



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, January 27, 2005, at 10:30 a.m. in the John Dewey Lounge, 2nd Floor, Old Mill, UVM Green, Burlington, VT.

I.	Schedule/Meeting Dates	10:30
II.	Minutes – December 2004	10:40
III.	Old Business	
	A. Annual Report	10:45
IV.	CLG Grants	11:45
	Lunch	12:00
V.	New Business	
	A. Velco Northwest Reliability Project	1:00
VI.	National Register Final Review	
	A. Josiah & Lydia Shedd Farmstead, Peacham	1:30
	B. St. Johnsbury federal Fish Culture Station, St. Johnsbury	1:45
	C. Arthur D. & Emma J. Wyatt House, Brattleboro	2:00
VII.	State Register Review & Designation	
	A. District 6 Schoolhouse, Lyndon Center	2:15
	B. Bullis House, Grand Isle	2:30
VIII.	SHPO Report	2:45
IX.	Archeology Report	3:00

January 27, 2005

Members Present: David Donath, Chair
Glenn Andres, Vice-Chair
James Petersen, Archeologist
George Turner, Historic Architect
Elizabeth Boepple, Citizen Member
Tracy Martin, Citizen Member

Staff Present: Jane Lendway, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Administrative Assistant
Suzanne Jamele, NR/SR Specialist (arrived 10:00, left at 12:00)
Eric Gilbertson, Deputy SHPO (arrived 12:00)
Judith Ehrlich, Environmental Review Specialist (arrived 12:00)

Visitors Present: Harvey Carter, Attorney for VT Citizens for Safe Energy (arrived at 1:00)
Liz Pritchett, Historic Preservation Consultant (arrived at 1:00)

The Vermont Advisory Council on Historic Preservation meeting was called to order by the Chair at 10:35 a.m. in the John Dewey Lounge at Old Mill, UVM, Burlington, VT.

I. Schedule/Meeting Dates – Meetings are scheduled for February 11 in Montpelier, March 15 with location to be determined, April 11 in Montpelier and May 6 at the annual Historic Preservation Conference in Bennington.

II. Minutes – On page 5, paragraph 3; change “ten” to “twelve”. Glenn made a motion to accept the minutes as amended, Jim seconded. The vote was unanimous.

IV. CLG Grants - The Council had previously received a summary and staff recommendations for this CLG grant cycle. George made a motion to award the grants as recommended by Division staff, totaling \$39,297, Jim seconded. The vote was unanimous. George suggested the City of Burlington be encouraged to apply for the remaining CLG funds to address the reburial issue of the War of 1812 remains.

Following is the FY 04 CLG Grant Summary & Staff Recommendations:

Grant #	CLG	Eligibility Category	Request		Match		Total
CLG05-01	Bennington	Info/Education	\$2,800	60%	\$1,883	40%	\$4,683
CLG05-01a	Bennington	Info/Education- Conference	\$3,000	55%	\$2,408	45%	\$5,408
CLG05-02	Burlington	Survey	\$4,200	53%	\$3,717	47%	\$7,917
CLG05-02a	Burlington	Building Assessment	\$4,000	60%	\$2,640	40%	\$6,640
CLG05-03	Hartford	Info/Education	\$6,554	60%	\$4,369	40%	\$10,923
CLG05-04	Montpelier	Survey	\$4,252	50%	\$4,252	50%	\$8,504
CLG05-05	Stowe	Info/Education	\$2,212	50%	\$2,212	50%	\$4,424
CLG05-06	Rockingham	Info/Education -Training	\$5,580	60%	\$3,720	40%	\$9,300
CLG05-07	Williston	Info/Education	\$3,199	60%	\$2,133	40%	\$5,332
CLG05-08	Windsor	NR Survey	\$3,500	49%	\$3,675	51%	\$7,175
Totals			\$39,297	56%	\$31,009	44%	\$70,306

CLG Appropriation* \$48,066
Unallocated \$ 8,769

VI. National Register Final Review

A. Josiah and Lydia Shedd Farmstead, Peacham - The Council had been sent copies of the nomination prior to the meeting. Sue gave an overview of the nomination. Glenn made note that the biographical dates did not appear to be correct and suggested that they be looked into and changed. Sue agreed that she would talk with the owner. Beth made a motion to nominate under Criteria A and C, Glenn seconded. The vote was unanimous.

B. St. Johnsbury Federal Fish Culture Station, St. Johnsbury – The Council had been sent copies of the nomination prior to the meeting. Sue summarized the nomination. Glenn made a motion to nominate under Criteria A and C, Jim seconded. The vote was unanimous.

C. Arthur D. and Emma J. Wyatt House, Brattleboro – The Council had been sent copies of the nomination prior to the meeting. Sue gave an overview of the nomination. Glenn made a motion to nominate under Criteria A and C, Beth seconded. The vote was unanimous.

VII. State Review and Designation

A. District 6 Schoolhouse, Lyndon Center – The Council had been sent copies of the nomination prior to the meeting. Sue summarized the project. George made a motion to nominate under Criteria A and C, Jim seconded. The vote was unanimous.

B. Bullis House, Grand Isle – Sue summarized and reminded the Council that this project was discussed at the October meeting and the Council had requested more information. Sue noted that Nancy had conducted research on Methodism in Grand Isle. The Council received survey forms that summarized observations and conclusions resulting from research and a site visit by Nancy and Sue. The Council agreed there is potential for a good story and suggested more research be done including; getting dates confirmed, name of the Pastor, confirm how the parsonage parlor was used. The parlor has significant architectural features. Dave made a suggestion that Tom Bassett's book on the history of religion in Vermont might be of interest in this regard. Glenn made a motion to nominate under Criteria A, Jim seconded. The vote was unanimous.

V. New Business

A. Velco Northwest Reliability Project – Harvey Carter, an attorney representing the Vermont Citizens for Safe Energy and Liz Pritchett, Historic Preservation Consultant, were present because of their earlier request that they have time on today's agenda. Mr. Carter had concerns about the decision issued by the Division on the Velco Northwest Reliability Project; in particular the area that involves Shelburne Farms, Shelburne Museum and the Meach Cove Trust property, along Route 7 in the northwestern part of the state. In a letter issued by Jane Lendway, SHPO, on November 4, 2004; the Division offered its opinion that the project will have no adverse effect to historic resources provided several conditions are met. Mr. Carter and Ms. Pritchett were present to discuss their concerns with the decision and the process. Dave Donath stated that the Council was willing to hear the concerns but not in a position to take action or make determinations

Ms. Pritchett stated that she was astounded by the quality of the landscape of the property mentioned above. She noted that it was in her opinion that the visual impact would have an undue adverse effect and that the proposed taller poles and bigger wires would contribute to that. Liz said that Olmstead designed it as a working agricultural farm and is one of the best-preserved agricultural landscapes in the United States and a unique Vermont resource. Her concern is to make certain the Council understands the concerns of protecting historic resources and making sure the process works.

Mr. Carter suggested the Division needed extra staff to assist with the review of this project and could have applied to the Emergency Board for funds. He suggested that there might be some benefit to establishing a more formal process between consultants and the Division. Mr. Carter noted that the Division's letter was issued in an untimely manner and made things more difficult for him as the consultant. He felt it was vital to know certain facts before the Certificate of Good is issued by the PSB. Mr. Carter stated his biggest concern is with the lack of specifics in the letter. He doesn't feel the letter addresses the issues and is confusing, and would like the Division to clarify. Eric offered to meet with Harvey to explain the intent of the letter. Dave thanked Liz and Harvey for bringing their concerns to the Council. He noted that the Council is aware of the importance of landscapes and the difficulty in reviewing these types of projects.

George expressed concern that the Council wasn't involved or been given information about this project until last month making it difficult to consider Mr. Carter's presentation. Nancy explained that PSB projects have not been reviewed by the Council in the past. Glenn said that perhaps the landscape views should be written into the nomination on National Register Listed sites. The Council agreed to plan a discussion at a future meeting to address the landscape issue.

III. Old Business

A. Advisory Council Annual Report – Beth and Jim each had a handout for the Council. Beth was working on the formatting of an annual report and Jim had the content. Each member agreed to review the work and email suggestions and/or comments. A round robin email will be facilitated by Nancy.

VIII. SHPO Report – Jane gave the following report:

- There is draft language written for the Vermont Downtown Program to expand and improve the tax credits. They are hoping to increase the cap on the rehab credits to 1.5 million. The increased cap will help, especially since Winooski has stated they will be in every year for \$400,000. The intent of the new language is to make the tax credits easier to use and

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CLG05-08	Windsor	NR Survey	\$3,500	49%	\$3,675	51%	\$7,175
			\$39,297	56%	\$31,009	44%	\$70,312
Anticipated CLG Appropriation*			\$48,066				
Unallocated			\$8,769				

* The Secretary of the Interior has yet to sign the grant apportionment for the SHPOs, but the signature is anticipated before the Advisory Council meets.

No applications were received from Brandon, Calais, Mad River, or Shelburne.

Bennington (CLG05-01): This project will finalize the update of *Time & Place: A Handbook for the Central Bennington Historic District*, by printing the design guidebook with new photographs and details on new materials and procedures.

Bennington (CLG05-01a): This project will assist with the marketing of the 2005 Vermont Historic Preservation Conference to be held in Bennington in May. Specifically, the money will be used for the printing and mailing of the postcards announcing the conference.

Burlington (CLG05-02): This project is to hire a 36CFR-qualified historic preservation consultant with experience in conducting historic sites and structure surveys, and a Historic Preservation Graduate Student summer intern, to continue the City's efforts to complete a historic sites and structure survey.

This survey will complete the "Prospect Park" survey work begun last year. The total number of properties that will be surveyed will be determined by proposals received by a 36CFR-qualified historic preservation consultant working in conjunction with a Historic Preservation Graduate Student. The city estimates that it will be able to survey 200 properties at a minimum.

Burlington (CLG05-02a): The purpose of this project will hire qualified historic preservation consultant to write a historic building assessment for the Moran Generating Station. The assessment will document the history and architecture of the buildings; and identify the character defining features, current level of integrity, and potential areas of opportunity and limitations regarding future rehabilitation (with respect to the

preservation standards). The assessment will identify the remaining historic structures associated with power generation located on Burlington's waterfront and include the history and context associated with Burlington's public power generation beginning at the turn of the 20th century.

Hartford (CLG05-03): The project will underwrite transcription services for the taped interviews from Phase I as well as interviews planned for Phase II. The project also will include three training sessions for volunteers to fine tune skills necessary for a successful volunteer oral history program. Also included in the scope of work is a request for funds to scan photograph negatives of several National Register historic districts to a digital version. This will allow inexpensive duplication of all of the historic district photographs, and integration into reports and the Town's website

Montpelier (CLG05-04): This project will hire a 36CFR-qualified historic preservation consultant to update the survey of Montpelier's National Register District to determine whether if the status of the any building has changed and to include any outbuildings, manufacturing buildings, and possibly include Hubbard Park in the re-survey. A GIS map layer of the National Register District will be created as part of this project.

Stowe (CLG05-05): The Town's plans to designate a historic overlay district (historic zoning) became controversial and were delayed. As a consequence, the town was not able to complete its overlay design guideline publication project proposed last year and returned their money. This project is to complete the last year's project as planned. The publication will be eight pages long consisting of a four-color cover and two-color text with pictures and graphics explaining the purpose of the overlay district and guidelines and provide guidance to affected property owners in an easy-to-read format. The Design Review Guide would be mailed to the approximately 400 property owners who are either located within the proposed overlay district or who own historic properties outside the district. The remainder of the Guides would be available to the public at the Planning and Zoning office on an ongoing basis.

Rockingham (CLG05-06): The purpose of the project is to fund a wide range of activities that celebrate, enhance, and preserve the Town's historic resources. These activities support the Rockingham Historical Commission, the position of CLG Coordinator, integrate historic preservation into Town policies and actions, provide informational and technical support to property owners of historic properties, and promote preservation generally in the community.

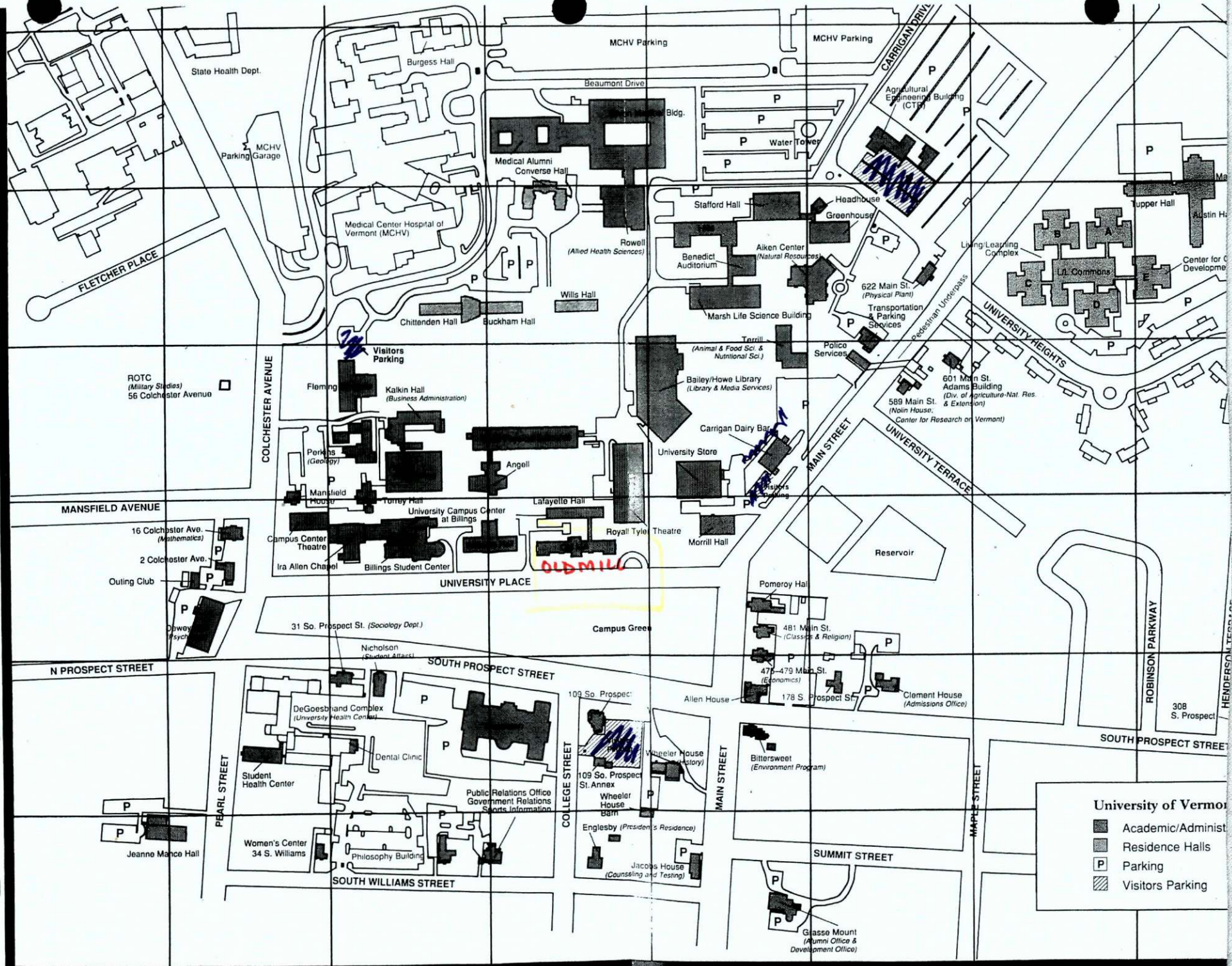
The project will also hire a 36CFR-qualified historic preservation consultant to expand recently established Bellows Fall's Neighborhood Historic District. This grant would not cover the cost of listing the entire Village of Bellows Falls but would provide funding allowing approximately 40 to 50 more buildings to be included in the National Register. The CLG would also create a master plan outlining the process required to get the entire Village of Bellows Falls listed on the National Register.

