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

RECORDED BY: Liz Pritchett

ORGANIZATION: Liz Pritchett Associates

DATE RECORDED: March 11, 1998



0414-62



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

NOTICE

The next meeting of the Vermont Advisory Council on Historic Preservation is October 14, 1999 from 9:00 a.m. - 3:30 p.m. It will be held in the Secretary of State's Conference Room, 1st Floor, Redstone Building, Terrace Street, Montpelier, Vermont 05602.

AGENDA

- | | | |
|------|---------------------------------------------------------|------------|
| I. | Minutes - September 14, 1999 | 9:00 a.m. |
| II. | Set meeting dates | 9:15 a.m. |
| III. | Archeology Report | 10:00 a.m. |
| IV. | SHPO Report | 10:10 a.m. |
| | A. Status Report of AOT Programmatic Agreement | |
| | B. Other | |
| V. | National Register Preliminary Review | 11:15 a.m. |
| | A. Little School, Craftsbury (tentative) | |
| | B. Sunnyside Farm, Hartford | |
| | C. Daniels Building, Hardwick | |
| | Lunch | Noon |
| VI. | New Business | 12:45 p.m. |
| | A. Grants Appropriations | |
| | B. Other | |
| VII. | Old Business | 1:30 p.m. |
| | A. Revisions to Proposed DHP Rules per Council comments | |
| | B. Other | |
| | Adjourn | 3:30 p.m. |



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

**MINUTES
October 14, 1999**

Members Present: David Donath, Historian, Chair
Peter Mallary, Citizen Member, Vice Chair (Mr. Mallary left the meeting during lunch and rejoined by conference call at 1:30 pm.)
George Turner, Historic Architect
James Petersen, Historic/Prehistoric Archeologist
Glenn Andres, Architectural Historian

Members Absent: Elizabeth Boepple, Citizen Member
Ann Lawless, Citizen Member

Staff Present: Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Lanora Freedom, Administrative Assistant
Eric Gilbertson, Director, Deputy SHPO (11:00 a.m. – 12:55 p.m.)
Elsa Gilbertson, National Register Specialist (12:45 p.m. – 1:15 p.m.)
Giovanna Peebles, State Archeologist (1:50 p.m. - 3:30 p.m.)
Sue Jamele, Environmental Review Coordinator (1:30 p.m.–3:00 p.m.)

The meeting was called to order at 9:10 a.m. by the Chair at the Secretary of State's Office, First Floor Conference Room, Redstone Building, Montpelier, Vermont.

Minutes - September 14, 1999, Mr. Mallary made the motion to accept minutes, second by Mr. Andres with the following changes: Page 7, Section B, change to "A. Review public comments received on the proposed Agency of Transportation Programmatic Agreement"; and Page 8, Mr. Donath would like the last sentence in the last paragraph to read, "Mr. Donath said that the Council might feel more comfortable approving the PA with the condition Voted unanimously.

Ms. Boone reviewed the agenda for the members and suggested the procedure for addressing certain issues.

III. Archeology Report – Mr. Petersen distributed information about the upcoming Abenaki Conference at UVM to be held on November 5-7, dealing with various aspects of archaeology, ethnohistory and contemporary affairs.

Mr. Petersen also reported that there had been a highly significant archaeological find made earlier this autumn at Okemo in Ludlow, specifically an Early Paleoindian ("Clovis") campsite, dated back to about 11,000-10,500 years ago, or 9000-8500 B.C. This site was discovered by the UVM Consulting Archaeology Program in studies related to proposed expansion of the ski area. Mr. Petersen noted that he brought this to the Council because of the very rare nature of the find (it is only the second one found in VT) and because the potential political dimensions to the find as well. The ski area will likely need to destroy the whole site in its proposed development and yet, they are not likely to want to fund whatever mitigation of adverse effects that will be required on the basis of available evidence. Considerable discussion followed about various related matters, including, among others, options related to preservation in place, the timing, scale and adequacy of archaeological phase III data recovery, and the clear necessity for publication outreach/education that should be done too. How to pay for such projects was also discussed and the idea of having a permit fee for, say Act 250 developers, was discussed as a means of spreading out archaeological liability across developers. At the close of the discussion, Mr. Petersen said that he would keep the AC apprised of this find and related events.

Ms. Wadhams updated the Council members on the fee issue. Ms. Wadhams suggested that Tom Slayton from Vermont Life may be interested in doing article on this project.

I. Set Meeting Dates – November 16, 1999, at Park-McCullough in North Bennington (Mr. Petersen will not be able to make that meeting), December 14, 1999 in Montpelier, January 25, 2000, Preservation Grants meeting in Montpelier.

IV. SHPO Report – Ms. Wadhams told the Council that the Downtown Conference will be held on Friday at the Capital Plaza. She mentioned that the Agency is working on a Sprawl agenda which will be presented to the Governor; and that on December 9 there will be a sprawl conference at the Radisson in Burlington, which will focus on "Smart Growth." Ms. Boone noted that the 106 workshop will be held on October 28. Mr. Petersen and Mallary will attend and report back to the Council. Ms. Wadhams explained that she and Elsa Gilbertson attended a meeting in Vergennes on the National Register. Ms. Wadhams alerted the Council that the ACCAG and Housing Vermont's attempt to amend or locate a new NR District in Vergennes may become controversial. Ms. Wadhams indicated that she feels Housing Vermont may try to come back to the Council to add properties to the District piecemeal even though they were told by the Council that this is not an acceptable process. She updated the members that Henry's Diner's lease expires in a month and that the current owner does not want to renew his lease. Ms. Wadhams met with various people on this issue. Ms. Wadhams updated the Council on the USPS issues and that legislation has been introduced. Sen. Jeffords and Richard Moe testified. Ms. Wadhams told the Council about the sites trip to the West, and that on November 4 the Senate and House Institutions Committees will visit various sites on the east side of the state. She mentioned that visitorship was flat or down at the sites. Mr. Donath said that his site also experienced the same. Ms. Wadhams is organizing the sites "friends" groups to meet to brainstorm. Ms. Wadhams mentioned

that she is organizing a meeting to discuss the Marketing Plan with Tourism and Marketing. Discussion followed.