Windsor (CLG05-07): This project is to hire a consultant to finalize and submit the

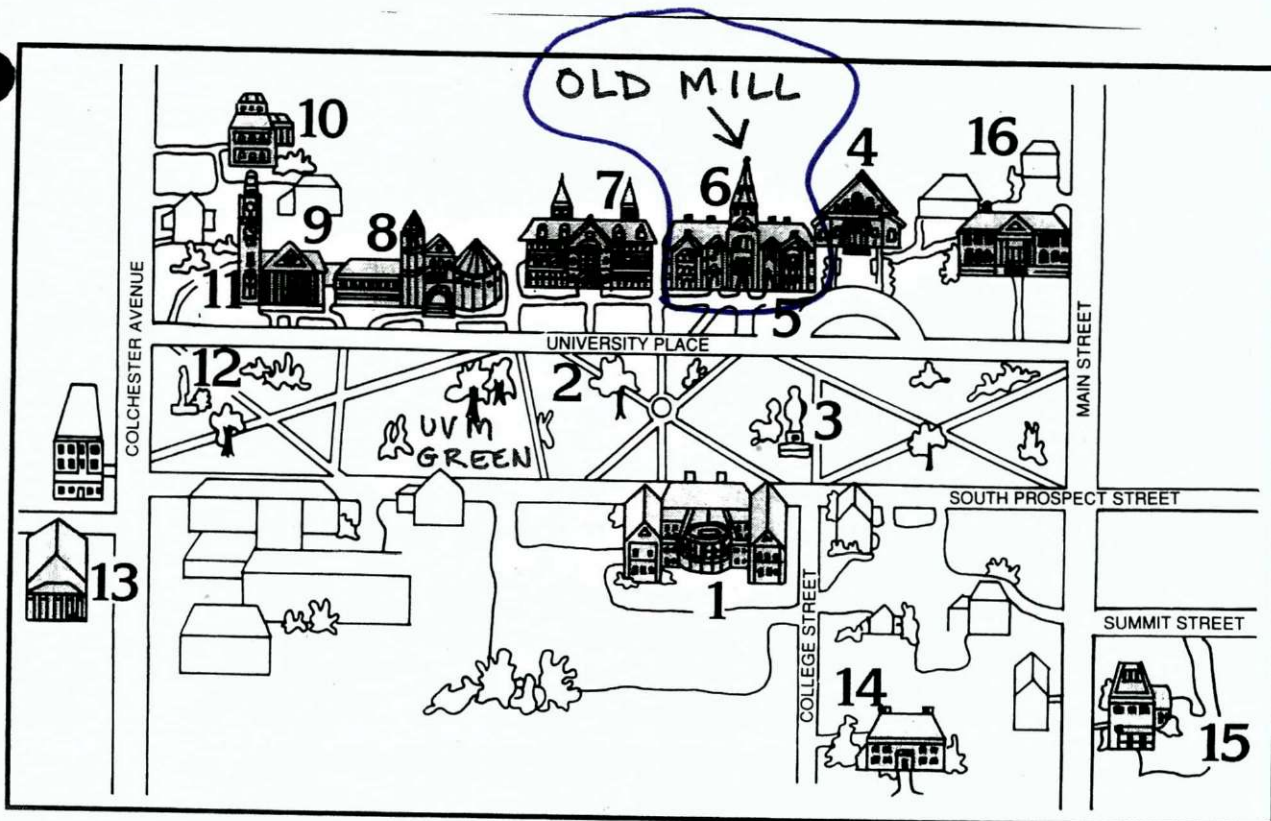
National Register District Revision and will include a nomination for the Franklin Museum property to honor Edwin Battison's contributions to the Nation, the State of Vermont, and the Town of Windsor. The funding will support community outreach through a monthly (or regular) column in the local newspaper about the expansion of the district and the rationale for the Designated Downtown and the Design Review District.

Williston (CLG05-08): This project is to hire a consultant to write an educational booklet and walking tour brochure, which discuss the rich architectural and cultural history of Williston's historic homes. The booklet, to be entitled, "*A Look About Historic Williston*" will include approximately 40 homes (30 homes listed on the State and National Registers in the Historic Village District, and about 10 selected houses and farmsteads outside the Village). As a stand-alone or booklet insert, a brochure will also be produced entitled *Williston Historic Village Walking Tour*. This brochure would be a condensed version of the booklet, and only include the homes visible from public sidewalks and roadways in the Village Center. Both publications will be made available to the public free of charge at the Town Hall, Planning Office and local library.

PARKING



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 - Parking
 - Visitors Parking



1 **I. Consultant's Background and Experience**

2 **Q1. Please state your name and position.**

3 **A1.** My name is Liz Pritchett. I am registered with the State of Vermont as a sole-
4 proprietor doing business as Liz Pritchett Associates. I am a historic preservation
5 consultant, and I have been retained to assist Vermont Citizens for Safe Energy, Inc.
6 (VCSE) in reviewing impacts of the proposed VELCO Northwest Reliability Project. I
7 have provided more information as to my background and experience. (Please see
8 VCSE-LP-SURR-1)

9 **Q2. What is your educational background?**

10 **A2.** I graduated from Middlebury College with a Bachelor's in Art History in 1969. In
11 1992, I received a Master of Science Degree in Historic Preservation from the
12 University of Vermont.

13 **Q3. Do you have professional licenses/registrations?**

14 **A3.** Because I hold a degree in Historic Preservation, I am 36 CFR qualified according to
15 the National Park Service, Department of the Interior's standards required to conduct
16 review of historic resources.

17 **Q4. Please describe your professional background.**

18 **A4.** I have worked in the field of historic preservation since 1986 when I began as a field
19 surveyor for the Vermont Division for Historic Preservation. In 1992, after graduate
20 school, I started Liz Pritchett Associates. During eighteen years as a preservation
21 consultant, I have worked statewide on hundreds of projects involving Act 250 review
22 and Section 106 review for state and federally funded projects. For example, I
23 provided testimony for the Agency of Transportation's current roadwork

1 improvements on Route 7 between Shelburne and South Burlington, and for the
2 Fletcher Allen Health Care Renaissance Project. I have ongoing contracts with
3 Housing Vermont, Inc., the largest affordable housing non-profit in the state, and the
4 Vermont Housing and Conservation Board. They call upon me to make
5 recommendations for rehabilitation of buildings listed in or eligible for listing in the
6 National Register of Historic Places in order to avoid adverse effects upon these
7 resources, according to standards set by the National Historic Preservation Act of
8 1966.

9 **II. Determination of the Effect of the proposed VELCO Northwest Reliability**
10 **Project on Certain Properties in the Town of Shelburne**

11 **Q5. What work has the Vermont Citizens for Safe Energy asked you to do and what**
12 **approach have you used?**

13 **A5.** My understanding of Section 248 is that it requires the Public Service Board to make a
14 finding that a proposed transmission project will not have an undue adverse effect on
15 the scenic or natural beauty of the area, aesthetics, historic sites or resources including
16 those designated as historic districts or structures. This testimony sets forth my review
17 of the potential effect of the proposed transmission project on the scenic beauty or
18 setting of the area, and upon its historic sites or resources, including those designated
19 as historic districts or structures.

20 To conduct this review I have applied the standards set forth in 36 CFR 800,
21 regulations established by the Advisory Council on Historic Preservation to implement

1 Section 106 of the National Historic Preservation Act, by which federal agencies must
2 take into account the effect of any federally assisted undertaking on historic resources
3 and provide the Advisory Council on Historic Preservation a reasonable opportunity to
4 comment. Project review identifies potential impacts to historic buildings, structures,
5 historic districts, historic landscapes and settings, and to known or potential
6 archeological resources. This review also meets requirements for Act 250 review
7 under 10 V. S. A. Chapter 151, Criterion 8, and applies as well to Section 248 review.

8 To determine the potential effect I have also applied “The Criteria for
9 Evaluating the Effect of Telecommunications Facilities on Historic Resources for both
10 Indirect Impacts and Direct Impacts”, as developed by the Vermont Division for
11 Historic Preservation (DHP). (Please see VCSE-LP-SURR-2) According to the DHP,
12 this document “also pertains to the effects of proposed power lines, poles, etc.”
13 (Memo dated 11/4/03 from Judith Ehrlich, DHP Environmental Coordinator, to S.
14 Rowe, VELCO, re: Scope of work for architectural historian for VELCO project).

15 Tasks to complete this work included two site visits to the proposed route and
16 area of potential effect within the town of Shelburne. The first site visit, led by Alec
17 Webb, President of Shelburne Farms, and Hope Alswang, President of Shelburne
18 Museum, was also attended by representatives from the Vermont Division for Historic
19 Preservation, VELCO, the town of Shelburne, Kimberly Hayden, David Englander,
20 and Harvey Carter, attorneys for VELCO, ANR and VCSE, respectively. I have
21 reviewed various documents noted below regarding the history and significance of

Shelburne Farms, Shelburne Museum, and the Meach Cove Real Estate Trust property, files at the Vermont Division for Historic Preservation, Montpelier, Vermont, and the testimony and Exhibits provided by the Petitioner's consultants regarding the VELCO Northwest Reliability Project (NRP).

Q6. Please describe the project.

A6. My testimony comprises my analysis of impacts on historic resources associated with VELCO's proposal to construct a 115 kV overhead transmission line in the town of Shelburne. This undertaking affects parcels of land along the alignment between Bostwick Road on the south and Harbor Road on the north. At the southerly portion, north of Bostwick Road, the transmission line alignment currently runs adjacent to or near Limerick Road, and its proposed reroutes continue to follow this alignment at the southerly section of Limerick road, veering somewhat to the east in the northerly sections. The existing GMP 34.5 kV transmission poles range from 32 feet to 35 feet in height, and the proposed new 115 kV alignment will have poles from 52 feet to 65, perhaps 70 feet tall, and at one northerly section, three H frame poles are planned. A widened right-of-way is anticipated. (Please see VCSE-LP-SURR-3).

Q7. Have you determined the area of the line's potential effect as it passes through this part of the town of Shelburne?

A7. I have taken into account an area of potential effect (APE) that comprises the land bounded by Meach Cove Trust on the south, Lake Champlain on the west, Shelburne Farms on the north and east, and Meach Cove Trust and Shelburne Museum on the

1 east. Within these boundaries, principally near the center of the area of potential effect
2 between Meach Cove Trust land and Shelburne Farms are 14 inholdings in separate
3 ownership. The area of potential effect comprises approximately 3,000 acres – about
4 1,400 acres at Shelburne Farms, 1,045 acres of Meach Cove Trust land, more than 500
5 acres of other inholdings, and 45 acres at Shelburne Museum. (Please see VCSE-LP-
6 SURR-4)

7 In my opinion, VELCO's proposal for poles that are twice as high as the
8 existing poles, and generally wider cutting, will result in an undue adverse effect due
9 to visual impacts on the historic landscape in the area of potential effect which has
10 been determined to be of outstanding significance, indeed a treasure to Vermont, and
11 one of our nation's most remarkable cultural resources.

12 **Q8. What did you do next?**

13 **A8** I compiled an inventory of resources and assessed their significance. I determined that
14 the land comprising the properties of Meach Cove Trust, Shelburne Farms, Shelburne
15 Museum and the inholdings in between, makes up a nationally recognized historic
16 landscape of immense significance. Together these properties create a cultural
17 landscape that ranks in the top tier of our national treasures, and impacts to the
18 integrity of its resources should be held accountable to the highest review standards.
19 The historic character of this landscape is created by the combination of historic
20 architecture, agricultural land, a unique museum, and the views that are shared from
21 and between these resources. This property area is important not only for these

1 cultural resources, but also for the importance of this heritage to the Vermont
2 economy, agriculture, recreation, the educational benefits to children, and the
3 enjoyment and public benefit of the land and its beauty for tourists and local residents.

4 In addition, the study area is also highly significant for its unique position as a
5 largely intact rural and agricultural landscape, surrounded by the most densely settled
6 area of Vermont with a population of more than 100,000 people. I felt keenly the need
7 to evaluate the potential for impacts from threats to the integrity of this very important
8 park-like setting, in order to understand how to protect this valuable cultural resource
9 for all Vermonters and all Americans.

10 Besides common geographic boundaries, the project area is bounded by a
11 cohesive history associated with the Webb family. This history begins with the
12 development of Shelburne Farms as a country estate in the 1880s by W. Seward and
13 Lila Vanderbilt Webb, and extends to the founding of Shelburne Museum in 1947 by
14 their son's wife Electra Webb, as well as Webb family connections with the land now
15 owned by Meach Cove Trust.

16 **Q9. What are your observations and findings as to the significance of Shelburne**
17 **Farms?**

18 **A9. SHELBURNE FARMS AND THE OLMSTED SIGNIFICANCE**

19 Shelburne Farms is a property of distinction recognized for its importance in Vermont
20 and the nation. It is one of 14 sites in the state that has achieved the status of National
21 Historic Landmark (designated on January 3, 2001). (Please see VCSE-LP-SURR-5).

1 In the last ten years Shelburne Farms has been recognized on the state and national
2 levels for its important preservation and conservation work. The property was first
3 entered in the National Register of Historic Places in 1980, but the nomination did not
4 include Southern Acres and the Breeding Barn complex, which from 1913 to 1986
5 was under separate Webb family ownership. In 1994 Shelburne Farms reacquired the
6 Southern Acres parcel.

7 The qualities that define the character of Shelburne Farms and justification for
8 the National Historic Landmark (NHL) designation (the most distinguished national
9 category for historic properties) are expressed in the NHL document's Statement of
10 Significance, which states, in part:

11 "Shelburne Farms, with its monumental building and
12 pastoral landscape, represents an outstanding example
13 of late-nineteenth and early twentieth century model
14 farms and country estates in Vermont and the United
15 States as a whole. Occupying perhaps the most
16 glorious waterfront setting in Vermont, the estate is the
17 result of a care and understanding of the natural
18 environment in which the estate buildings harmonize
19 with the surrounding landscape. With all of its most
20 significant buildings and landscape features intact,
21 Shelburne Farms provides an exceptionally valuable
22 record not only of turn-of-the-century architecture and
23 landscape design, but of a period of history as well.

24
25 The estate is a nationally-significant representative
26 of turn-of-the-century American country estates and
27 model farms that retains its core property and its
28 historic character. Shelburne Farms is the most
29 significant and intact property developed by its
30 founders, Dr. William Seward Webb and Lila Osgood
31 Vanderbilt Webb, and represents one of the most
32 significant country estates created by the same generation

1 of the Vanderbilt family. In addition, its architecture and
2 landscape architecture represent significant achievements
3 by both architect Robert Henderson Robertson, and
4 landscape architect Frederick Law Olmsted, Sr.”
5 (NHL p. 33).¹

other
Olmsted's
properties
in VT.

6 Frederick Law Olmsted, Sr. (1822-1903) shaped the essence of the design of
7 the Shelburne Farms landscape. Considered the father of American landscape
8 architecture, Olmsted was the preeminent landscape designer in the late nineteenth
9 century, known for his design of New York City's Central Park, Mont Royal Park in
10 Montreal, the Biltmore estate, and the grounds for the United States Capitol. The
11 Shelburne Farms landscape retains many of his design characteristics including the
12 placement of different landscape functions in separate areas of the estate, and
13 curvilinear drives that provide glimpses of estate buildings and landscape scenery as
14 they progress (Ibid. p. 38). Olmsted's working landscape, with its separate divisions
15 for farm, forest and parkland, is still the core feature of Shelburne Farms. It remains an
16 important and intact example of Olmsted's work for private estate properties (Ibid. p.
17 39)

¹ Pastoral and picturesque landscapes represent much of Olmsted's work and are notable features of an "ornamental farm" such as Shelburne Farms. The pastoral and picturesque are two styles created and much described in the eighteenth and nineteenth centuries. The pastoral landscape is epitomized by broad sweeping lawns, full, mature shade trees and calm bodies of water reflecting overhanging trees and sky. A pastoral landscape can also have elements of agriculture, like grazing cows or sheep, crops, and people at work in the field. Farm landscapes are also potentially scenic in the "ferme ornee" or ornamental farm tradition. The picturesque landscape is characterized by woods with luxuriant, varied growth and a play of light and shade. The landscape styles are enhanced by the framing of scenic, distant views as "borrowed" landscape. Frederick Law Olmsted was a renowned landscape architect who designed in these styles, and both the pastoral and the picturesque styles are seen in the Shelburne Farms landscape. The "borrowed" landscapes, viewed from this property, are Lake Champlain and the Adirondack Mountains." Shelburne Farms Landscape Stewardship Plan, 2004, p. 1.2).

1 Between c. 1886 and 1889 Olmsted prepared a plan dividing the estate
2 landscape into three functional groupings of farmland, forest, and parkland, with a
3 system of drives according to his principles of landscape scenery and scenic
4 enjoyment. (Please see VCSE-LP-SURR-6, p. 1.4, Figure 1.3). Also, he proposed
5 planting schemes for the parks and woodlands including an “Arboretum Vermontii”
6 with native species such as maples, elms, poplar, ash and oak. The farm landscape was
7 created between the late 1880s and 1905 incorporating 32 farm parcels purchased by
8 the Webbs for the estate. (Please see VCSE-LP-SURR-6 Drawing No. SUR-1891, and
9 VCSE-LP-SURR-7). The landscape was transformed by the Webbs’ first farm
10 manager, Scottish horticulturalist Arthur Taylor, who implemented much of Olmsted’s
11 farm-forest-park plan encompassing 3,800 acres of land with 12 miles of frontage on
12 Lake Champlain, and 40 buildings. Fences were removed to create broad, sweeping
13 fields and parklands that gently flowed into woodland areas. Existing roads were
14 replaced with winding, recreational drives through the forests and along the lakeshore
15 (NHL p. 33). In forested sections, woodlands were defined and planted on land that
16 had previously primarily served as cleared farmland. Plant stock of native species was
17 grown in a nursery on the property and planted in the woodlands, although Olmsted’s
18 “Arboretum Vermontii” was not established as initially advised. (NHL p. 7). Gifford
19 Pinchot (1865-1946), the first head of the U. S. Forest service, was also involved with
20 the landscape planning at Shelburne Farms, and he prepared a forestry plan for the
21 Webb estate in the Adirondacks, Ne-Ha-Sa-Ne.

1 Shelburne Farms retains most of the historic resources present during its period
2 of significance, c. 1887 to 1936 (the year Mrs. Webb died) (NHL p. 4). Historic and
3 orthophoto maps show us that the landscape Olmsted designed, and that farm manager
4 Arthur Taylor implemented, has been remarkably preserved since the early twentieth
5 century. (Please see VCSE-LP-SURR-6, AIR-1942, AIR-2000). Today the property
6 continues to represent the ornamental farm tradition, comprising approximately 1,400
7 acres of pastures, hayfields, woodland, lawns, garden, and lakeshore connected by 11
8 ½ miles of primary and secondary roads and 8 miles of walking trails. Working
9 agricultural lands predominate in the eastern two-third of the property and consist of
10 gently rolling fields of varying shapes accented with isolated softwood plantation
11 mounds.

12 While much of Olmsted's farm-forest-parkland divisions remain intact today,
13 the landscape has experienced some alterations consistent with its character as an
14 evolving farm and residential property. The Webb's decision to build their estate
15 residence on Saxton point overlooking the lake (rather than on Lone Tree Hill as
16 initially planned), shifted the boundaries of the farm and parkland sections of the
17 estate. Moving the dairy operation from the Breeding Barn complex to the northern
18 part of the golf links diminished the overall amount of parkland. Many specimen elm
19 trees at the entrances, on the House lawn and other areas died of Dutch elm disease in
20 the 1970s and 80s. Almost 750 acres are working agricultural fields used for growing
21 hay, and as pastureland for the dairy cows enclosed by temporary electric fences. Four

1 hundred acres of woodlands and plantations are managed as sustainable woodlands.
2 This is still, amazingly, a working landscape. The modern Dairy Complex is shielded
3 from view with pines and spruce on the side facing the Shelburne House to mitigate its
4 impact. Elms have been replaced with maples and other hardy species. (NHL p. 7)

5 Southern Acres, since it has been reacquired by Shelburne Farms, is now a
6 focus of revitalization, its barns and landscape were somewhat neglected while other
7 major buildings such as the Farm Barn, Coach Barn and the Shelburne House itself
8 were being restored in the northern portions of the estate. According to the Olmsted
9 design, the Breeding Barn anchors an important cluster of agricultural buildings (as
10 does the Farm Barn in another cluster) within Olmsted's landscape section, while the
11 Shelburne House and the Coach Barn are centerpieces of the parkland areas.

12 The four primary estate buildings – the Breeding Barn, Farm Barn, Dairy Barn,
13 and Shelburne House, along with other buildings on the farm designed by Robert
14 Henderson Robertson (1849-1919), likely represent this architect's most significant,
15 extensive, and intact country estate commission. (Ibid. p. 39). Robertson was a
16 prominent American architect who designed buildings in several late-nineteenth
17 century styles for ecclesiastical buildings, railroad stations, at least seven public and
18 commercial buildings in New York City such as skyscrapers and the Park Row
19 buildings, and estates on Long Island, New York, and Newport, Rhode Island.

20 W. Seward Webb, a New York City railroad entrepreneur, possessed great
21 interest in agriculture and horses and was the driving force behind the estate's model

1 stock farm and Hackney horse breeding service. For a time he owned the Rutland
2 Railroad, whose tracks bordered Shelburne Farms, and he built the village depot for
3 his guests. (In 1959, after passenger service ceased, the depot was moved to the
4 Shelburne Museum.) The 300 employees on Webb's model stock farm, raised cattle,
5 sheep, pigs and other animals, yielding high-quality meats and produce. The horse
6 breeding service in the breeding barn consisted of imported English Hackneys, a
7 champion stallion, some which were sold or shown at Madison Square Garden. The
8 estate was equipped with the latest technological innovations such as an early natural
9 gas plant for gas lighting, a steam power plant, and telephone and telegraph lines
10 linked the buildings to the outside world.

11 Shelburne Farms reached its peak prior to the First World War when it was one
12 of the finest country estates in America, during an era when a large number of estates
13 were being developed. For example, Olmsted firms undertook more than 2,000 private
14 property commissions from the 1870s to the 1940s (Ibid. p. 37). A number of such
15 country estates included agricultural lands and ornamental farm landscapes such as the
16 Biltmore Estate of George W. Vanderbilt, in Ashville, NC; Lyndhurst, Tarrytown,
17 NY; and the Marsh-Billings-Rockefeller Farm, Woodstock, VT (NHL 1967). Known
18 as an "ideal country place", Shelburne Farms was featured in numerous period
19 publications, including "Frank Leslie's Popular Monthly" and "Country Life in
20 America", as an exemplary American gentlemen's estate for its architecture,
21 agriculture, landscape (including one of the earliest golf courses in the country), and

1 social activities. The 25 bedroom Shelburne House was filled during the season from
2 May to October with family and friends including noted Americans and politicians
3 such as President Theodore Roosevelt. (*Ibid.* p. 35).

4 In 1972 six great-grandchildren of W. Seward and Lila Webb founded the
5 nonprofit organization called Shelburne Farms Resources. Its mission focused on
6 environmental education and preservation of the Farm and its major buildings. Under
7 the nonprofit's management, the estate's architectural and landscape features are being
8 preserved and restored. Covenants restrict development and control the number and
9 placement of new buildings, ensuring long-term preservation of the historic landscape.
10 As of 2001 there were 14 inholding properties within Shelburne Farms. In 1994 the
11 organization reacquired the Southern Acres property, including 330 acres and the
12 Breeding Barn Complex, from Shelburne Museum, and 391 acres of the Southern
13 Acres were protected in 1997 by a conservation easement held by the Vermont
14 Land Trust (*Ibid.* p. 37). The land surrounding the Breeding Barn complex is part of
15 the conserved land.

16 Shelburne Farms is one of ten residences and estates constructed and
17 developed in this country by members of the same generation of the Vanderbilt family
18 c. 1880-1920. Of the Vanderbilt properties, Shelburne Farms possesses distinction for
19 its emphasis on the estate landscape and agriculture. Only Shelburne Farms, Frederick
20 Vanderbilt's Hyde Park, and George Vanderbilt's Biltmore were founded as country
21 estates with agricultural operations and significant land masses. As of 2001 only

1 Biltmore and Shelburne Farms remained as working farms that retain significant land
2 bases. In addition, the Webbs were unique in their conscious decision to focus upon
3 the agricultural and landscape aspects of Shelburne Farms rather than building a
4 showcase house that dominated the estate (*Ibid.* p. 37).

5 Relatively few historic country estates like Shelburne Farms remain intact
6 today. Often, as in the case of Lyndhurst, and the Vanderbilt Mansion, the farm lands
7 were lost while the designed landscape of the estate remains. On other properties,
8 historic integrity has been reduced by changes over time. Within this broader context,
9 the retention of the core agricultural and estate property and its historic character at
10 Shelburne Farms is all the more important. (*Ibid.* pp. 37-38).

11 Similarly, on the state level, Shelburne Farms is a rare resource. In Vermont,
12 no other country estate is known to exist that possesses similar importance in terms of
13 the relationship between the architecture, a working landscape, and the architects that
14 designed them. One property, however, is somewhat similar in scope. The Marsh-
15 Billings House, also known as the George Perkins Marsh Boyhood Home, built in
16 1805 in Woodstock, Vermont was designated a National Historic Landmark in 1975.
17 This country estate is highly significant as the home of scholar, naturalist and public
18 servant, George Perkins Marsh, but the property lacks the extensive, working
19 landscape found at Shelburne Farms. Although the mansion, and surrounding grounds,
20 designed by landscape architect R. M. Copeland remain largely intact, unlike
21 Shelburne Farms, a landscape architect did not design the farmland and woodlands,

1 and thus the property does not qualify as an ornamental farm on the level of Shelburne
2 Farms.

3 The immense value and achievements of Shelburne Farms Resources have
4 been recognized with a number of prestigious awards such as a President of the United
5 States' Award for Historic Preservation in 1988, plus awards from the Preservation
6 Trust of Vermont in 1987 and 1993, and a National Trust for Historic Preservation
7 National Honor Award in 1995 (*Ibid.* p. 37).

8 **Q.10 And to the significance of the Museum?**

9 **A.10 SHELburne MUSEUM and the S.S. TICONDEROGA**

10 Shelburne Museum was founded by Watson Webb (son of Seward and Lila)
11 and Electra Havemeyer Webb in 1947. The museum began as a result of Electra's
12 interest in folk art, and the need to house her growing collection of American artifacts,
13 which were filling her five homes, coupled with her idea to start a transportation
14 museum to exhibit her parents' many sleighs and carriages. Electra and her husband
15 purchased 8 acres of land south of Shelburne village for the museum, which opened in
16 1952 with 14 building and a variety of collections. By 1957 the museum had grown to
17 21 buildings and 25 acres. Today Shelburne Museum encompasses 45 acres of land
18 and has 37 buildings. It continues to represent the unique vision of its founder Electra
19 Webb, who is remembered for her good artistic "eye" and her fervent search primarily
20 throughout the northeast for items that "spoke to her". Unlike many historical
21 museums that are developed as villages based on a specific period of history or

1 culture, the Shelburne Museum may be the only museum of its type in the United
2 States, which is a “collection of collections”. Many buildings and structures (including
3 a covered bridge, school house, and a lighthouse) from Shelburne village and
4 surrounding towns were carefully moved and placed on the museum grounds to create
5 a unique setting that is educational in scope, and aesthetically pleasing. The museum’s
6 collections’ care and building restoration methods follow a high preservation standard.
7 Electra’s interest in sharing her collection with the state of Vermont, and to bringing
8 tourists here “to enjoy and learn”, continues to be part of the museum’s mission today.
9 (Video, *Out of the Ordinary, Electra Havemeyer Webb*, Vermont Public Television,
10 2002).

11 According to the Vermont Division for Historic Preservation, the Shelburne
12 Museum is potentially eligible for listing in the National Register of Historic Places,
13 and the president of the museum, Hope Alswang has expressed interest in pursuing
14 this nomination. One outstanding museum structure, the S. S. Ticonderoga has already
15 been determined an outstanding resource for the State of Vermont and the nation
16 borne out by designation as a National Historic Landmark in 1963. The S. S.
17 Ticonderoga, constructed in 1906, is a steel-hulled, multi-deck, side-wheel steamboat
18 220 feet in length. It was retired from service on Lake Champlain in 1954 and moved
19 from Shelburne Bay to the museum where is now rests, fully restored on the southwest
20 portion of the museum grounds near the western border. From the top of the deck of
21 the ship, the power line poles will be visible, particularly when the trees have lost their

1 leaves, and shared views exist of the Meach Cove property and Shelburne Farm fields
2 east of the Breeding Barn complex. In addition, shared or “borrowed” views (in the
3 Olmsted vernacular) of the Adirondacks to the west and Green Mountains to the east
4 exist not only from the S. S. Ticonderoga, but also from many other vantage points on
5 the Museum grounds.

6 Of particular significance is the fact that the Museum is the only Vermont
7 destination to receive a 3-star rating in the current Michelin guide travel series, it
8 received the “Best of the Road” designation by the American Automobile Association,
9 and was deemed one of “Seven Wonders of New England” by Yankee Magazine.
10 According to Hope Alswang, President of the Museum, these designations reflect the
11 travel companies’ opinions on the importance of the views from Shelburne Museum to
12 the west, encompassing the broad expanse of pastoral, agricultural landscape and
13 picturesque views of Meach Cove Trust and Shelburne Farms, across Lake Champlain
14 to the rugged range of the Adirondacks in the distance. (meeting with Hope Alswang,
15 President, Shelburne Museum, 8/20/04).

16 **Q11. And please describe the significance of the Meach Cove property.**

17 **A11. MEACH COVE TRUST**

18 Meach Cove Real Estate Trust property consists of approximately 1,045 acres
19 of land that is bordered generally to the east by Shelburne Museum and U. S. Route 7;
20 to the west by Lake Champlain; to the south by Nature’s Way Trust property and the
21 Charlotte Town line; and by private properties on the north extending to Depot and

1 Harbor Roads. The property contains residential houses and farm buildings, many of
2 which are significant 19th and 20th century resources, including the 1936 airplane
3 hangar and landing strip, organic farmland and pastures, managed woodlots, and a
4 vineyard and winery. This very well-preserved and well-maintained complex of
5 historic buildings and rural landscape is listed in the Vermont Historic Sites and
6 Structures Survey (site no. 0413-03), and is clearly eligible for listing in the National
7 Register. (Please see VCSE-LP-SURR-8).

8 Meach Cove Trust property incorporates part of the land originally owned by
9 Moses Pierson, one of the first settlers in Shelburne, and later owned by Ezra Meech,
10 who was one of the wealthiest men in the county and the largest landholder in
11 Vermont at the time of his death in 1856. The farmstead was purchased from Truman
12 Fletcher in 1931 by J. Watson Webb as a wedding gift to his daughter Electra Webb
13 and her husband Dunbar Bostwick. Meach Cove Trust now owns the extensive
14 holdings of Bostwick Farm. Today the large agricultural property retains the character
15 of a prosperous early twentieth century farmstead, with pastures and hay fields that
16 appear generally intact from the nineteenth century, somewhat contrasting with the
17 more manipulated, but no less significant landscape of the Olmstead-influenced
18 Shelburne Farms. As stated above, and reflected in the photographs of the area of
19 potential effect, the open fields, forests, and ridge lines of Meach Cove Trust are
20 important components of the shared or “borrowed” landscape of this property, namely,
21 Shelburne Farms, Shelburne Museum and the views to the west of Lake Champlain

1 and the Adirondacks. The proposed alignment for the VELCO overhead transmission
2 line upgrades runs primarily along the easterly boundary of Meach Cove Trust land
3 generally along or near Limerick Road, a former town road that is now privately
4 owned. The proposed poles and wires will be clearly visible from many vantage points
5 on Meach Cove Trust land, as described above and exhibited on the attached
6 photographs, from various points of view from Shelburne Museum and Shelburne
7 Farms land east of the Breeding Barn.

8 **Q12. Have you determined whether the project will have a potential effect?**

9 **A12.** I have. The proposed VELCO project will have an effect on the numerous remarkable
10 resources that are within the area of potential effect that are either listed in or are
11 eligible for listing in the State and/or National Registers of Historic Places, or that
12 have been designated National Historic Landmarks.

13 **Q13. What conclusions have you reached under the so-called “Quechee Lakes” test**
14 **and any other evaluative criteria?**

15 **A13.** Using the Environmental Board’s methodology for determining what are “undue”
16 adverse effects on aesthetics and scenic and natural beauty as outlined in the *Quechee*
17 *Lakes* decision, I have concluded that VELCO’s proposed project has the potential to
18 be adverse, because its components (transmission line size and scale) are out of
19 context and not in harmony with the area of potential effect. In addition, the
20 undertaking would violate the clear written community standards in town of Shelburne
21 that list the visual qualities of the views of farmland, the Adirondacks and Green

1 Mountains as an important legacy to be protected, and Shelburne Farms and Shelburne
2 Museum as important cultural resources. The transmission line, as proposed, would be
3 difficult if not impossible to mitigate in a manner that would successfully avoid an
4 undue adverse effect.

5 As I stated in A5, the Criteria for Evaluating the Effect of Telecommunications
6 Facilities on Historic Resources may be usefully applied to the VELCO project for
7 overhead upgrades to transmission lines, and leads me to conclude:

8 Indirect Impacts *would cause significant alteration and deterioration of the*
9 *setting or character of an historic resource.*

10 Criteria 9 through 11 and 13 for Indirect Impacts are applicable to this
11 undertaking, which “would create an intrusion in the setting of a National Historic
12 Landmark” (Criterion 9); “would create a significant intrusion in a rural historic
13 district or historic landscape with a high degree of integrity, i.e. with little
14 incompatible modern development” (Criterion 10); “would significantly impair the
15 viewshed from an historic resource if that viewshed is a significant component of the
16 character of the historic resource and its history of use” (Criterion 11); and “would
17 introduce a structure that would be dramatically out of scale with and would visually
18 overwhelm an important historic resource” (Criterion 13).

19 The “Secretary of the Interior’s Standards for the Treatment of Historic
20 Properties with Guidelines for the Treatment of Cultural Landscapes (Guidelines)
21 recommends that all treatments avoid anachronistic conditions, in which features

1 which never coexisted historically in a landscape are placed together today.

2 (O'Donnell, Shelburne Farms Historic Assessment Report, 2001). (Please see VCSE-
3 LP-SURR-9, p.30). Based on this statement by noted landscape architect, Patricia
4 O'Donnell, the proposed power lines do not comply with the Secretary of the
5 Interior's Standards and will be out of character with the qualities of the outstanding
6 cultural landscape in the vicinity of the proposed alignment; this kind of twenty-first
7 century technology and size do not fit in with the qualities of the fields and pastures
8 and view sheds that evoke the heritage of these farms and the museum.