A. Status of AOT Programmatic Agreement - Ms. Wadhams told the Council that she would like to go over the notes from the last meeting and the concerns which the have been raised. Mr. Turner asked if the Division is saying to AOT that it is not the Division's responsibility to review Section 106 projects. Ms. Boone clarified that the Division is telling AOT that it is the Division's responsibility but they are giving it to AOT and now AOT is wondering what's in it for them. Ms. Wadhams noted that the Division is taking the "concur" step from the Division.

Ms. Wadhams summarized the concerns raised by the Council about the AOT PA as follows:

- (1) Historic preservation is not AOT's mission and their culture does not encourage good preservation;
- (2) The Council would be giving up ability to review 106 projects and protect resources;
- (3) The Council would be giving up a perceived role in Section 106 - "advise in participation."
- (4) What happens if political climate changes;
- (5) What is the Council's oversight role in monitoring;
- (6) AOT might not follow the Manual;
- (7) Archeological resources will be missed in identification phase;
- (8) Current staff level is not adequate to implement the PA;
- (9) The Council would be giving up role in Act 250 and 22 V.S.A. 14;

She noted the following solutions which are being considered:

- (1) Two-year sunset for the PA
- (2) Time on the Advisory Council agenda for comments prior to the PA Annual Meeting,
 - (a) AOT could come
 - (b) Signatories would meet afterward
- (3) Legal clarification of "advise in the participation,"
- (4) Place on review committee

Ms. Wadhams will come back to the Council in November for further discussion about the PA.

The review of the document should take place among the federally required legally signing members. Mr. Mallary noted that the Council respects the time and energy which has been spent on this process. Mr. Andres noted that he feels safe that everyone is uncomfortable with the staffing issue.

VI. New Business

A. Grants Appropriations – Ms. Boone explained that the Council would like to take part in trying to get more money for the Grant Program. Mr. Gilbertson summarized the meeting at the Lake House on Barns which was attended by the Dept. of Agriculture, Preservation Trust of Vermont, Senator Mazza, representatives from the private sector, among others. Some outcomes of the meeting were that Sen. Mazza indicated that there is no real support in the Legislature for the Barn Grants and it was also noted that the number of applications is declining every year. It was also mentioned that perhaps the Grant program should be more heavily advertised and become a bigger program. Ms. Wadhams said one approach to trying to get more money is to change the order of the list submitted for the Capital appropriations and put the grants first. Mr. Mallary said he feels that is a great idea. Mr. Gilbertson indicated that another approach is to give the Legislature the entire list of grant applications after they have been reviewed by the SHPO and the Council and let the Legislature deal with the selection process. Discussion followed. Ms. Wadhams noted that she would like to push for a larger grant program and avoid the Legislature giving out their special grants over which the Division and Council have no power to make sure preservation issues are properly addressed. Mr. Andres said that if the Legislature sees all the projects they will become more aware of the need. Ms. Boone noted that there had been previous discussion regarding having a Legislator on the preliminary review committee. What can the Council do? Ms. Wadhams suggested they could talk to legislators, the administration, and more importantly that Council members could go to the public meetings and talk about all the values of the program – tourism, landscape, quality of life, etc. There was discussion regarding how the program is presented to the Legislature. Ms. Wadhams explained what is done. Ms. Boone asked what is most effective in the Committees. Ms. Wadhams said that people other than state employees are effective. Mr. Mallary said that presenting the economic case is also very important. Discussion also indicated that a good hand-out is important, and that the legislature seems to respond to incremental loss. Senator Mazza also suggested that if the Division gets more money then they should give larger individual grants. Mr. Mallary suggested that the Division has to decide which members they will address their need to. Mr. Gilbertson said it would be great if you could take barns out of picture, i.e. a drawing or photograph of a landscape with no barns, where presently there are actually barns standing. Mr. Andres suggested that perhaps the Division could identify barns that are in trouble on a particular stretch of road. Mr. Mallary asked if there is a chance to get someone from Economic Development to go to the Legislature with the Division. Perhaps community developers and the Department of Agriculture could also be approached. Ms. Wadhams said that the Council will receive the written summary of the barn meeting which will be written by Mr. Roger Clapp and Ms. Ann Cousins. Mr. Turner asked if there is a survey of barns in the state, and if not how is it going to be done. Ms. Wadhams said that it is going to be part of the survey and a plan is going to be developed how this will be done. Emily asked if the Council has an idea of what the cap should be if the overall grant amount is increased. Ms. Boone said one thing that needs to be brought out is that there are strings attached to the Legislative Grants as well as the HP Grants in Section 106 and preservation issues.

V. National Register Preliminary Review - Ms. Gilbertson passed out the sheet explaining each project.

A. **Little School, Craftsbury** – The request came from the potential buyer of the property. Ms. Gilbertson passed out the information on the Educational Resources MPDF criteria and briefly explained it. Ms. Gilbertson showed slides of the school and explained its location and changes which have been made to the building. Ms. Gilbertson explained that it is being nominated under Criteria A and C. It is the consensus of the Council that this property appears eligible for the National Register under Criteria A and C under the Educational Resources MPDF.

B. **Daniels Building, Hardwick.** Ms. Gilbertson passed out photographs of the building and showed the boundaries of the district on the state register map. Ms. Gilbertson explained the history of the property and noted that they are requesting to be added to the existing State Register District. It is the consensus of the Council that this property appears eligible for the National Register and the existing district should be expanded to include this building. Mr. Turner asked about the dam and suggested that it should also be added to the nomination, Ms. Gilbertson said she will pursue this request.

VII. Old Business

B. **Other** - Ms. Wadhams asked if there is anything which should be brought up. Mr. Turner asked about process regarding whether the Council should comment on design issues which are presented. There was discussion regarding what aspects of interior design are in the purview of the Council. Mr. Turner suggested that perhaps the plan should be brought to the Division and be presented by a staff member. It is the feeling of the members that if someone comes before the Council they should be more organized and the Council will more clearly define process. It was also suggested that if an architect or consultant appears before the Council on behalf of a state agency an agency staff member should also attend for the client. Mr. Donath suggested that if the Council has seen the project before, they do their "homework" and know what they expected from the client/architect/consultant. Under the new rules this process will be clarified. Ms. Wadhams explained that the Council/Division can strongly recommend that the client hire a preservation consultant which will make the process easier in the end. Ms. Wadhams suggested that Ms. Jamele may be able to write a brief report on the preliminary review of the project. Mr. Petersen asked if the archeology came to the Division for a scope of work Ms. Wadhams said that she thinks they usually do but will check into it. The Council would like the Division to define the questions and the issues which will need to be addressed.