9 While the Museum, Shelburne Farms, and Meech Cove all have new structures
10 that allow the properties to adapt to developing needs, the new individual buildings
11 and structures are sited within the contours of the landscape, blending with the
12 landscape rather than dominating it. Power lines that project above treelines and attract
13 attention due to their size and reflective materials will dominate the landscape and
14 detract from the character of the properties. At Shelburne Farms for example, the farm
15 has been adapted to meet new uses of the property, and the new buildings and
16 structures that have been constructed to meet these needs are resources significant to
17 the broader history of Shelburne Farms. Buildings such as those at the new Dairy
18 Complex reflect the evolution of dairy activities in Vermont and the nation. However,
19 the new buildings and structures are sited sensitively, and most are not visible from
20 major buildings or main roads. They do not detract from the integrity of the individual
21 historic resources or overall feeling of Shelburne Farms (NHL p. 5). Construction of

1 the upgraded power lines will be counter to this philosophy of Shelburne Farms of
2 siting new structures that are not visible from major buildings or main roads and
3 which do not detract from the integrity of the farm. The new power lines will be
4 visible from the farm fields adjacent to the Breeding Barn, one of the major estate
5 buildings, where an extensive educational program will soon begin; they will be
6 visible within the viewsheds of these fields from Shelburne Museum (in particular
7 from the deck of the Ticonderoga and the two Event Fields), and thereby will detract
8 from the integrity of the farm and the characteristics that qualify it for listing as a
9 National Historic Landmark site.

10 Patricia O'Donnell reinforces my opinion that the power lines will be intrusive
11 on the landscape. She states that the Breeding Barn complex is very exposed to the
12 east, as is the adjacent land that will have programmatic uses on the ridge that runs
13 north-south to the Farm Barn. For more than 100 years this land from the ridge to the
14 east has always been a farm landscape with orchards, pasture land and hayfields. The
15 power line will be visible from this ridge. (Patricia O'Donnell, phone conversation
16 9/3/04.)

17 Avoiding impacts to the highly significant shared landscape of Meach Cove
18 Trust, Shelburne Farms, and Shelburne Museum will embrace the spirit of the
19 educational and conservation mission of Shelburne Farms, and the design philosophy
20 of Olmsted himself, as it relates to the ever more crowded development pressures in
21 Chittenden County. According to landscape historian Alan Emmet (Please see VCSE-

1 LP-SURR-10, “Arnoldia”, 1996 Fall), “One of Olmsted’s primary goals was to
2 improve the environment of the burgeoning cities where more and more people spend
3 their lives. At the same time, he perceived the importance of planning to preserve
4 wilderness areas and places of particular natural beauty. Olmsted worked to protect
5 Yosemite and Niagara Falls, places he deemed to be national treasures, the birthright
6 of all Americans. His work for rich private clients was just as firmly grounded in his
7 belief in the necessity for conserving natural resources.”

8 Based on the documentation of the immense significance of Shelburne Farms,
9 Shelburne Museum and Meach Cove Trust lands, the proposed undertaking by
10 VELCO to upgrade the transmission lines with tall poles and generally wider cutting
11 along the alignment will have an undue adverse effect on these remarkable state and
12 nationally recognized historic resources. In many situations along the lengthy VELCO
13 corridor, careful pole placement and vegetative screening of power lines will mitigate
14 the adverse effect of the VELO upgrade. In this very important section of the
15 alignment, however, between Bostwick Road and Harbor Road, the outstanding
16 degree of historic resource integrity of both buildings and landscape elements makes
17 the traditional mitigation measures of screening and careful pole placement less than
18 successful in avoiding impacts. This resource area goes beyond the typical situation in
19 the Vermont landscape. It is rather, one of the most important landscapes in Vermont,
20 and because of this, it demands special attention and consideration in this undertaking.
21 In short, extraordinary resources demand extraordinary protection, even if it is

1 expensive to do so. If this is the line route that VELCO determines it must follow,
2 then the only way to mitigate the undue adverse effect in my opinion, in this very
3 difficult situation is to bury the lines along the Limerick Road corridor. The
4 advantages of this solution are that burying the lines along the roadway will avoid an
5 adverse effect on historic resources, will provide good access to power lines in the
6 event repairs are necessary, and impacts to the landscape when installing the line will
7 be minimal. It is my understanding that the owners of the Meach Cove Trust property
8 are willing to allow use of the land along Limerick Road for this purpose.

9 **Q14. Does this conclude your direct testimony?**

10 **A14.** It does.

11 **Q.15. Thank you.**



Figure 1. Meach Cove Trust Property barns looking West.



Figure 2. Meach Cove Trust Barns looking SW.



Figure 3. Meach Cove Pony Barn and Hangar looking NE.



Figure 4. Southerly end View of Limerick Road looking NE.



Figures 5 & 6. Typical views of Meach Cove Trust Agricultural land.



Figure 7. Looking NW from Meach Cove land, past Galipeau land (center) to ridge east of Breeding Barn.



Figure 8. View from Limerick Road, Galipeau land in foreground, ridge and roof of Breeding Barn, right.



Figure 9. View from Route 7 and Shelburne Museum entry to Shelburne Farms Ridge



Figure 10. Shared view from Shelburne Museum; Meach Cove Hangar and airplane, left mid-ground; Adirondacks in distance.



Figure 11: Shared landscape from Shelburne Museum parking lot; Shelburne Farms ridge, right, distance.



Figure 12: View to Breeding Barn ridge from S.S. Ticonderoga.



Figure 13. Shared landscape from Shelburne Farms ridge east of Breeding Barn; S. S. Ticonderoga, right, mid-ground.



Figure 14. Shared landscape from Shelburne Farms ridge east of Breeding Barn; S. S. Ticonderoga, center, mid-ground.



Figure 15. Lake Champlain sunset from Breeding Barn ridge.



Figure 16. Dairy Barn just north of Breeding Barn looking North.





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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Friday, February 11, 2005, at 10:00 a.m. in Conference Room A/B, Sixth Floor, National Life Building, Montpelier, VT.

I.	Schedule/Confirm Future Meeting Dates	10:00
II.	Minutes – January 27, 2005 Meeting	10:05
III.	Historic Preservation Grants	10:15
	Lunch	12:00
IV.	Archeology Report	12:15
V.	SHPO Report	12:30
VI.	HP Grants Continued	12:45

February 11, 2005

Members Present: Glenn Andres, Vice-Chair
James Petersen, Archeologist
George Turner, Historic Architect
Tracy Martin, Citizen Member

Members Absent: David Donath, Chair
Elizabeth Boepple, Citizen Member

Staff Present: Jane Lendway, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Administrative Assistant
Eric Gilbertson, Deputy SHPO

The Vermont Advisory Council on Historic Preservation meeting was called to order by the Vice-Chair at 10:15 a.m. in Conference Room A/B, Sixth Floor, National Life Building, Montpelier, VT.

I. Schedule/Meeting Dates – Meetings are scheduled for March 15 with location to be determined, April 11 in Montpelier and May 6 at the annual Historic Preservation Conference in Bennington.

II. Minutes – Jim made a motion to accept the minutes as amended, George seconded. The vote was unanimous.

III. Historic Preservation Grants – Eric noted that approximately \$150,000 is available for grant awards. Eric summarized the application review process and the scoring guidelines. He explained the importance of consistency in each member's score. He added that the actual number is less important than the consistency of the numbers from project to project. The Council had received copies of the grant summaries before the meeting (see attached).

Eric presented slides of each project and summarized the proposed work. Council members scored the projects. Jim moved that the top scoring projects be awarded grants (see list below). Tracy seconded. The vote was unanimous. Jim moved that the award grantees are all eligible for the National Register of Historic Places, George seconded, and the vote was unanimous.

The Council had the following comments:

- Project # HP05-03, St. Albans Bay United Methodist Church – If awarded, Eric will discuss priority concerns with the applicant.

- Project # HP05-19, McIndoe Falls Congregational Church – Eric states they will need to prioritize work and is subject to review per PTV report.
- Project # HP05-20, Bald Mountain Cabin, Westmore – The Council found this project ineligible and did not score. They suggested the Division send a letter to the Agency of Natural Resources urging them to take responsibility for the repairs.
- Project # HP05-21, 76-78 Cherry Street, Burlington - The Council found this project ineligible and did not score. They suggested the applicant apply for a grant for repair work after the building is moved.
- Project # HP05-30, Topsham United Presbyterian Church, Topsham - If awarded, Eric will recommend plaster repair.
- Project # HP05-34, Greatwood Garden House, Plainfield – Suggest the applicant hire a preservationist for long term planning.
- Project # HP05-40, Old Rutland Railroad Pump Station, Alburg – Eric will suggest they look into the Enhancement Grant Program. If awarded, they should replace with the same kind of sheet roof.
- Project # HP05-45, Morgan Center Church, Morgan – Eric will encourage applicant to talk with PTV about a preservation plan.
- Project # HP05-50, Brownington Village Congregational Church, Brownington – Eric will encourage the applicant to have an assessment done and work on a preservation plan.
- Project # HP05-52, St. Michael's Episcopal Church, Brattleboro – Need to hire a specialist to evaluate.
- Project # HP05-53, Springfield Town Hall, Springfield – Eric will suggest an assessment be done.

Following is a list of grants awarded for 2005:

DIVISION FOR HISTORIC PRESERVATION

FY05 - PRESERVATION GRANT AWARDS

TOWN	COUNTY	PROJECT	COST	AWARD	WORK
Middlebury	(Addison)	Memorial Baptist Church	\$25,800	\$12,900	Turret, roof and pointing
Bennington	(Bennington)	The Orchards	\$43,233	\$15,000	Roof and eaves
Barnet	(Caledonia)	McIndoe Falls Congregational Church	\$83,000	\$15,000	Steeple restoration
St. Johnsbury	(Caledonia)	South Congregational Church	\$48,000	\$15,000	Roof
Burlington	(Chittenden)	Calkins Farmstead	\$30,791	\$15,000	Roof, trim, windows, porch
Richmond	(Chittenden)	Old Round Church	\$35,000	\$15,000	Roof
Strafford	(Orange)	The Strafford Town House	\$164,000	\$15,000	Steeple restoration
Irasburg	(Orleans)	United Church of Irasburg	\$40,000	\$11,000	Roof and roof framing
Pittsford	(Rutland)	Walker Memorial Building	\$31,900	\$15,000	Repointing foundation
Rutland	(Rutland)	St. Paul's Universalist Parish	\$45,000	\$15,000	Roof and porch restoration
Chester	(Windsor)	Old Stone Church	\$54,500	\$12,200	Bell tower, windows, trim
Totals			\$601,224	\$156,100	

V. SHPO Report – Jane reports the following:

- Contrary to last month's SHPO report, the tax credit legislation was called back for revisions. The Division is working with the Tax Department to make the changes and hopefully, the end result is a more accessible and consumer friendly tax credit program.
- Legislation is proposed for a change in the make up of the Vermont Downtown Board. Because of the recent changes in the make up of the Department of Labor and Industry, it is being suggested that the Commissioner of Public Safety or designee (likely the Director of the Fire Prevention Division) serve on the Board in place of the Commissioner of Labor & Industry.
- On February 22, Vermont Public Television will air an episode of the program, "Quest" that will feature Vermont archeology.
- Jane, John Dumville and LuAnn Dillon will meet with Tasha Wallis on February 25 to discuss capital budget projects and the MOU that is in draft form.

IV. Archeology Report – Jim reports the following:

Due to a lack of time, Jim quickly briefed the Council on the Donovan Site (VTAD01) in Addison. He reports that Representative Connie Houston and her husband have purchased the property from the Albarelli's and have plans to develop the property. Apparently the Houston's were unaware that this property is the first archeological site recorded in Addison County and didn't anticipate restrictions on possible development. Jim will keep the Council updated as needed.

VI. Advisory Council Session at HP Conference – The Council discussed how they might organize a workshop session at the annual Historic Preservation conference on May 6. They agreed that it should include practical information on how to advocate for more and better funding for historic preservation projects. It could be a roundtable discussion to develop strategy. Dave might present comments about heritage and the future economic strength of Vermont. There might be scoring of sample grant projects. Case studies could be incorporated. The session could be an actual Council meeting, with the funding topic and some other business, like approval of a NR nomination (especially one from the Bennington area). There could be a slideshow of grants. The council could recognize grant recipients. The council will continue discussion of the session at the March meeting.

The meeting adjourned at 4:15 p.m.

Respectfully submitted by Shari Duncan

consolidate to benefit the applicant. The Tax Department agrees with the changes. It is the hope that the legislature will be responsive.

- House Appropriations gave the okay for a budget adjustment to cover the funding hole for the Historic Sites Program and the Downtown Program administration. They agreed to a \$70,000 increase for the 2006 budget so Historic Sites don't repeatedly end up in debt. This is proposed through the Budget Adjustment Act.
- Jane met with interested parties on the War of 1812 remains burial issue. The Department of Defense has ignored requests to become involved. John Crock, UVM Consulting Archeology Program, has found a precedent and will research that further to help determine the next steps. Jane will keep the Council updated as things happen.
- Jim Petersen agreed to chair the GIS Taskforce. The UVM CAP and University of Maine Farmington will finish the mapping. The Division will stay involved but not in a leadership role.
- Tom Torti, former Commissioner of BGS, has taken a position as Secretary of the Agency of Natural Resources. Tasha Wallis, former Commissioner of Labor & Industry has filled that vacant position at BGS. The Division looks forward to working with Ms. Wallis on the MOA between the Division and BGS.
- Jane handed out the newly published report from the Legislative Summer Study Committee on Consolidating History Activities.
- Jane asked for recommendations for the vacant Council position. Members agreed to participate in an email round robin, giving names and brief summaries of suggested candidates.
- Jane handed out a sheet summarizing the activities of the Quadricentennial Celebration Committee. Dave said he was serving on the advisory board for the quad plans for Jamestown that will meet next June or July. He will keep Jane updated on their celebration plans and/or activities.
- Eric testified at Senate Institutions regarding the Division's two grant programs. Phil Scott, Chair of Senate Institutions expressed how well the Division's grant programs are managed. There is interest in having legislators involved in the grant review and selection process of all state grant programs. There were many ideas discussed but nothing has been finalized. Council Members agreed they would like to participate in the process. Eric will keep the Council updated via email.

The meeting adjourned at 3:15 p.m.

Respectfully submitted by Shari Duncan



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, March 15, 2005, at 10:30 a.m. at the Calkins Farmstead located at 180 Intervale Road, Burlington, VT.

I.	Schedule/Meeting Dates	10:30
II.	Minutes – February 2005	10:40
III.	Annual Meeting – Election of Officers	10:45
IV.	Advisory Council Annual Report	11:00
V.	Advisory Council Session at HP Conference	11:30
VI.	CLG Grants	12:00
Working Lunch		
VII.	Archeology Report	12:30
VIII.	Old Business	
	A. Historic Preservation Grants - Supplemental Approval	12:45
	B. Landscape Impact Discussion-: Northwest Reliability Project	12:50
IX.	National Register Preliminary Review	1:10
	A. Southview, Springfield	
X.	State Register Designation	1:30
	A. Braintree Hill Meeting House, Braintree	
	B. Process for Completed Surveys - Update	
XI.	AOT PA Annual Report	2:00
XII.	SHPO Report	2:30
XIII.	Recommendations for Advisory Council Vacancy	2:45
XIV.	Guided Tour	3:00



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

March 15, 2005

Members Present: David Donath, Chair
Glenn Andres, Vice-Chair
George Turner, Historic Architect
Tracy Martin, Citizen Member

Members Absent: James Petersen, Archeologist
Elizabeth Boepple, Citizen Member

Staff Present: Jane Lendway, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Administrative Assistant
Eric Gilbertson, Deputy SHPO
Suzanne Jamele, NR/SR Specialist

Visitors Present: LuAnn Dillon, Deputy Secretary, ACCD
Paula Hill, Landscape Architect Student & Dufresne-Henry Employee

The Vermont Advisory Council on Historic Preservation meeting was called to order by the Chair at 10:35 a.m. in the conference room at the Calkins Farmstead, Intervale Foundation, Burlington, VT.

II. Minutes – Glenn made a motion to accept the minutes as amended, Tracy seconded. The vote was unanimous.

V. Advisory Council Session at HP Conference – The Council discussed possible options for their session/meeting at the Historic Preservation Conference to be held May 6 in Bennington. They agreed to have a regular monthly Council meeting and try to include the following as possible topics:

- Approve a National Register Nomination.
- Do a preliminary review of a more difficult National Register nomination that would require discussion about what kind of documentation is needed. The discussion will include the difference between State and National Register levels of documentation.
- Have a discussion on grant funding and how to generate more resources to expand the grant programs. This year's grants could be used as a demonstration of the good projects the State is funding. There could be a talk about emphasizing the clarity of an application. A slide show could depict what makes a good photo submission with the application, stressing the

that the cell tower criteria were used for evaluating the project. The opponents of the project concluded that any change was an undue adverse effect. Liz and Harvey were representing a group of private citizens and not the Shelburne Museum or Shelburne Farms, that lie within the project proposed area. Eric stated that he and Judy spent many hours on evaluating this project, including a field visit with the Historic Preservation Consultant for VELCO. He said they were aware that they needed to make a defensible and logical decision/comment. He noted the presence of other intrusions in the area. Glenn suggested that there be documentation of current conditions for future reference. Jane added that perhaps the entire line might be documented. Eric stressed that Velco was very willing to work with the Division and they are trying to make the project work in a sensible way and have offered to do things such as cut the trees a certain way, provide a service road, etc. Paula Hill noted that if you are relying on existing trees to partially screen the line, the preservation of the trees needs to be required.