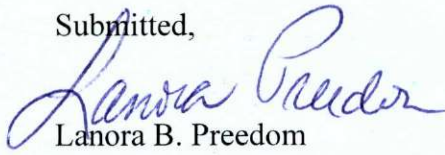
A. **Revision to Proposed DHP Rules per Council Comments** – Ms. Boone gave an overview of what the Council received prior to the meeting and that the Council can review the substantive issues mentioned in the summary. One question raised was who can request AC review of significance. It was noted that the SHPO can look at a question of significance for a non-listed resource and that the Council has the avenue to ask the SHPO to review it for significance. Another item of discussion was the use of the

term "potential archeological sites," which makes it clear that they are looking at something that has not yet been clearly identified, but may contain significant archeological data. Mr. Petersen brought up the issue regarding the use of the word "mitigation" of a potential site and suggested that perhaps the word "treatment" should be used instead.


The Council then proceeded to go through the Rules item-by-item. Changes were noted and will be made by Ms. Boone. The Council will have another opportunity to review the changes before they are submitted to the Legislative Rules Committee.

The Chair adjourned the meeting at 3:30 p.m.

Submitted,



Lanora B. Preedom
Division for Historic Preservation

approved
11/16/99


National Register Preliminary ReviewCriteria

A. Little School, Craftsbury

A, C

The school is on the State Register as part of the Craftsbury Village Historic District.

Two room school built about 1865 in the Greek Revival style to serve Craftsbury village. Used as a school until 1980, when the school (former church) across the street was enlarged to house all grade school students in one location. The school has been modified somewhat over the years. A late 1800s photo shows the belfry in the center of the roof, but by the early 1900s it was moved to its current location at the gable end. After 1904, when the State Board of Health began to set standards for ventilation, sanitation, and lighting, the banks of windows were added in both gable ends and the windows on each side of the eaves front entrance were removed. The school was awarded "Standard School" status for meeting standards in the area of buildings and grounds, equipment, teacher, pupils, and community. The interior remains much as it did historically.

Recommendation: Concur that the property meets the registration requirements for the school property type and is individually eligible for the National Register under criteria A and C.

B. Daniels Building, Hardwick

Northern Community Investment Corporation and the Town of Hardwick are requesting that the Daniels Building be considered for addition to the Downtown Hardwick Historic District. It is on the State Register as part of the West Church Street Historic District.

The main block was built c.1870 by F. Green for use as a tannery. In the early 1900s it became the Sam Daniels foundry for the manufacture of wood and coal furnaces, maple syrup evaporators, milk coolers, milking machines, galvanized sap buckets, syrup cans, aluminum boats, and manure spreaders ("the only product that Sam claimed he wouldn't stand behind"). The Sam Daniels Manufacturing Company was incorporated in 1908 and had six employees to begin with. From the 1920s to 1940s there were up to 100 employees. The foundry was a major source of employment in Hardwick during the Depression and World War II. The firm closed in 1970 as wood heat fell out of favor. Two rear wings, since lost, were added to the building to house sheet metal workers. The firm was revived in 1973, after the oil embargo, by Daniels' grandson and is located in Montpelier.

The boundary justification for the Downtown Hardwick HD says the nomination encompasses the core of the village of Hardwick. Crooks in the Lamoille River were used as natural boundaries for the southern and northern ends of the district. The Daniels Building is located just north of the northern edge of the district on the northern side of the Lamoille.

Recommendation: Since this building is located adjacent to the existing district and was a major employer and economic force in Hardwick, it appears to be appropriate to add this property to the existing historic district. The statement of significance mentions the company.

**ISSUES IN PROPOSED DHP RULES
IDENTIFIED BY ADVISORY COUNCIL
AT 7/23/99 RETREAT**

Who can request AC review of significance (Rule 4.9)

The proposed Rules state that in the Act 250 process, the DHP will determine significance of a non-listed resource unless the applicant requests that the Council review significance. The Council discussed whether the Council, the SHPO, or the District Commission should also be able to request AC review. If the other parties are allowed to request AC review, some felt that the Rules should specify the circumstances under which they could make such a request. Some noted that the AC's accountability to the public demands that the AC be able to request AC review of significance of a resource. Some felt that if the SHPO could request AC review, that would be sufficient because the AC could ask the SHPO to bring something to them. One member commented that if the AC is not reviewing significance, there should be a mechanism to keep the AC informed of DHP determinations of significance. It was felt that under Act 250, the AC would always retain the ability to provide testimony on significance to the District Commission.

The consensus was that the SHPO should be able to request that the AC review significance of a non-listed resource, and that the Rules should say that 'The Council may request that the SHPO bring matters to them on occasion.' DHP will draft a framework that specifies how and when.

Potential Archeological Sites (Rule 2.36, Rule 4.7)

The Council discussed the use of the two similar terms, "archeologically sensitive area" and "potential archeological site" and concluded that only the latter one should be used. Since the definition of "archeological site" provides for locations that "are or may be a source of important archeological data", it seems that sensitive areas, i.e. areas that exceed a certain score on the predictive model, can fall within the existing definition.

Requiring consultants for archeological evaluations in Act 250 (Rule 4.7)

People agreed that DHP does not have the authority to require that Act 250 applicants hire qualified professionals to identify potential archeological sites, but can strongly recommend it in the Rules.

Mitigation Agreements for potential archeological sites (Rule 4.8.1)

Negotiation of mitigation measures to avoid or minimize adverse effects on potential archeological sites should result in 2-party agreements that note that the agreements are subject to acceptance by the appropriate District Commission. DHCA wants to look into the practical logistics of carrying this out, i.e. whether legal counsel would be involved in developing or reviewing mitigation agreements.



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

NOTICE

The Vermont Advisory Council on Historic Preservation will hold its monthly meeting Tuesday, November 16, 1999, from 9:00 a.m. - 3:30 p.m., at the Park-McCullough House, West Street, North Bennington, Vermont (directions attached).