XI. AOT PA Annual Report – Nancy summarized the report and noted that Scott Newman put the report together on short notice and because of staff shortage, there are many good things that do not show up in the report. She states that the Council can comment today and then Jane will comment directly to VTrans. Nancy notes that the Division is happy with the results that because the VTrans historic preservation professionals are in at the beginning of project planning, adverse effects are being avoided.

The Council had a few questions that Nancy was able to answer and they agreed that the PA is working very well and recognized that it has received many national awards.

IX. National Register Preliminary Review

A. Southview, Springfield – The Council had received materials related to this project prior to the meeting. Sue summarized the property and reminded the Council that this had come before the Council several years ago. Glenn expressed concern that this property is fragile and that the pattern of the buildings on the landscape is extremely important since the buildings themselves are so altered. The Council agreed that the saltboxes are important and most likely are contributing to a district. In order to be considered for a National Register nomination, the Council agreed the following is needed: a site plan, extensive historic context that is compelling, including the national context of wartime housing and highlighting what is intact and has integrity.

X. State Register Designation

A. Braintree Hill Meeting House, Braintree – The Council had received materials prior to the meeting. George made a motion to add the Braintree Hill Meeting House to the State Register of Historic Places. Glenn seconded the motion and the vote was unanimous.

B. Process for Completed Surveys Update – Nancy summarized the history of survey work done in Vermont since the 1970's. Because the criteria for State Register designation are the same as the National Register criteria, the Council noted the need to establish clear guidance on State Register documentation. Sue presented a plan for addressing the backlog of surveys awaiting State Register designation.

Regarding the Stowe Re-survey, Sue presented a plan that included having the consultant come before the Council and give an overview, update and show images of the re-survey. The Council decided they would form a sub-committee of two members to do a complete review of the entire re-survey via compact discs and then make recommendations to the Council. They agreed it will be helpful to have

the consultant come and do a presentation. The full Council will get a copy of the survey report, map and index. George and Glenn volunteered to do the initial review and report back to the Council. The consultant will be invited to the June 15 meeting.

The Burlington South End Survey – Sue summarized this survey and reminded Council Members they had seen this back in October 2004. She proposed that the Division could do the following for review at the July meeting; develop an up to date survey map of Burlington, merge old and new statements of significance into a comprehensive single statement, drive around the neighborhood and observe patterns and write about the buildings' integrity, and take current streetscape photos. The Council agreed that this should be sufficient for their review.

Old Surveys – Sue reports that there are a few surveys that still need to be updated and reviewed and is hoping to get an intern to help with the process.

XII. SHPO Report – Jane reports the following:

- Vermont scores 12th in the nation and 1st in New England for RITC projects.
- The new tax credit bill, H360, has passed out of House Commerce and is now in the Ways and Means Committee. It looks hopeful that it will pass.
- Jane attended the NCSHPO Conference in Washington recently. There were a number of things of interest that include; the Historic Preservation Fund is not paying for 50% of federally mandated tasks and they are supposed to be funding 60% and also, there is a request to cut the Save America's Treasure Grant by 50% from 30 million to 15 million. There are two special bills for historic barns and Presidential sites that would bring more money to Vermont. Also, Senator Jeffords is considering trying to get metal truss bridges into the Bridge Program and also trying to develop something for General Stores.

VII. Archeology Report – No report, Jim Petersen absent.

XIV. Guided Tour - An Intervale Staff Member led the Council on a short tour.

Respectfully Submitted,

Shari Duncan

importance of presenting compelling views. A possibility is to invite this year's grant winners to the meeting. It should be noted that some had assessments; some came back a second time.

- As part of the Archeology Report, the Council could have a discussion on the Bennington Cloverleaf Site. Nancy will check with Jen Russell at VTrans to see if they are already scheduled to talk about the Cloverleaf at the Conference.

Nancy will write a draft of the session description.

VI. CLG Grants – Nancy stated that Shelburne has submitted an application for the second round of CLG grant funds. They are asking for \$4,000 to hire a consultant to update the village plan. The application meets the eligibility requirements and Chris Cochran recommends funding. Nancy added that Burlington could not meet the application deadline for their application to create a management plan for the War of 1812 reburials. While the Burlington project is a priority for the Council to fund, because the application was not submitted, Shelburne was the only eligible applicant in the second round. Some Council Members inquired as to whether they could deny Shelburne and save the money for Burlington but Jane stated that there are federal guidelines that have to be followed and unless they could find Shelburne's application ineligible, there was no reason not to award them the grant. Jane suggested that Burlington might be better as a phased project and can come back in future rounds with no limit on the amount they can request. Glenn made a motion to award \$4,000 to the Town of Shelburne to update its village plan, Tracy seconded. The vote was unanimous.

I. Schedule/Meeting Dates – Meetings are scheduled for April 11 in Montpelier, May 6 at the HP Conference in Bennington, June 15 & July 13 with locations to be announced. The Braintree Meeting House was discussed as a possible future meeting location.

III. Annual Meeting – Because two members were not present, the Council postponed the election of officers until the April meeting.

IV. Advisory Council Annual Report – Nancy will talk with Jim and Beth to see what progress has been made in their efforts. Nancy volunteered to draft the annual report. The Council agreed they would like a final report for the May 6 meeting.

XIII. Recommendations for the Advisory Council Vacancy – Nancy will email members for their recommendations so there can be a discussion at the April meeting.

VIII. Old Business

A. Historic Preservation Grants: Supplemental Approval – After the January meeting, Nancy noticed that there was a project that the Council voted to give the extra point to for financial need but was never added in to the final score. By adding the extra point, the First Congregational Church of South Royalton landed in the winners bracket. The day after the meeting, the Division had polled the Council about adding the Church to the list of grant awards and members had approved the idea in concept. This vote is to officially affirm that decision. Nancy stated there is enough money from past years returned to award them without the need to alter other awards. George made a motion to include the First Congregational Church of South Royalton, to the original grant award list, Tracy seconded. The vote was unanimous.

B. Landscape Impact Discussion: Northwest Reliability Project – Eric was present to be involved in a follow up discussion to the January meeting where Harvey Carter and Liz Pritchett had come before the Council to share concerns about the Division's comment letter regarding this project. Eric noted



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

April 11, 2005

Members Present: David Donath, Chair
Glenn Andres, Vice-Chair
George Turner, Historic Architect
Tracy Martin, Citizen Member
James Petersen, Archeologist
Elizabeth Boepple, Citizen Member

Staff Present: Jane Lendway, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Administrative Assistant
Eric Gilbertson, Deputy SHPO

Visitors Present: LuAnn Dillon, Deputy Secretary, ACCD

The Vermont Advisory Council on Historic Preservation meeting was called to order by the Chair at 9:10 a.m. in Conference Room A/B, Sixth Floor, National Life Building, Montpelier.

II. Minutes – Glenn made a motion to accept the minutes as written, Jim seconded. The vote was unanimous.

I. Schedule/Confirm Future Meeting Dates – Meetings are scheduled for May 6 at the HP Conference in Bennington, June 15 & July 13 with locations to be announced.

III. Election of Officers – Beth nominated David Donath for the Chair position and Glenn Andres for Vice Chair, Jim seconded. The vote was unanimous.

IV. Annual Report – Beth distributed the draft Advisory Council annual report. Council members reviewed and agreed to send comments to Beth. The report will be distributed to legislators and handed out at the Historic Preservation Conference on May 6 in Bennington.

V. Advisory Council Vacancy – The Council agreed they would like to make recommendations for someone who is compassionate about historic preservation, preferably someone who is familiar with the legislative process. Several names were suggested and Nancy agreed to research and write a short profile on the following possible candidates: Gail Neil, Robert McBride, Ron Kilburn, Barbara George and Seth Bongartz. The Council will discuss at the June meeting.

VI. Barn Grants - The Council had been sent copies of the grant summaries before the meeting, along with photos of the buildings. Eric explained that there is a little more than \$150,000 to distribute. The DHP staff had scored all of the applications in a prior round, and recommended the top scorers for consideration by the Council. The Council decided to score two projects that had not made the staff cut: #13 Foster Barn, Moretown and #36 Miller Barn, East Dummerston. The Council also determined #49 Fish Dairy Barn, Tinmouth to be ineligible.

The Council had the following specific comments:

- BG05-17: Suggest they apply for a Historic Preservation Grant.
- BG05-19: Score work in Section 1 only. No funding for electricity or fire detection system.
- BG05-30: Assessment needed.
- BG05-40: Request revised to \$5,000. Eric will work with them to establish priorities.
- BG05-42: Request revised to \$4,775 (scraping, painting, window replacement not eligible).
- BG05-46: Request revised to \$9,625.

Eric reviewed the criteria briefly. The Council then reviewed each of the forwarded applications in more detail and scored the projects.

**DIVISION FOR HISTORIC PRESERVATION
FY05 - BARN PRESERVATION GRANT AWARDS**

COUNTY	TOWN	PROJECT	COST	AWARD
Chittenden	Richmond	VT Farm Bureau Monitor Barn	\$20,000	\$10,000
Chittenden	Jericho	Brook Hollow Farm Barn	\$7,000	\$3,500
Rutland	Brandon	Wood's Market Garden Barns	\$21,000	\$10,000
Windsor	N. Pomfret	Moore Farm Barn	\$24,340	\$10,000
Chittenden	Charlotte	Woodruff Bank Barn	\$18,250	\$9,125
Chittenden	Burlington	Calkins Corncrib	\$34,255	\$10,000
Grand Isle	Alburg	Poor Farm Barn	\$14,500	\$7,250
Chittenden	Essex Jct.	Wiley Farm Barn	\$33,000	\$10,000
Windham	E. Dummerston	Miller Barn	\$20,000	\$10,000
Windsor	Taftsville	MoonRise Farm Barn	\$21,450	\$10,000
Rutland	Mt. Holly	Hawkins Barn	\$37,500	\$5,000
Orange	N. Thetford	Mason Barn	\$12,050	\$4,775
Caledonia	E. Ryegate	Whitehill Farm Barns	\$24,000	\$10,000
Addison	Salisbury	Shard Villa Barn	\$75,000	\$10,000
Caledonia	S. Ryegate	Nunivak Dairy Barn	\$6,000	\$3,000
Caledonia	Groton	Doscinski Cow Barn	\$5,500	\$3,000
Caledonia	Danville	Sargent Family Barn	\$22,150	\$10,000
Windsor	S. Pomfret	Teago Farm Barn	\$25,950	\$10,000
Addison	Monkton	Hurlburt Farmstead Horse Barn	\$20,000	\$8,100
Totals			\$441,945	\$153,750

To prioritize the three possible alternates, all of which had received the same score (#86), the Council decided to review and score those 3 again. The reviewed the application summaries and

photos for #45 Leete Meadow Farm Barn, #35 Shooting Star Farm Barn, and #26 Barn. Following is how those projects scored:

	Jim	Glenn	George	Tracy	David	Beth	Total
#45	15	13	18	15	12	12	85
#35	16	15	17	15	15	15	93
#26	13	15	14	13	14	14	83

Jim moved that the top scoring projects be awarded grants and #35 Alternate A, #45 Alternate B, and #26 Alternate C. Glenn seconded. The vote was unanimous. George moved that the award grantees are all eligible for the National Register of Historic Places, Jim seconded, and the vote was unanimous. Jim stated that no archeology studies are needed for the awarded projects.

VII. SHPO Report – Jane reports the following:

War of 1812 Reburials – The City of Burlington is working on writing protocol for dealing with unmarked burials. Once the protocol is written, Burlington may be eligible to use some of the Unmarked Burial Fund set up by the State of Vermont. City Officials are hoping to get the federal government more involved so have been in contact with Senator Leahy and Jeffords offices.

AC Annual Report – Jane inquired as to how many reports the Council wanted printed and who was going to pay for the printing costs. The Division assumed the Council was raising funds to cover the cost. Dave suggested Jane send a request to the Woodstock Foundation for \$250 and George noted his firm could possibly donate \$100. It was agreed that 600 reports will be printed.

Jim moved to adjourn, Glenn seconded. The vote was unanimous.

Respectfully submitted,

Shari Duncan



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Friday, May 6, 2005 at 1:15 p.m. at the Annual Historic Preservation Conference in Bennington. For directions to the meeting site, go to the conference registration area at the Bennington Station, corner of River and Depot Streets, Bennington, VT.

- I. National Register Preliminary Review
 - A. Ludlow Main Street Historic District
- II. State Register Review
 - A. Kimball House, West Fairlee
- III. CLG Grants
- IV. Archeology Report
- V. Discussion of Grant Programs
- VI. Discussion of Economics of Heritage Preservation
- VII. Schedule/Meeting Dates
- VIII. Minutes – April 11, 2005



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

May 6, 2005

Members Present: David Donath, Chair
Beth Boepple, Citizen Member
George Turner, Historic Architect
James Petersen, Archeologist
Tracy Martin, Citizen Member

Members Absent: Glenn Andres, Vice Chair

Staff Present: Nancy Boone, State Architectural Historian

The meeting was called to order by the Chair at 1:20 pm. in the Rotary Room of the Bennington Free Library, 101 Silver Street, Bennington, Vermont.

The meeting was held as a workshop session of the Annual Historic Preservation Conference. David welcomed the attendees to the meeting, including ACCD Deputy Secretary Lu Ann Dillon, Ludlow Town Manager Frank Heald, preservation consultants Paula Sagerman and Lyssa Papazian, and West Fairlee property owner Doug Sonsalla.

I. National Register Preliminary Review

A. Ludlow Main Street - The Council had received materials about the proposed district prior to the meeting. Nancy distributed maps to the audience and showed a powerpoint presentation of images and maps that illustrated the proposed district. She noted that there had been changes to some of the buildings, but most were confined to commercial storefronts. Two notable exceptions, building that had undergone more extensive changes, were the mill and the former Unitarian church, although she noted that a recent replacement of the solid balcony railings on the mill with more transparent railings was an improvement. George asked why the proposed boundary stops before the library, and whether it should extend to include the Black River Academy. Frank Heald, Town Manager, responded that they could consider it. Paula Sagerman noted that there are other adjacent areas that could be nominated as additional historic districts. Dave observed that this is a commercial district, and adjacent areas may be other uses, and logically, other districts. Nancy noted that Sue had visited the area and confirmed that this is a logical first district to nominate. The Council recommended that the district nomination proceed.

II. State Register Review

A. Kimball House (aka Jeffords-Wurdak House), West Fairlee - The Council had received materials about the property, including a draft survey form, prior to the meeting. Nancy showed images provided by the owner of the building and of historic maps, as well as architectural drawings

prepared by the owner. She summarized the history of the property. The building was not included in the original 1979 Fairlee survey, which picked up buildings in the area individually. The local historical society is interested in consideration of an historic district in the village, but that will not happen for a while. In the meantime, the owner wishes to have this property considered for individual listing on the State Register. George moved to place the property on the State Register under criteria A and C. Jim seconded. Unanimous. The owner requested that the house be designated as the Jeffords-Wurdak House. The Council asked the owner why he wanted to nominate the house to the State Register. He responded with an eloquent list of reasons, including pride of ownership, contributing to the vibrancy of the community, to make history come alive, and to keep the stories of local history alive through the house.

III. CLG Grants - The Council considered a request from the City of Burlington for a grant of the remaining FY2005 CLG funds, \$4,769, for support of a plan to address the recently discovered War of 1812 burials in Burlington's Old North End. All of the CLG's had been invited to submit proposals, but only Burlington submitted one. The city proposed a match of \$9,748 for a total project cost of \$14,517. The plan will provide a framework for resource protection, further study, and public education surrounding the burial ground. Jim provided additional background and detail of the discovery. He moved approval of the grant. Beth seconded. Unanimous.

IV. Archeology Report - Jim summarized the archeological investigation that had been done for the Bennington Bypass project and encouraged attendees to see the exhibit about the work, on display at another location in Bennington. He showed last year's archeology month poster and offered copies to attendees.

V. Discussion of Grant Programs - Nancy passed out a list of the 2005 Historic Preservation (HP) and Barn Grant recipients. She noted that the HP grants are currently being considered by the legislature for \$200,000 for next year, and the Barn grants, for \$100,000. Nancy then showed some good images from the winning applications, and highlighted the techniques used to illustrate compelling need in each project. She also noted the importance of historic preservation assessments in planning restoration projects and applying for grants. The Preservation Trust of Vermont is again offering barn assessments. The Council offered advice for planning successful applications, and answered questions from the audience.

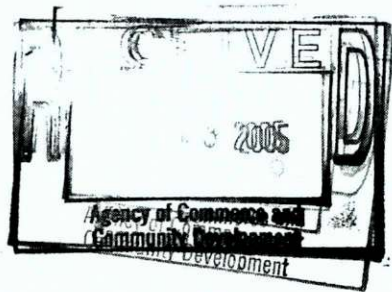
VI. Discussion of Economics of Heritage Preservation - As the time for the end of the session approached, Dave noted that he would forego this discussion, but offered the audience copies of the OpEd piece that he had written on the topic.