AGENDA

- | | | |
|-------|------------------------------------------------|------------|
| I. | Minutes - October 14, 1999 | 9:00 a.m. |
| II. | Set meeting dates | 9:15 a.m. |
| III. | SHPO Report | 9:30 a.m. |
| | A. Status Report of AOT Programmatic Agreement | |
| | B. Other | |
| IV. | National Register Preliminary Review | 10:15 a.m. |
| | A. Amos Brown House, Whitingham | |
| | B. Trolley Barns, Burlington | |
| | C. Sunnyside Farm, Hartford (tentative) | |
| V. | National Register Final Review | |
| | A. Rutland Railroad Pumping Station, Alburg | 11:00 a.m. |
| VI. | Act 250 Review | |
| | A. Wright Farm, Colchester (Scott Gurley, AOT) | 11:20 a.m. |
| | Lunch | Noon |
| VII. | Tour of the Park-McCullough House | 12:30 p.m. |
| VIII. | New Business | 1:30 p.m. |
| | A. Conflict of Interest (Tina Ruth) | |
| | B. Other | |
| IX. | Old Business | 3:00 p.m. |
| X. | Adjourn | 3:30 p.m. |



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

MINUTES
November 16, 1999

Members Present: David Donath, Historian, Chair
Peter Mallary, Citizen Member, Vice Chair
George Turner, Historic Architect
Elizabeth Boepple, Citizen Member (arrived 11:00 a.m.)
Ann Lawless, Citizen Member
Glenn Andres, Architectural Historian

Members Absent: James Petersen, Historic/Prehistoric Archeologist

Staff Present: Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian (arrived 9:55 a.m.)
Elsa Gilbertson, National Register Specialist (arrived 10:00 a.m.)
Scott Dillon, Survey Archeologist (arrived 10:00 a.m.)
Tina Ruth, Department Counsel (arrived Noon)

The meeting was called to order at 9:10 a.m. by the Chair at the Park-McCullough House, West Street, North Bennington, Vermont.

- I. Minutes - October 14, 1999 - Mr. Andres moved to accept the Minutes. The following changes were noted:
- Page 2, line 55, change the sentence read: "Mr. Petersen said that he would keep... ."
 - Page 2, line 73, change "increase the NR District..." to: "amend or locate a new National Register District..."
 - Page 3, line 125, after "among the", add "federally required..."
 - Page 3, line 126, remove the word "Detractors".
 - Page 5, lines 204 and 205, after "before the Council" change to read as follows: "...on behalf of a state agency and agency staff member should also attend." Second by Mr. Turner and voted unanimously.

III. SHPO Report

- B. **Other** - Ms. Wadhams reported the following:
- Regarding development of the budget - the Barn Grants are in for \$150,000.
 - She summarized the recent trip to the State Historic Sites with the Legislators.
 - The Council requested that at the December meeting they discuss how they can support the capital budget.

- H.408 and the need for incentives to develop in downtown.
- She noted the award winners from the recent PTV awards luncheon.
- Ms. Gilbertson passed around the just-issued Champlain Valley Heritage Corridor Plan, told Council members they will be receiving copies, and asked them to submit comment letters to the National Park Service.
- Ms. Boone reported on plans for the annual Historic Preservation Conference.

A. **Status Report of AOT Programmatic Agreement** - Ms. Wadhams summarized the discussion to date and deferred further discussion to later in the meeting.

VI. Act 250 Review

A. **Wright Farm, Colchester** - Mr. Scott Gurley from the Agency of Transportation (AOT) summarized the background of the review to date. It was determined not National Register eligible and is coming to the Council for State Register determination. AOT and its consultant believe it is State Register eligible. If it is so determined by the Council the AOT will advertise it for sale and removal. It would not be salvaged in pieces. AOT owns the property.

The Act 250 permit was approved a long time ago and is now being re-evaluated.

The Council noted awkwardness in looking at the property for the State Register after it has been determined not eligible for the National Register. Ms. Wadhams asked if sufficient context could make it eligible for the National Register, as she anticipates merging the two criteria. Mr. Donath noted that the area used to have lots of farms that are now gone. Ms. Wadhams posed whether that makes it more important as a survivor, or less important, due to loss of context.

Mr. Andres noted the significance of an unaltered pre-1850's farmstead. He thinks the farmhouse looks like a later building. However, he feels if it is that old, it is precious.

Ms. Wadhams clarified that today's review should use the State Register criteria which are currently in effect.

The Council discussed the integrity of the property in relation to the criteria. Mr. Donath questioned why it wouldn't be eligible for the National Register. Mr. Andres suggested that if there was a National Register context for isolated farmhouses this could qualify even if it fails to meet the "farmstead" registration requirements.

Mr. Mallary made the motion to concur with AOT that the property is eligible for the State Register and is historically significant based on criteria 1 and 10. Second by Mr. Andres and voted unanimously.

Mr. Mallary reiterated a desire to have the State Register/National Register discussion and bring it to conclusion.

Mr. Gurley, from AOT explained the difficulty of having two sets of criteria (SR/NR) from the AOT perspective for projects that have both state and federal funds and need an Act 250 permit.

Ms. Gilbertson summarized the Division plan to electronically image the State and National Registers and passed out a fact sheet. The Council responded enthusiastically.

IV. National Register Preliminary Review - Ms. Gilbertson distributed a summary of the properties scheduled for review.

A. **Amos Brown House, Whitingham** - Ms. Gilbertson reviewed the architectural and historical significance of the property and passed around photographs. The Council encouraged the owners to proceed with the nomination. Mr. Andres asked that they look carefully at the date of the house. Fanlights like this one usually date from later than the 1790's. It is the consensus of the Council that this property appears eligible for the National Register under Criteria A and C.

B. **Trolley Barns, Burlington** - Ms. Gilbertson summarized the history and design of the property and passed around photos. The Burlington CLG Commission recommended that it appears eligible for the National Register. Ms. Gilbertson noted that the owners wish to remove the bus garage portion in a Rehabilitation Investment Tax Credit (RITC) project, however, if the garage falls within the period of significance of the nomination could not be removed in an RITC project.

The Council noted that the bus use on the property is part of the evolution of the transportation use of the property, and should be considered a significant part of the building. They discussed the implications of making the bus garage significant.

The Council concurs that the property appears eligible for the National Register under Criteria A and C. Mr. Andres noted that since the bus history affected the older buildings too, it cannot be ignored. The Council noted their concern that the nomination needed to address the bus period in a satisfactory way.

C. **Sunnyside Farm, Hartford** - This nomination has been postponed to a later date.

V. National Register Final Review -

A. **Rutland Railroad Pumping Station, Alburg** - The Council received copies of the nomination before the meeting. Ms. Gilbertson summarized the history of the property and passed around photos. Mr. Andres moved to approve this nomination to the National Register under Criteria A and C. Second by Ms. Boepple, and voted unanimously.

III. SHPO Report - cont'd

A. **Status Report of AOT Programmatic Agreement** - Ms. Wadhams noted her desire to meet with AOT Secretary and Deputy Secretary to discuss the proposed PA. One issue to be discussed is the adequacy of staffing levels at the Agency of Transportation. She hopes to report back to the Council in December.

Ms. Wadhams noted that the process of developing the PA has dramatically increased her confidence in AOT's ability to carry out the reviews.

II. Set Meeting Dates - The Council members concluded that they will try to meet on the third Thursday of the month, realizing that it will not always be possible. The following meeting dates were set: February 24, 2000 and March 16, 2000. Ms. Boone may not be able to attend the February meeting. In March, Mr. Andres needs to be in Middlebury by 4:30 p.m. and asked if we could meet closer to Middlebury that month.

VIII. New Business

A. **Conflict of Interest** - Tina Ruth, Department Counsel, described that concern for conflict of interest is a concern for conflict between multiple interests that a person may bring to a project review. Ms. Ruth emphasized that conflicts of interest are not easy issues, are very fact-dependent, and require a conversation to explore the particular circumstances of the case. Raising the issue of the existence of a conflict of interest should also not be considered a challenge to a person's integrity. It is simply an examination as to whether a person has multiple interests in a transaction that might cause them to have to balance their other interest with their interest as a Council member. In response to a question she said it makes sense to her that three conflicts per term were allowed for the Vermont Advisory Council on Historic Preservation, i.e., that it is the 4th conflict per term that would lead to a need to retire from the Council.

Mr. Donath asked whether a conflict related to an absent member is counted as a conflict. The consensus was that it is not.

Mr. Andres asked about a potential conflict for members who may live near a project or be on a board for grant applications. Whether a conflict exists depends on the degree of participation in the project. No participation in a project that happens to be in your neighborhood, no conflict. Giving information in such a case would be helpful to the Council, and is fine. Short of being an active member in the development of the project, an obvious conflict, the degree of participation for the case would have to be discussed. Council members need to remember to be mindful of the appearance of favoritism.

Mr. Turner asked about conflict if his partners are working on something. Ms. Ruth said it is not clear, but probably is a conflict.

Mr. Andres thought that changing the grant process so that the Council only recommends might avoid conflict of interest. It was thought that this still did not avoid a conflict. The Council suggested that the Division could change the scoring process so that each project vote was done on averages, i.e. total score divided by number of people voting. If someone recuses and cannot vote on one project, they could still vote on the rest.

During the discussion it was determined that disclosure is often a remedy. Discussion among the members that results in a determination that there is no conflict, is not a recusal.

If a member is part of a large institutional body who is coming before the board (eg. a university) is there an inherent conflict? Ms. Ruth said no, as long as you are not in a double decision-making position.

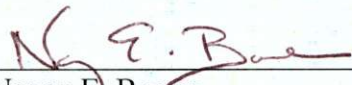
Mr. Mallary moved to ask the Division to put in Section 12 of the Rules a process for disclosing and resolving potential conflicts of interest among Council members, and bring it back to the Council in December. Second by Ms. Boepple and voted unanimously.

It was noted that conflicts can also involve family and business relationships.


The Council reiterated the issues caused by the small number of relevant professionals in Vermont.

The meeting was adjourned by the Chair at 3:50 p.m.

Submitted,



Nancy E. Boone
Division for Historic Preservation

Approved
12-17-99


National Register Final ReviewCriteria

A. Rutland Railroad Pumping Station, Alburg

A, C

Advisory Council preliminary review 11/17/98.

This building was constructed c.1903 on the shores of Lake Champlain to provide water from the lake for the railroad steam engines in the Alburg rail yard. The Rutland Railroad expanded its line from Burlington to Alburg after 1897; with the trestle bridge across Lake Champlain there was uninterrupted railroad access from Boston and New York to the Great Lakes. An extensive railroad yard was built between 1900 and 1910 in Alburg. This yard is now gone. The pumping station is the sole reminder of the large railroad presence in Alburg. The pumping station also supplied water to the village of Alburg until 1979.

Recommendation: Vote to approve National Register nomination under criteria A and C.

National Register Preliminary ReviewCriteria

A. Amos Brown House, Whitingham

A, C

This c.1790 brick Cape Cod house, located just north of the Massachusetts border on Saddada Road, is listed in the State Register. The building may have been built for the family of Josiah Brown, who fought at Bunker Hill and moved to Whitingham to farm 65 acres in 1795. According to the Whitingham Historical Society, which now owns the building, it is one of two brick houses in town. Chester Liebs' 1971 survey form says it is built in a mixture of Flemish and common bonds. The unpaved road is lined with historic sugar maples. In the 1930s the farm was purchased by Peter Grace, heir to the W. R. Grace Company. He eventually purchased 2,300 contiguous acres. The Graces lived in Whitingham during WW II and stabled their polo ponies on the farm. The Graces sold all but the Brown house and 30 acres to the Carthusians after WWII. They recently gave the Brown House and 30 acres to the local historical society.

The house originally had four chimneys, evidence of which still remains. On the second floor only one room was finished. An extensive ell was added in the late 1800s. There appear to be historic stone walls and orchards on the property.

Recommendation: Concur that the property appears eligible for the National Register under criteria A and C. If the interior retains its historic features, as the historical society states it does, the building is a good example of an early Vermont house that was modified somewhat in the 1930s by well-to-do owners as a second home. There is a significant trend in the 1920s and 1930s for wealthy out-of-staters to "rescue" abandoned or deteriorating hill farms or backroads farms and use them for vacation homes or "play" farms. The building shows the early settlement history of the small town of Whitingham and this later 1930s rescuing old farms theme.