VII. Schedule/Meeting Dates - The Council confirmed the June date for the 15th, and changed their July 13 date to the July 6th.

VIII. Minutes – April 11, 2005 - Beth moved approval. Tracy seconded. Unanimous.

The meeting adjourned at 2:55pm.

Respectfully submitted,
Nancy E. Boone



P.O. Box 233
West Fairlee, VT 05083
March 11, 2005

State Historic Registration Board:

Please accept this letter as application for eligibility of a house and connected barn on the State Register of Historic Places. The house is located at 49 Mill Street in the town of West Fairlee. Following is a brief history of the house with enclosed drawings, photos, and maps.

History:

Situated on 1.75 acres, the property currently contains a clapboard-sided, timber-framed Greek Revival style "big house" with an attached "little house" (ell), a "back house" (with privy), and an attached 3-bay barn. A four-bay porch was added on the dooryard entry in a Folk Victorian style. The property abuts the old cigar factory to the west, the Johnson-Pullen House (1880) with the carriage shop to the east, the old elementary school to the north and Mill Street, to the south. The northeast portion borders the Ompompanoosuc River. There are several old sugar Maples on the property which were tapped in the past and a dug well. Mill Street is part of the unofficial historic district of West Fairlee with 6 properties currently listed in the State of Vermont Register of Historic Places.

The structures are confirmed to have existed in 1858 by the Walling map (see maps); however, property deeds indicate that it was built between 1839-47 by Lyman C. Kimball. John G. Berry owned the house with his wife, Sarah Berry, until their death. Mary Ann Foss owned the farm from 1869 until 1874 when she sold it to Lucy and Jacob Jeffords, who may have been the town jeweler. The Jeffords sold the house to E. P. George in 1880. E. P. George was a prominent store keeper in town. After Mr. George's death, his wife sold the house to Arthur H. Blake in 1908. Mr. Blake was the town butcher. The next occupant was H. Carpenter (Carp) Johnson, who was also a butcher and sold meat out of the ell portion of the house as did Mr. Blake. The original meat closet is intact with meat hooks, tin-lined bins for ice blocks, and an insulated door. After Carp's death, the estate was sold to Reverend Thomas Henry Rose and his wife, Anna J. Rose. Rev. Rose was the pastor at the West Fairlee Union Meeting House and Congregational Church and couples were married in the parlor of the house.

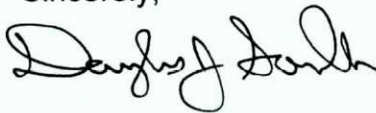
Heinrich and Elizabeth Wurdak, restaurateur and biologist, purchased the house in 1972 after Rev. Rose passed away. The house continues to be in the Wurdak family. Currently, Rebecca Wurdak and her husband, Doug Sonsalla, a teacher and an architect respectively, reside in the house and are restoring it.

Alterations:


In the early 1970s the kitchen was remodeled to enlarge the space. The upstairs bedrooms and hallway were remodeled in the early 1980s. The plaster was replaced with gypsum board, paneling was added to certain walls, and electrical updates were made. A deck was added to the back and later removed. An outbuilding (animal shed) was demolished in the early 1980s. In 2000 the stone foundation was replaced with a concrete foundation under the barn and ell.

Please accept this summary as application for State Historic registration. Let us know if you have any further questions regarding our house.

Sincerely,



Doug Sonsalla
P. O. Box 233
West Fairlee, VT 05083
802-333-9659
rwurdak@yahoo.com
sons0019@yahoo.com



Rebecca Wurdak

Enclosures:

Drawings:

- 2005 - First Floor Plan
- 2005 - Second Floor Plan
- 2005 - South, East, and North Elevations

Maps of West Fairlee Village:

- 1858 - Walling
- 1877 - Beers
- 2005 - West Fairlee Village: based on NAIP color digital orthophotos from 08/2003
- 2005 - West Fairlee Village Historic District Map; *Listings in the State of Vermont Historic Preservation Original Survey 1979*: based on NAIP color digital orthophotos from 08/2003

Photos:

- 1890 - Mill Street looking east. Jeffords-Wurdak House is third from left
- 2005 - South façade from Mill Street
- 2005 - Northeast façade from property
- 2005 - Barn hayloft
- 2005 - Entry hall staircase
- 2005 - Meat closet showing hooks and ice bin
- 2005 - Backhouse privy
- 2005 - Detail of hand-hewn living room ceiling beam

West Fairlee Village



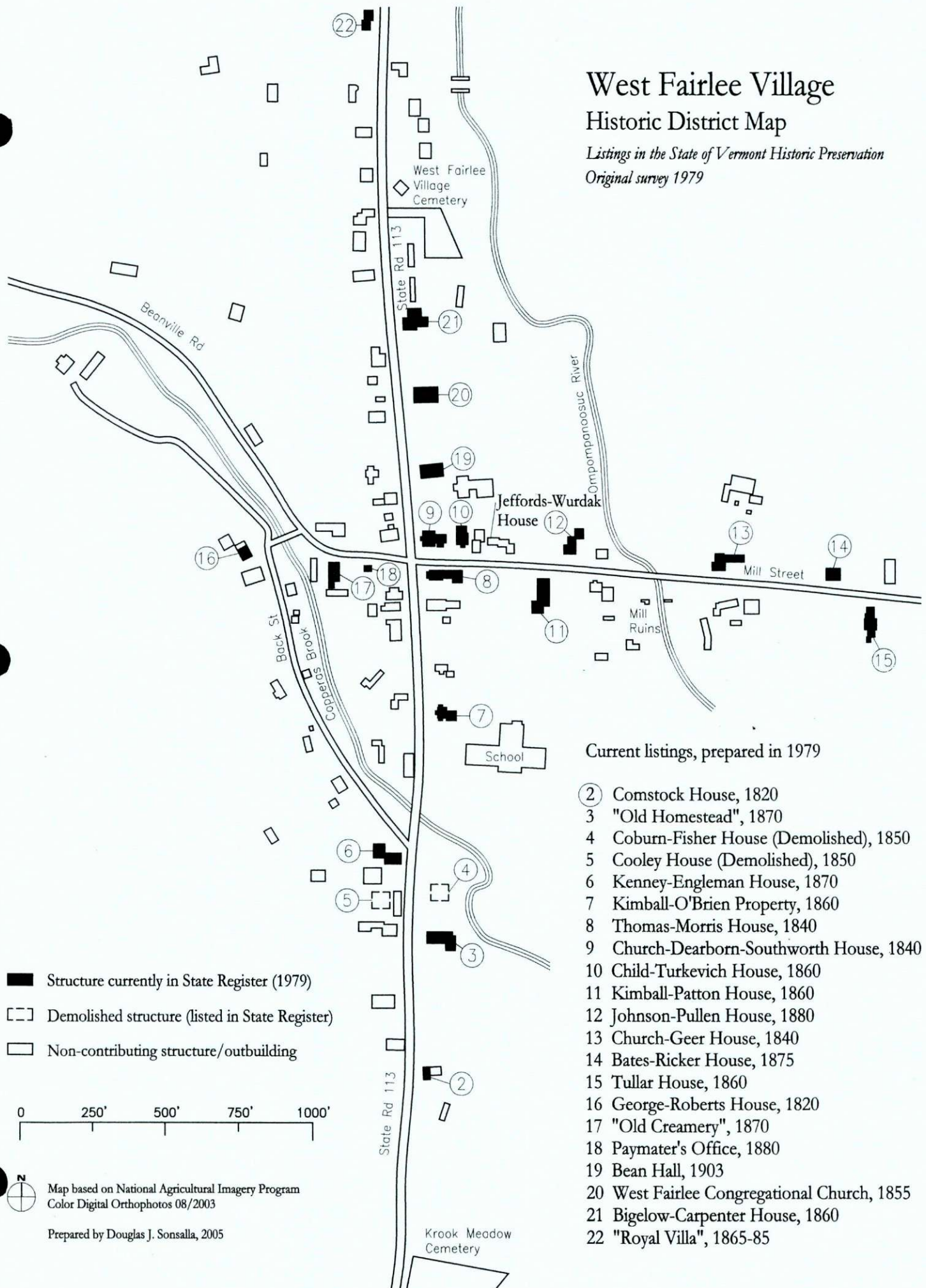
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Map based on National Agricultural Imagery Program
Color Digital Orthophotos 08/2003

Prepared by Douglas J. Sonsalla, 2005

West Fairlee Village Historic District Map

*Listings in the State of Vermont Historic Preservation
Original survey 1979*



Current listings, prepared in 1979

- ② Comstock House, 1820
- 3 "Old Homestead", 1870
- 4 Coburn-Fisher House (Demolished), 1850
- 5 Cooley House (Demolished), 1850
- 6 Kenney-Engleman House, 1870
- 7 Kimball-O'Brien Property, 1860
- 8 Thomas-Morris House, 1840
- 9 Church-Dearborn-Southworth House, 1840
- 10 Child-Turkevich House, 1860
- 11 Kimball-Patton House, 1860
- 12 Johnson-Pullen House, 1880
- 13 Church-Geer House, 1840
- 14 Bates-Ricker House, 1875
- 15 Tullar House, 1860
- 16 George-Roberts House, 1820
- 17 "Old Creamery", 1870
- 18 Paymater's Office, 1880
- 19 Bean Hall, 1903
- 20 West Fairlee Congregational Church, 1855
- 21 Bigelow-Carpenter House, 1860
- 22 "Royal Villa", 1865-85

- Structure currently in State Register (1979)
- Demolished structure (listed in State Register)
- Non-contributing structure/outbuilding

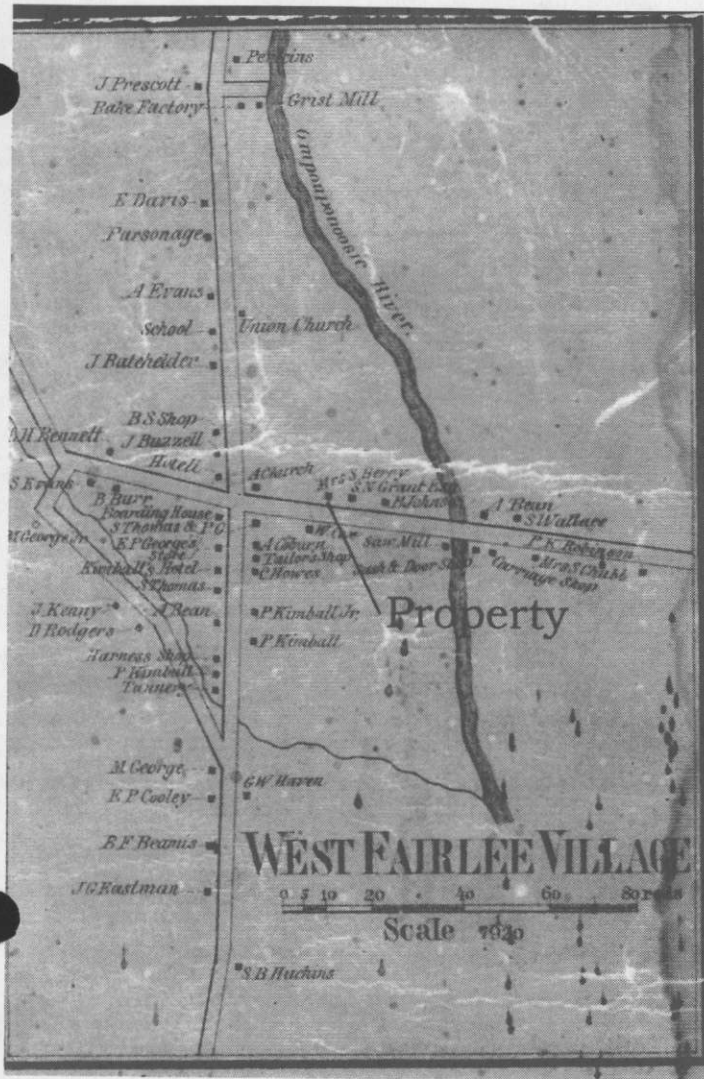
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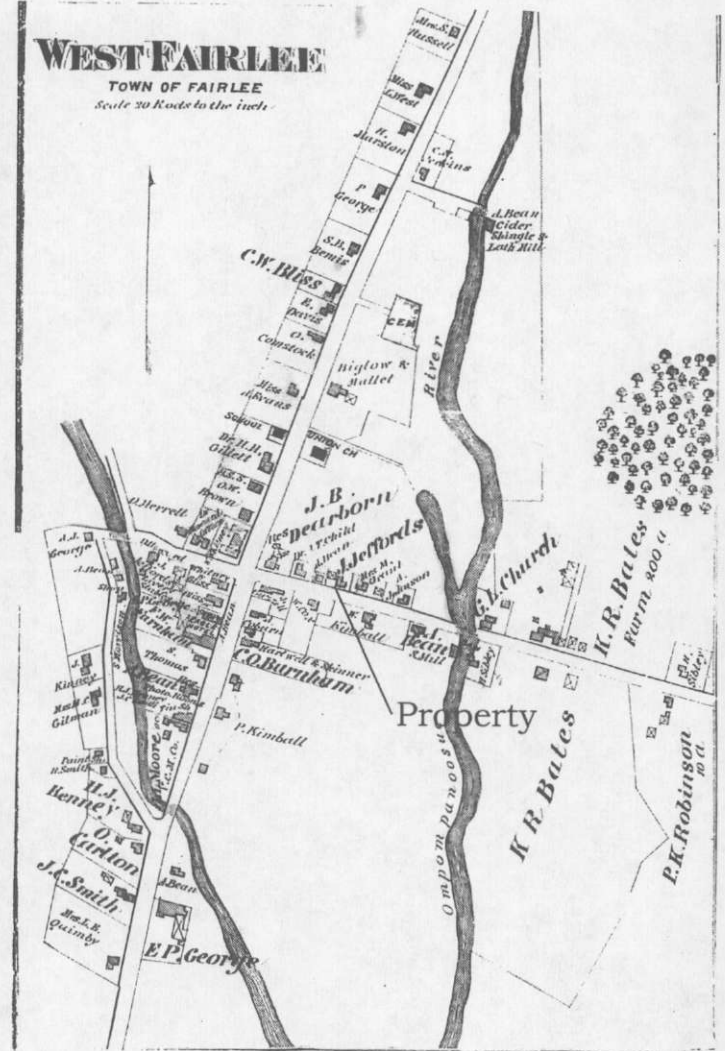
Map based on National Agricultural Imagery Program
Color Digital Orthophotos 08/2003

Prepared by Douglas J. Sonsalla, 2005

1858 - Walling



1877 - Beers



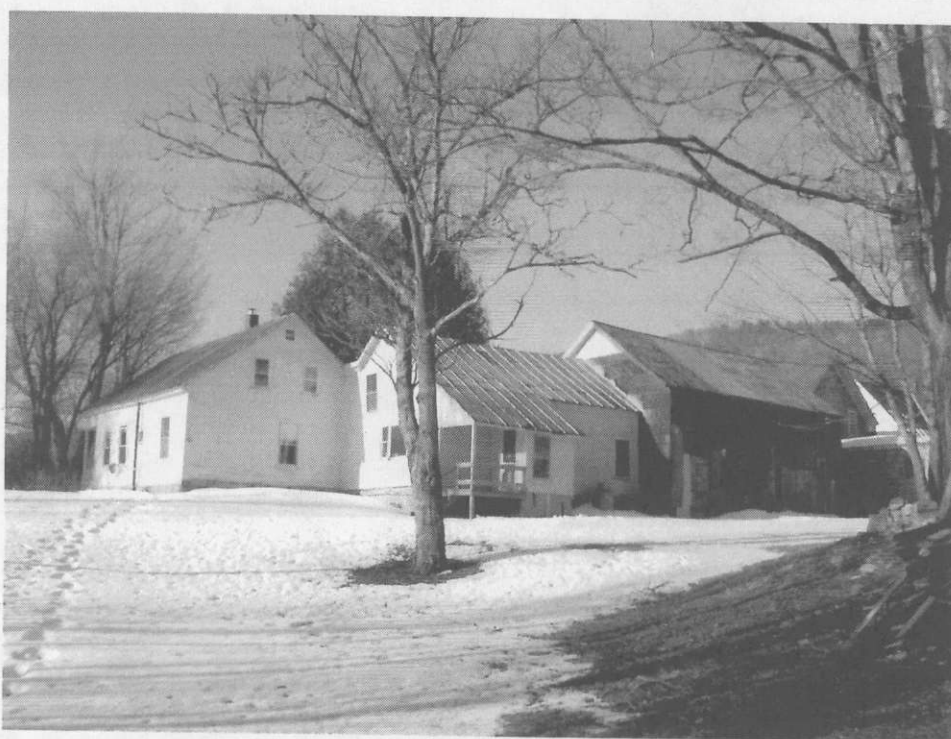
Looking east



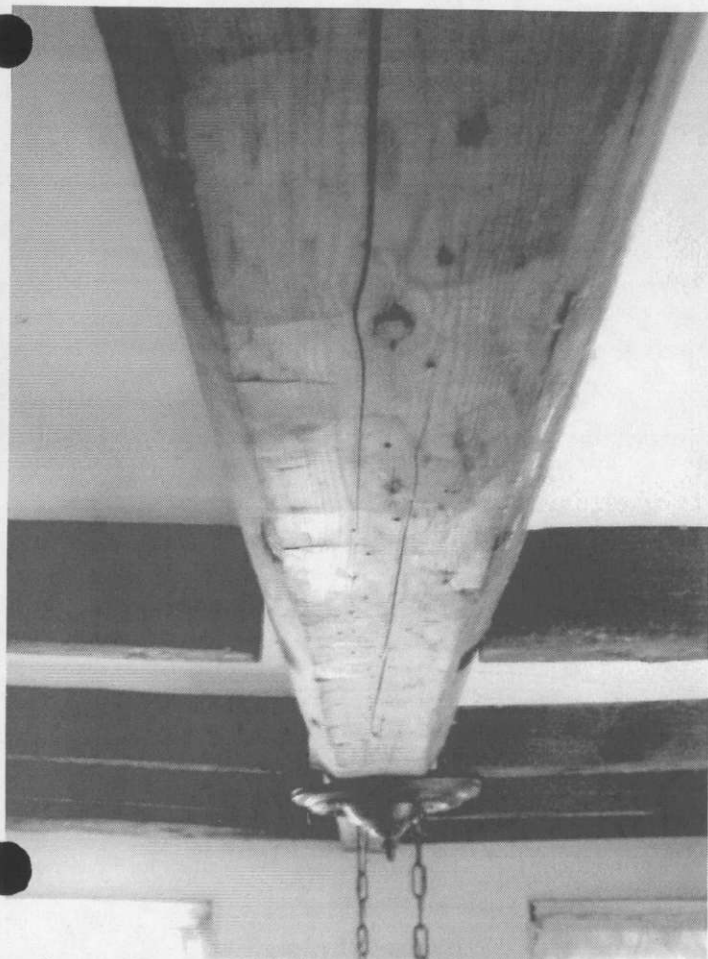
Mill Street - 1890 Third from left - Jeffords-Wurdak house