B. Trolley Barns, Burlington

A, C

The Burlington Traction Company property includes two trolley barns, one built c.1900 and the other c.1910, and a brick c.1910 battery house attached to the rear of the c.1910 barn. The two buildings were connected c.1930. A metal roof addition on the south side was built in 1950 as a bus garage.

See attached.

No information has been provided about when these buildings were taken over for use as bus garages; presumably it was before 1950 as the bus garage was built in 1950.

Recommendation: Concur with the Burlington CLG Commission that the property (343 North Winooski Avenue) is eligible for the National Register under criteria A and C. The CLG Commission recommends in order to complete the nomination research on the extent of this property type in Vermont to clarify level of significance (state or local); research on the evolution of transit and trolley companies that have used this property over the years; map of the systems in use during the period of significance; and investigate the role of J. J. Flynn and his influence on Burlington's development and similar trolley systems around Vermont.

PLEASE NOTE that the period of significance for this property is very important as it will have an effect on the investment tax credit project being proposed.

C. Sunnyside Farm, Hartford

The Hartford CLG Commission is conferring with the owner on this request. Commission members feel perhaps this property could be included in an extension to the Hartford Village Historic District. They will be telling the owner that the owner needs to work with the owners of the buildings between this property and the district boundary to see if they also are interested in the National Register.

POSTPONE DISCUSSION UNTIL ADJOINING OWNERS APPROVE.



**State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501**

**MINUTES
December 17, 1999**

The meeting of the Advisory Council was called to order at 9:10 a.m. in Conference Room A, National Life, 6th Floor, Montpelier, Vermont.

Members Present: David Donath, Historian, Chair
Peter Mallary, Citizen Member, Vice Chair (arrived at 11:35 a.m.)
George Turner, Historic Architect
Elizabeth Boepple, Citizen Member (via conference call until 12:20 p.m.)
Ann Lawless, Citizen Member (arrived at 12:40 p.m.)
Glenn Andres, Architectural Historian
James Petersen, Historic/Prehistoric Archeologist

Staff Present: Emily Wadhams, SHPO
Nancy Boone, State Architectural Historian
Lanora Preedom, Administrative Assistant
Elsa Gilbertson, National Register Specialist (arrived at 3:30 p.m.)
Curtis Johnson, RITC Program (arrived at 3:30 p.m.)

There was discussion regarding agenda changes.

I. Minutes – Mr. Andres moved to accept the minutes, second by Mr. Turner. The following changes were noted: Page 2, line 68 and 69 – change the first two sentences of that paragraph to read: Mr. Andres noted the significance of an unaltered pre-1850's farmstead. He thinks the farmhouse looks like a later building. Page 1, line 26, correct the spelling of Mr. Petersen's name. Page 4, line 156-157 there was discussion regarding deleting the section in parenthesis which was an addition Ms. Ruth made to the draft minutes. Ms. Boone indicated that she feels what should be reflected in the minutes is what was said and that discussion regarding interpretation should be held at a later meeting and clarified in those minutes. Mr. Donath suggested that the section be changed to: Mr. Donath asked whether absence might be used to avoid a potential conflict. Discussion followed regarding what was said at the November meeting. Ms. Boone suggested putting back the language that she had originally included in the minutes of that meeting. Therefore, the minutes will be changed to read: Mr. Donath asked whether a conflict related to an absent member is counted as a conflict. The

consensus was that it is not. Mr. Andres noted that the date of the minutes should be changed to November 16, 1999. The vote was unanimous.

IV. National Register Preliminary Review – Ms. Gilbertson passed around summary sheets to the Council members.

A. **Sprigg House, Charlotte** – Ms. Gilbertson passed around the survey book to the members and showed slides of the property. Ms. Gilbertson explained the history of the house and out-buildings. Ms. Gilbertson noted that this would be a good example of local significance because of its rich history and it could also be a good architectural example. She noted that this is a Century Farm, named by the Grange. Mr. Andres mentioned that it is sad that this property has lost its farmstead buildings. Mr. Andres said it will have to have a very good argument for this property and that if it were still a farm it would be precious. There was discussion regarding the age of property and that the family built it and has owned this property since it was built. The members noted that the nomination would have to be very well written and well researched. The Council agreed that the nomination has to do a good job with vernacular architecture, electrification of properties of the 1930's, and asked to check to see if there's a tourist cabin on the property. The Council mentioned developing a standard for 1840's farmhouses. Mr. Petersen agrees that the Council needs to make sure that these types of properties do not fall between the cracks if the NR/SR standards are the same. Mr. Turner asked if they are going to develop 1840's farmhouse context shouldn't the Council look at more examples. Mr. Andres suggested getting funding to find out what the resources are on the transportation corridors like Routes 4, 7, 22A and 103. Ms. Wadhams noted that there should be more survey work along major transportation corridors. It was the consensus of the Council that this property appears eligible for the National Register.

Ms. Wadhams mentioned the Lake Champlain Byways program as a source of funds to do a survey.

B. **Thompsonburg District #3 Schoolhouse, Londonderry** – Ms. Gilbertson explained the history of the property and showed slides. She explained that they applied for a grant last year and are applying again this year. It is currently being used as a community center. It is the consensus of the Council that this appears eligible for the Register under criteria A and C and the Educational Resources of Vermont MPDF.

C. **Vergennes Residential Historic District, Vergennes** – Ms. Gilbertson showed slides of the proposed district. Ms. Gilbertson indicated that it is the City Council that is requesting the review of this district in response to a request from the Addison County Community Action Group and Housing Vermont, who are interested in using the tax credit program for two buildings in the neighborhood. Mr. Donath noted that it is commendable that ACCAG and Housing Vermont put together this request in three months. Ms. Wadhams said that they worked very hard dealing with housing issues. Mr. Andres noted that this is the best way to deal with the historic resources in

Vergennes and that ACCAG and Housing Vermont should definitely be commended. This could become a model for other communities. It is the consensus of the Council that this district appears eligible for the National Register under criteria A and C.

V. National Register Final Review

A. **District #2 School, Georgia** – Ms. Gilbertson read verbatim the letter of support from the Town of Georgia. She passed around photographs of the property. Mr. Andres moved that it be nominated to the National Register under criteria A and C and under the Educational Resources of Vermont MPDF. Mr. Turner seconded, and the vote was unanimous.

B. **Lakeview Inn, Greensboro** – Ms. Gilbertson passed around photographs. Mr. Petersen moved that this property be nominated to the National Register under criteria A and C, Mr. Andres second. There was no discussion and the vote was unanimous.

Ms. Boepple joined the meeting via conference call at 10:55 a.m.

II. Historic Preservation Rules, Rule 12 – The Council received a copy of the changes to Rule 12 prior to the meeting and Ms. Boone explained the changes to the Council. There was discussion regarding the November meeting and the wording regarding conflict of interest. There was discussion abstention vs. recusal. It was determined that recusal, not abstention, solves the conflict problem. Mr. Turner suggested that the Council keep the conflict issue at financial and double decision making. Leave the definition of conflict alone and clarify when it's going to occur. It was agreed that the wording was too broad and this is a good change. There was discussion regarding the Executive Code of Ethics as it pertains to conflict of interest.

Mr. Mallary arrived at 11:35 a.m.

Ms. Wadhams read to the Council the NPS letter dated August 19, 1998, dealing with conflict of interest. Ms. Wadhams noted that she would like to add the wording regarding double decision-making. Mr. Petersen noted that the Executive Code of Ethics takes care of the issue and the Council agrees. There was then discussion regarding how the disclosure occurs. Mr. Turner went back to the issue of not attending the meeting and does this count as a recusal. Ms. Wadhams said that when the member plans to be absent they should clarify why they are not attending. Mr. Turner noted that they should state if they have an issue and then operate under good faith. The Council agreed that the changes were addressed and the revisions are complete for this section.

Regarding the transportation issues which were brought up during the Sprigg House preliminary review discussion, Mr. Andres made the following motion: Whereas the State of Vermont is in the process of identifying and designating certain roads in the state highway system for increasingly sizable truck traffic and is considering upgrading these roads to handle the larger vehicles, and whereas these are among the state's oldest and

most historically important circulation corridors and still act as an important introduction for visitors to the state, the Advisory Council on Historic Preservation recognizes the value of the significant historical resources along these highway corridors and recommends that the state commit to a priority campaign to survey and evaluate these resources in a comprehensive manner as a necessary tool for future planning. Second by Mr. Mallary, and voted unanimously.

Mr. Mallary mentioned that the motion is good, but the Council needs to determine what action steps will be taken. He suggested that perhaps the case should be stated personally.

Ms. Wadhams noted that perhaps there should be a re-evaluation of farmhouses along these corridors because we're losing the resource. Mr. Andres indicated that patterns in history should be looked at especially along the highway corridors. Ms. Wadhams suggested that the new Secretary of AOT might be interested in attending a Council meeting. The Council agreed and Ms. Wadhams noted that Secretary Lambert will be asked if this is appropriate.

II. Set meeting dates - The following dates were selected, January 26, 2000, which will be the grants meeting and held in Montpelier; February 24, 2000; March 16, 2000, Barn Grants meeting to be held in Middlebury; and April 20, 2000.

VI. SHPO Report - Ms. Wadhams reported that the annual Historic Preservation Conference will be held May 19 in Vergennes or Middlebury.

Ms. Boepple left the meeting at 12:20 p.m.

VII. Archeology Report - Mr. Petersen noted that two issues need to be brought to the attention of the Council. The first is the matter of Act 250 archeology. He stated that recent studies this autumn have proven productive in the identification of archeological sites where developers have sworn they wouldn't be found. He said that ironically, in at least one recent case, the prehistoric Native American site discovered adjacent to Lake Champlain in Burlington would have been National Register Eligible if a previous development adjacent to the project under review hadn't extensively disturbed it. He explained that the previous project hadn't been studied during the Act 250 process and disturbance related to it had encroached into the project area being studied this autumn; a 3000-year old site was largely destroyed during the 1980's and remnants of it were identified this autumn. Mr. Petersen explained that this example suggests the continuing importance of archeology related to the Act250 review process.

Secondly, Mr. Petersen updated the Council on the Okemo Resort project which was brought to their attention this fall. He said that supplemental work was undertaken at the Paleoindian site, dated ca 11,000 years ago, and it was done more quickly than anticipated so he couldn't notify the Council of potential dates for visiting the project. He noted that this study identified three more prehistoric sites or site areas, one of which is also National Register eligible and is likely 11,000 years old. He said this means that

there are three National Register eligible sites or site areas within the project area, two prehistoric sites which are not likely National Register eligible and as many as five to six historic sites that are not National Register eligible. Mr. Petersen said that representatives of Okemo, the Division for Historic Preservation, the Army Corps of Engineers and Okemo's consultant should begin discussion of management options. Mr. Petersen recommended that avoidance of the National Register-eligible prehistoric sites would be the preferred option, but this may not be possible for one or all three of the sites or site areas.

Ms. Wadhams noted that Act 250 archeology has to be less cumbersome and more logical. She mentioned that the process needs to be defensible. Ms. Wadhams said that after the first of the year she will focus on this issue. There was discussion regarding revisiting fees. Lengthy discussion regarding information and education.

Ms. Lawless arrived at 12:40 p.m.

Mr. Petersen indicated that UVM is going to be doing a highly visible field study of archeology surrounding the Circumfrential Highway. Ms. Wadhams mentioned that this would be a good opportunity to get Secretary Lambert and Commissioner Brown involved.

VIII. 2000 Legislative Session – Mr. Gilbertson reported that \$150,000 is in the appropriation request for barns and \$300,000 for HP grants this year. Ms. Wadhams explained how the system works. There was a strategy discussion on when members will contact their legislators regarding budget issues. The Council discussed how to fine tune what they're going to present, and suggested creating a list of available people to go to committee meetings. Ms. Wadhams said will come up with a strategy and present it to the Council. Mr. Mallary said that is a good idea and perhaps the members should do it early next year. Will send the Council the lists of House and Senate, Institutions and Appropriations committee members.

IX. Revised Grants Scoring System – Mr. Gilbertson passed out a sheet explaining the averaging of the scores and gave two options, Plan A and Plan B. Mr. Donath asked if abstaining constitutes a recusal and the answer is yes. Mr. Turner moved to adopt methodology Plan B as explained on the sheet, second Mr. Petersen and a unanimous vote.