South
facade
from
Mill Street



Northeast
facade
from
property



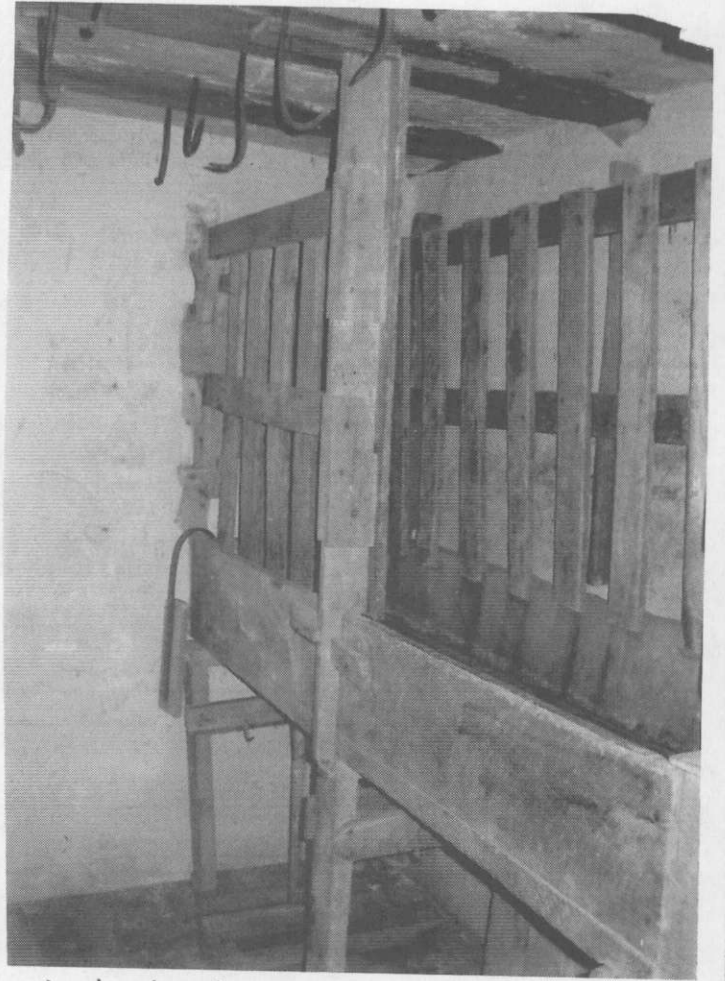
Detail of hand-hewn living room ceiling
beam



Entry hall staircase



The backhouse privy



Meat closet showing hooks and
ice bins

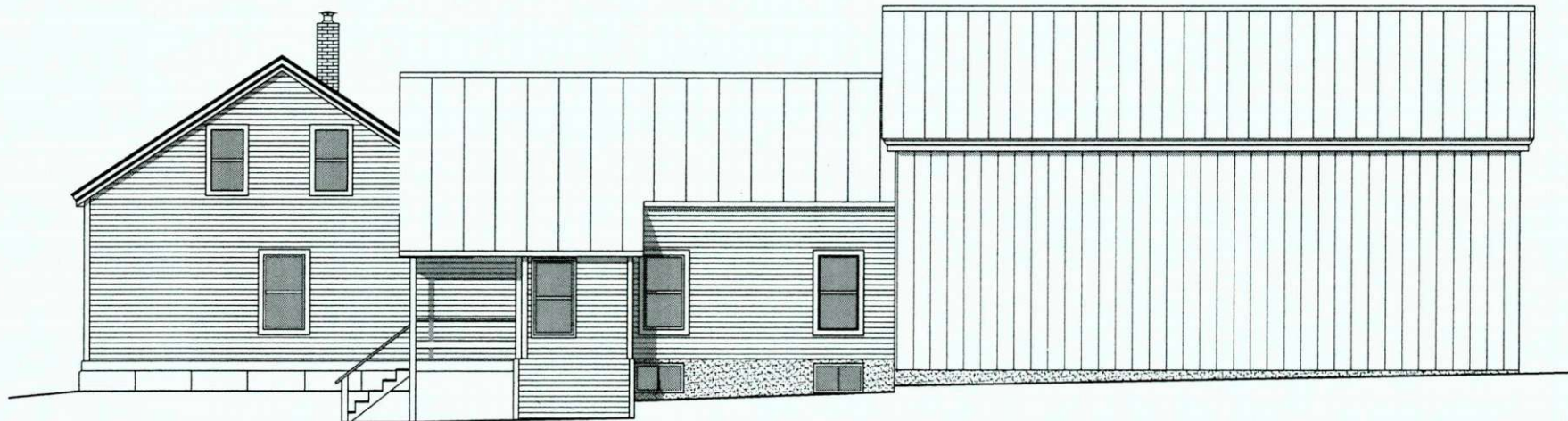


Barn
Hayloft



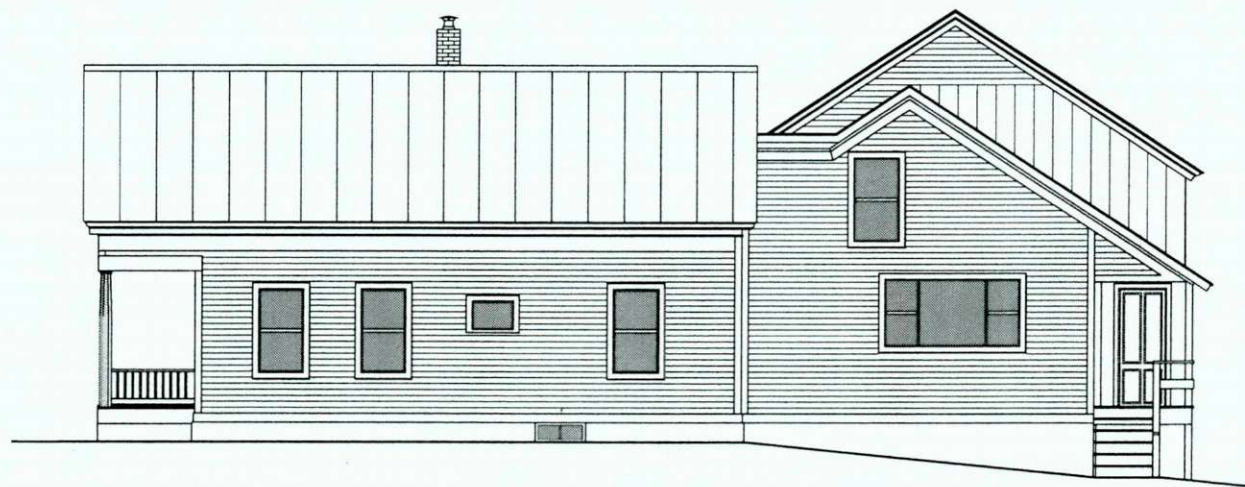
South Elevation
Jeffords-Wurdak Residence 1839-47

Scale: 3/32" = 1'-0" March 11, 2005



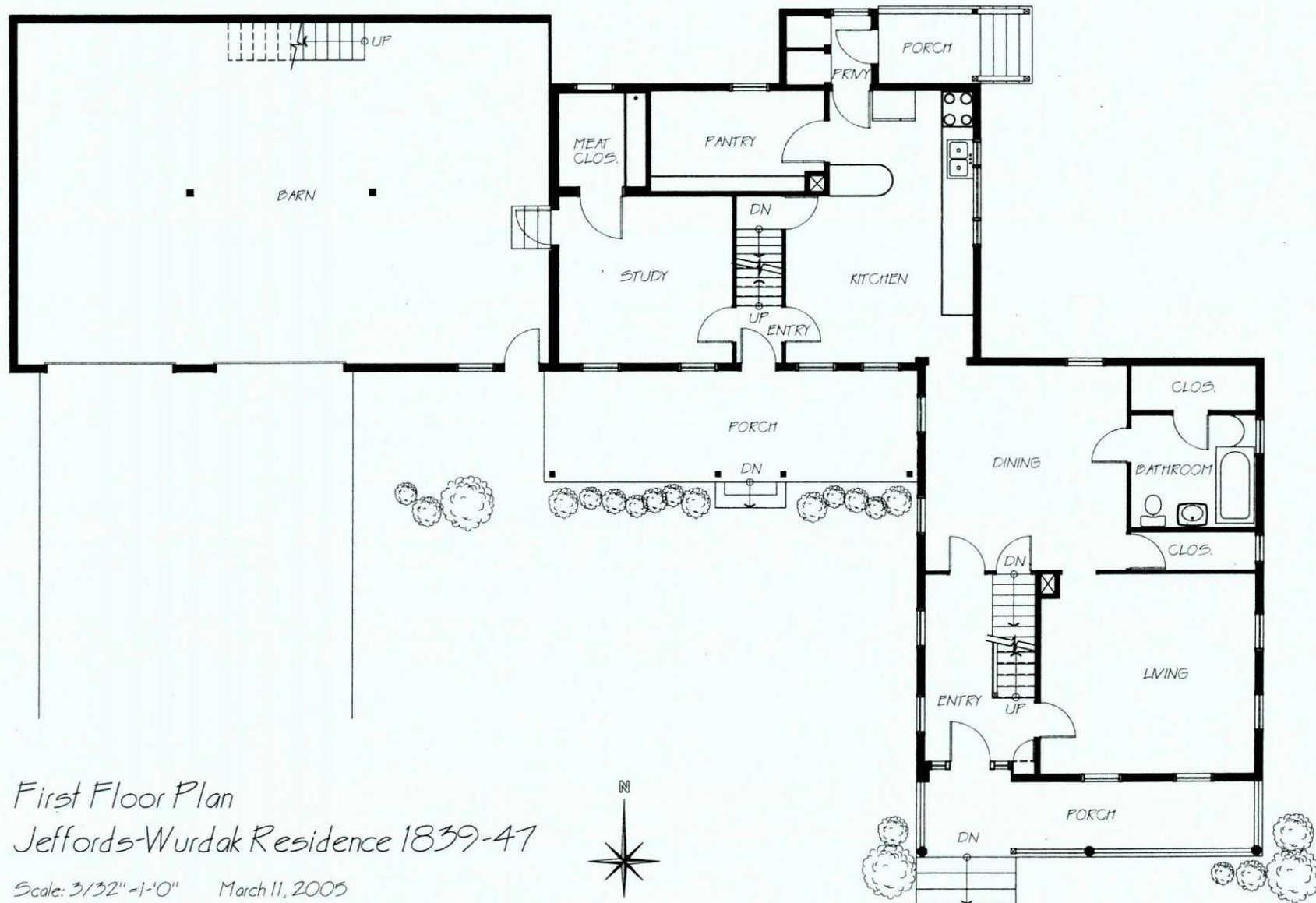
North Elevation
Jeffords-Wurdak Residence 1839-47

Scale: $3/32" = 1'-0"$ March 11, 2005



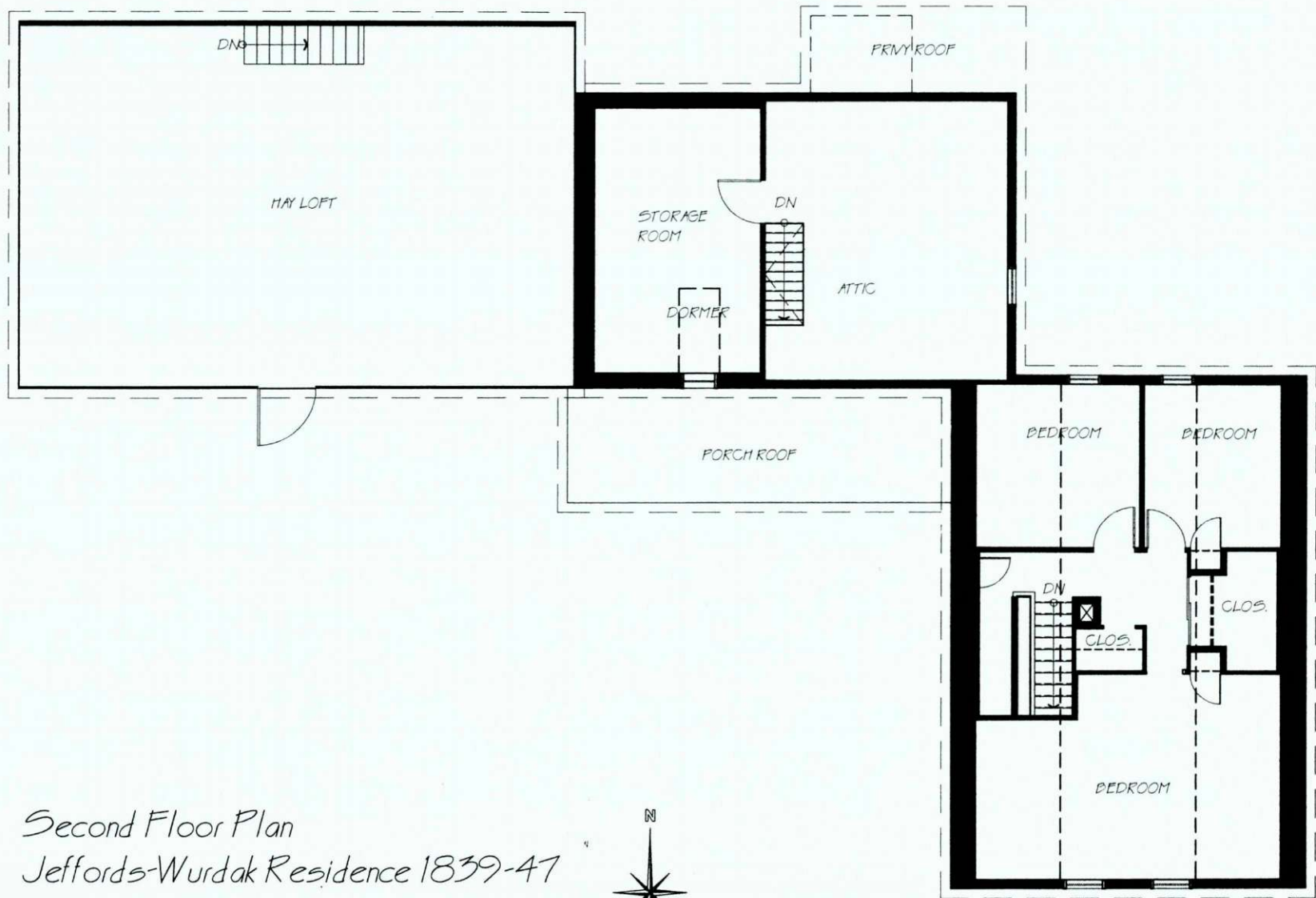
East Elevation
Jeffords-Wurdak Residence 1839-47