Ms. Wadhams invited the Council members to the preliminary review on January 18, 2000 at 9:00 a.m. and said that Roger Clapp from Agriculture has also been invited.

VI. SHPO Report, cont'd:

As part of the SHPO report Ms. Boone reported that Labor and Industry is undergoing rulemaking which includes revisions to the State fire code. She said they have had a couple of public hearings and no one has commented. Ms. Boone indicated that the Division has talked to Commissioner Janson and asked for a meeting and an extension on

the public comment period. He agreed. The meeting will include interested architects, historic preservation consultants and members of the original legislative task force on building codes and historic buildings.

Ms. Wadhams reported on the Smart Growth Conference put on by the Department. At the Governor's luncheon address, he supported increasing the downtown fund from \$400,000 to \$800,000. There are two bills in the legislature, H.408, the Agency's bill and H.475, a bill developed by the Vermont Forum on Sprawl.

Agency Strategic Plan meeting was early this week. It's going to be an inter-related process, trying to put all concerns under one umbrella.

Ms. Wadhams talked with Micque Glitman, Deputy Secretary, regarding the AOT PA. The Agency of Transportation reported they would like to sign the PA in January and they will commit the staff they need to this. AOT was adamant that the Council not be a statutory party in the 106 section, however, they are in the appendix. A solution may be to have the AOT and HP staff go to a Council meeting prior to the annual reporting period. Also, the PA will not automatically renew, it will come up for renewal every two years. The agreement can be cancelled at anytime with 30-days notice. It was agreed by the Council that Ms. Wadhams should pursue the programmatic agreement. Ms. Wadhams will send the final draft of the agreement to the Council when it's ready. She reminded them that the PA will not go into effect until the manual is finished, which hopefully will be within six months.

Ms. Wadhams asked the Council for advice regarding the Burlington Trolley Barns. She passed around photographs and more information on this project. At the previous meeting the Council determined that the property, including the 1950 metal addition appeared eligible for the National Register as part of the transportation industry in Vermont. Ms. Wadhams noted that the consultant on the project has indicated that the 1950 section is non-contributing. Ms. Pritchett, the consultant, focused the National Register nomination on the trolley car era. Ms. Wadhams indicated that it did go to the Burlington CLG. Mr. Turner noted that they are not saying that the trolley history is not the most significant, however the bus station shows the continuum of the transportation industry in Vermont. Mr. Donath noted that it is inescapable that this metal building is historic, however is everything that is historically interpretable worth saving? He said it is possible to mitigate the loss of a building in several ways.

Mr. Turner asked whether the façade could be incorporated into the 12-unit new structure.

Mr. Johnson said it's possible, but not enforceable under the RITC or the NR programs. Mr. Johnson noted that he had consulted with Tom Jester at the National Park Service about the significance of the bus shed and whether it could be demolished in an RITC project. His answer was that if it is identified in the period of significance, it would need to be retained.

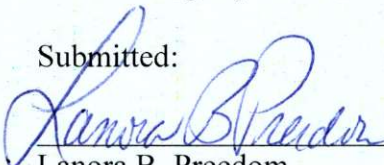
The Council discussed the possibility that removal of the bus shed appendage could enhance the original resource. Mr. Andres noted that if a building is under 50 years old it has to be a remarkable example of the resource, and that if it is a less than significant building under 50 years old, the Council has the right to say so. Curtis made the point that the Council can indicate that the trolley era may not be the only significant period and that the bus transition is also part of the transportation history in Vermont. Mr. Donath indicated that he is concerned how the NPS is looking at this property. Ms. Gilbertson noted that what you have to look at is what makes it significant, does it retain its characteristics. Mr. Donath proposed that the Council may accept a "destroy" on the shed, if there is a way to write the nomination to preserve the memory of the bus shed.

Ms. Wadhams stated that it was her sense of Council that she would be remiss in signing the RITC Part 1 as presently prepared, because it claims the Trolley Barns appear eligible under Criterion A as significant in transportation history while also classifying the bus shed addition, which the Council feels has value in transportation history, as non-contributing. The Council then came to consensus that if a Part 1 was prepared that made the case for the Trolley Barns only under Criterion C, as good examples of trolley (and not bus) barns, that the 1950 bus shed addition might then be classified as non-contributing for purposes of a nomination with such a narrowed significance.

Mr. Donath summarized that if a good project goes forward with intellectual honesty and credible documentation, the shed addition may go away, and if there is a documented record of the total history of this site, he's comfortable.

The meeting adjourned at 4:40 p.m.

Submitted:


Lanora B. Freedom
Division for Historic Preservation

Approved: 1-26-00



State of Vermont
Advisory Council on Historic Preservation
National Life, Drawer 20
Montpelier, VT 05620-0501

NOTICE

The Vermont Advisory Council on Historic Preservation will hold its monthly meeting Friday, December 17, 1999, from 9:00 a.m. - 3:30 p.m., in Conference Room C, Division for Historic Preservation, National Life, 6th Floor North Building, Montpelier, Vermont.

AGENDA

- | | | |
|-------|-----------------------------------------------------------------------|------------|
| I. | Minutes - November 16, 1999 | 9:00 a.m. |
| II. | Set meeting dates | 9:15 a.m. |
| III. | Historic Preservation Rules, Rule 12 -
Advisory Council Procedures | 9:30 a.m. |
| IV. | National Register Preliminary Review | 11:00 a.m. |
| | A. Sprague House, Charlotte | |
| | B. Thompsonburg Schoolhouse, Londonderry | |
| | C. Vergennes Residential Historic District, Vergennes | |
| V. | National Register Final Review | 11:45 a.m. |
| | A. District #2 School, Georgia | |
| | B. Lakeview Inn, Greensboro | |
| | Lunch | Noon |
| VI. | SHPO Report | 12:30 p.m. |
| VII. | Archeology Report | 12:45 p.m. |
| VIII. | 2000 Legislative Session | 1:00 p.m. |
| IX. | Revised Grants Scoring System | 2:00 p.m. |
| X. | Old Business | 3:00 p.m. |
| XI. | New Business | 3:15 p.m. |
| XII. | Adjourn | 3:30 p.m. |