Scale: 3/32" = 1'-0" March 11, 2005



First Floor Plan
 Jeffords-Wurdak Residence 1839-47

Scale: 3/32" = 1'-0" March 11, 2005



Second Floor Plan
 Jeffords-Wurdak Residence 1839-47

Scale: 3/32" = 1'-0" March 11, 2005



STATE OF VERMONT Division For Historic Preservation Montpelier, VT 05602 HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		SURVEY NUMBER: 0916-49	
		NEGATIVE FILE NUMBER:	
		UTM REFERENCES: Zone/Easting/Northing	
		U.S.G.S. QUAD. MAP:	
		PRESENT FORMAL NAME: Jeffords-Wurdak House	
COUNTY: Orange		ORIGINAL FORMAL NAME: Lyman C. Kimball House	
TOWN: West Fairlee		PRESENT USE: house	
LOCATION: 49 Mill Street, West Fairlee Village		ORIGINAL USE: house	
COMMON NAME: Jeffords-Wurdak House		ARCHITECT/ENGINEER: n/a	
PROPERTY TYPE: house		BUILDER/CONTRACTOR: n/a	
OWNER: Rebecca Wurdak and Doug Sonsalla ADDRESS: PO Box 233, West Fairlee, VT 05083		PHYSICAL CONDITION OF STRUCTURE: Excellent <input checked="" type="checkbox"/> Good <input 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"/>			
		STYLE: Greek Revival	
LEVEL OF SIGNIFICANCE: Local <input type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>		DATE BUILT: c. 1840	
GENERAL DESCRIPTION:			
Structural System			
1. Foundation: Stone <input type="checkbox"/> Brick <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/>			
2. Wall Structure			
a. Wood Frame: Post & Beam <input checked="" type="checkbox"/> Balloon <input 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 checked="" 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 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 type="checkbox"/> Sheet Metal <input checked="" 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 checked="" type="checkbox"/> Chimneys <input checked="" type="checkbox"/> Sheds <input checked="" type="checkbox"/>			
Ells <input checked="" type="checkbox"/> Wings <input type="checkbox"/> Bay Window <input type="checkbox"/> Other: Barn			
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: 1 1/2			
Entrance Location: Left gable front			
Number of Bays: 3X4			
Approximate Dimensions:			
SIGNIFICANCE: Architectural <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Archeological <input type="checkbox"/>			
Historic Contexts: Architecture, Commerce, Religion			

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Property consists of a house with attached ell, shed with privy, and 3-bay barn. Gable front main block has molded cornice with returns and recessed one story porch with turned posts and simple railing. Sidehall plan front entry has 6 panel door and 3/4 length sidelights with a simple surround. Most windows are 1/1 with a few 6/6 in the ell. The 5-bay ell, with centered entry, has a new 4-bay porch with turned, Queen Anne style posts. A gable roofed dormer, with 6/6 window, is centered between the first and second bay of the ell. In the left rear corner of the ell is a meat closet containing hooks, tin-lined ice bins, and an insulated door. A two seat privy remains off the back of the ell.

RELATED STRUCTURES: (Describe)

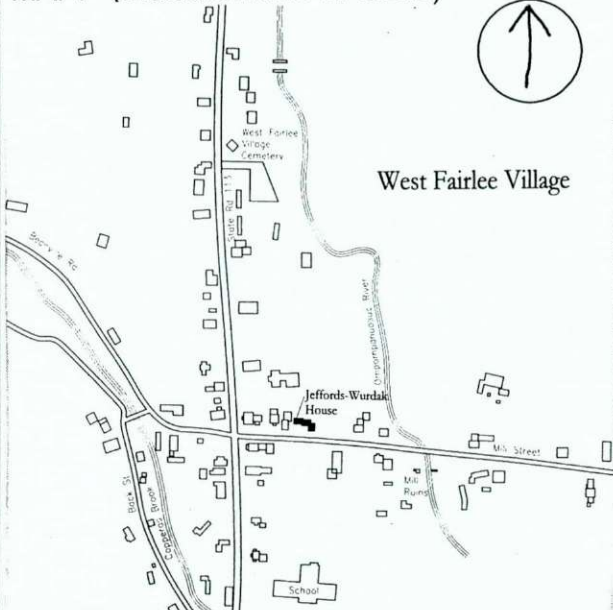
Attached gable roof barn has two modern garage doors in left two bays with a hay door above the second bay. Third bay includes a modern window and pedestrian door.

STATEMENT OF SIGNIFICANCE:

Property deeds indicate house was built between 1839-47 by Lyman C. Kimball. John G. and Sarah Berry owned the house until their death. The Walling map shows Sarah Berry as owner. Mary Ann Foss owned the farm from 1869-1874 when she sold it to Lucy and Jacob Jeffords, who may have been the town jeweler. They sold the house to E.P. George in 1880. He was a prominent storekeeper in town. After his death, his wife sold the house to Arthur H. Blake in 1908. Blake was the town butcher. Next occupant was H. Carpenter (Carp) Johnson who was also a butcher. Both butchers sold meat out of the intact meat closet in the ell. After Carp's death, the house was sold to Rev. Thomas Henry Rose and his wife, Anna J. Rose. He was the pastor at the West Fairlee Union Meeting House and Congregational Church. Couples were married in the parlor of the house. Since 1972 the property has been owned by members of the Wurdak family. Good example of a Greek Revival style village residence which has seen a variety of mixed uses contributing to the commercial and religious life of the community.

REFERENCES:

1858 Walling map of West Fairlee Village
1877 Beers map of West Fairlee

MAP: (Indicate North in Circle)**SURROUNDING ENVIRONMENT:**

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

RECORDED BY:

Suzanne C. Jamele

ORGANIZATION:

Vermont Division for Historic Preservation

DATE RECORDED:

April 18, 2005

Municipal Manager
P.O. Box B
Ludlow, VT 05149-0250



Municipal Offices
Ph. 802-228-2841
Fax 802-228-2813
townhall@ludlow.vt.us
village@ludlow.vt.us

Ludlow, Vermont

A Better Place To Live, Work & Play



Vermont Advisory Council on Historic Preservation
c/o Suzanne Jamele
Vermont Division for Historic Preservation
National Life Building
Drawer 20
Montpelier, VT 05620-0501

Dear Members:

As part of a "Downtown Designation" project, the Town and Village of Ludlow, Vermont desires to have a portion of the Village of Ludlow nominated as a Historic district.

In this context, we wish to request that the Council accept this letter as a request for the determination of eligibility for a historic district in Ludlow as outlined below.

The district is defined as beginning at the Walker Bridge, at the Black River, on Main Street (Rte 103) and extending to the intersection of Main Street and Andover Street (where Rte 100 merges with Rte 103). This district would also include the Ludlow Town Hall, located on Depot Street, just off of Main Street. A map of the proposed district is attached along with photos of the candidate structures within the District.

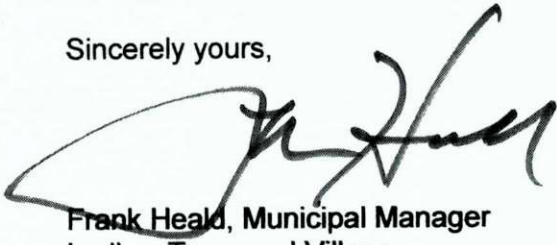
Ludlow, with the aid of the Southern Windsor County Regional Planning Commission, has issued an RFP for a historic consultant to prepare nomination papers for the district. As a result of this process, Paula Sagerman was selected to do this preparation.

We believe the proposed district is worthy of a historic designation since it represents the core area of Ludlow's historic growth from an agricultural center into an active mill town and finally into a four season vacation area. It is home to four sites on the National Register, including Black River Academy where President Calvin Coolidge was educated as a young man. It has served as a focal point for the Black River area for cultural and economic activities. The architecture within the proposed district highlights the types of buildings used throughout this growth period.

Any Season Is The Right Season to Visit Ludlow

Please contact me if you have any questions regarding this application.

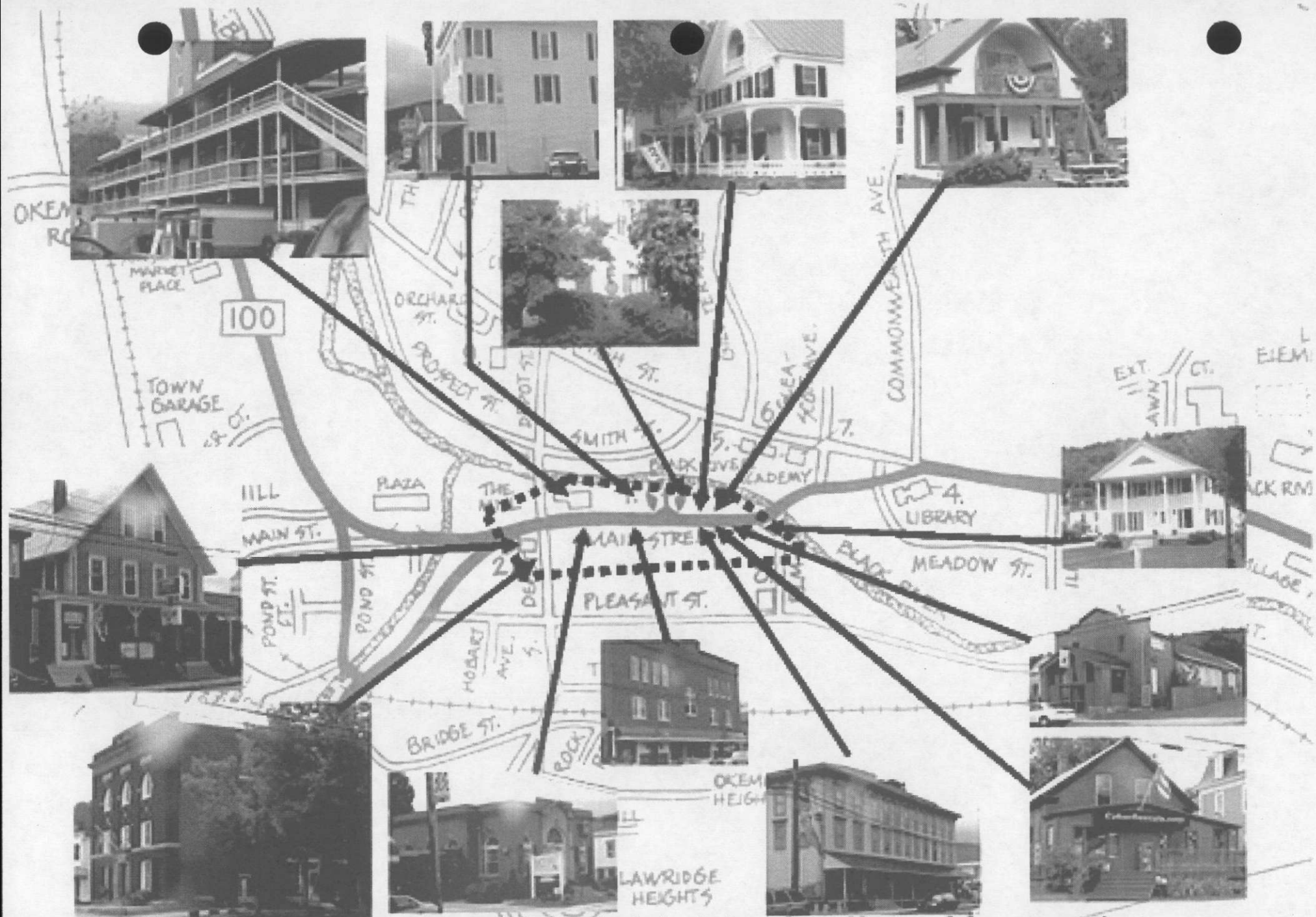
Sincerely yours,

A handwritten signature in black ink, appearing to read 'Frank Heald', written over a large, loopy flourish.

Frank Heald, Municipal Manager
Ludlow Town and Village

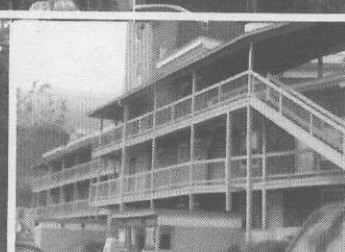
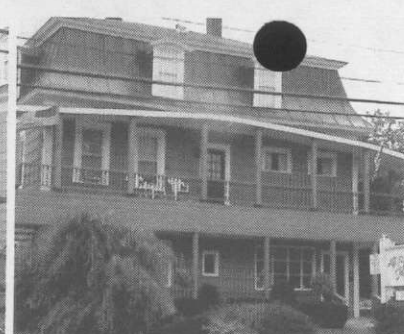
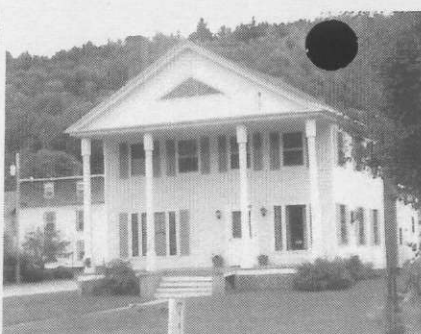
Attachments:

- Map of proposed district
- Photo of candidate buildings within district
- Details of candidate building ownership
- Map of future historic districts



Proposed Historic District 1 – Ludlow, Vermont
(with sample photos of half the historic properties)

BRGN



STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
District ☐ Complex ☐ Survey Form

COUNTY:	Windsor
TOWN:	Ludlow
LOCATION:	Main Street
NAME OF DISTRICT:	
TYPE OF DISTRICT:	
PHYSICAL CONDITION OF STRUCTURES:	
Excellent	% Good %
Fair	% Poor %
LEVEL OF SIGNIFICANCE:	
Local	<input type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>
HISTORIC CONTEXTS:	

STATEMENT OF SIGNIFICANCE:

Main Street is the principle thoroughfare of Ludlow village. The street extends about 0.9 mile between the eastern village limit and the intersection with Pond Street at its western end. Vermont Route 103 follows the entire length of Main Street. East of its bridge over the Black River, the street passes through a predominantly residential neighborhood. The western half of the street serves the heart of the village's business district.

The development of Main Street began in 1784, when Samuel Dutton of Cavendish laid out and surveyed a road from Cavendish to what is now the east end of Main Street. Three years later, the Green Mountain Turnpike Co. was formed to build a road from the Connecticut River valley through Ludlow to the Rutland area. Within Ludlow village, the turnpike followed what became the eastern part of Main Street and High Street, crossing the Black River near the northern village limit and continuing northwestward around Ludlow Mountain. The turnpike company built a tollgate at the west side of the village but that was soon bypassed by a "shunpike" road. Early in the 19th century, a new owner of the unprofitable company decided to give over the turnpike to the towns through which it passed.

The first frame house on Main Street was built in 1790 for Josiah Fletcher of Cavendish near the eastern edge of the present village. After Fletcher's death, this property became the Silas Warren farm. The old Fletcher house stood until 1870 when it was replaced by the residence of J. W. Kimball (#32, moved c. 1938 across the street from its original site).

SURVEY NUMBER:

NEGATIVE FILE NUMBER(S):

UTM REFERENCES:

Zone/Easting/Northing

A

B

C

D

U.S.G.S. QUAD. MAP:

COMPLEX INFORMATION ONLY

COMMON NAME:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

TYPE OF COMPLEX:

TYPES OF STRUCTURES:

PRESENT USE:

ORIGINAL USE:

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☐ Restricted ☐

CONTINUATION SHEET

Main Street

Statement of Significance:

In 1803, Ezekiel Wright purchased from Hezekiah Haven most of the land now occupied by the village business district. Wright built both a gristmill and a sawmill where the Ludlow Woolen Mills (#145) now stands. As the turnpike (High Street) was the only road through town, Wright had to build a bridge across the Black River on the site of the present Depot Street bridge. In 1806, a road was laid out from Wright's bridge to West Hill, running somewhat north of the current portion of Main Street between Depot and Pond Streets (the location was shifted in 1826). The connection from Wright's bridge easterly to the turnpike at the Common was laid out in 1825, completing the route of Main Street.

The original village center emerged around the intersection of Main and High Streets. The first store was built by Eliakim Hall in 1797 at the adjacent intersection of the North Hill road (now Commonwealth Avenue) and Main Street. Hall continued his business until 1810, and was succeeded first by Simeon Burbank and later by Abram and Shepard Adams (who moved the structure in 1843). In 1800, Asa Fenn built a hatter's shop on the current site of the Walker House (#101). One year later, he built his house (#95) at the foot of High Street. The next oldest extant structure is the Fletcher-Spafford House (#61), built in 1810 by Nathan Fletcher, the son of Josiah Fletcher. Artemas Spafford, a long-term Ludlow town clerk, and his brother, William, lived there for many years.

During the second quarter of the 19th century, several Federal and Greek Revival style buildings were constructed in the vicinity of the Common. An eaves-front brick Federal house (#100) was built in 1835 for Dr. Adrian Taylor, who practiced medicine in Ludlow between 1827 and 1846. Abram and Shepard Adams, local contractors and entrepreneurs, built themselves an imposing brick duplex house (#63, later owned by the prominent lawyer, John Garibaldi Sargent) in 1834 and a large Greek Revival store (#101, later adapted to the Walker House) in 1843. The Adams brothers probably also built at least two other brick houses (#s92 and 94) opposite the Common. In 1849, the sneaked ashlar house (#83) at the corner of Main Street and Commonwealth Avenue was constructed for William Spaulding, who ran a store on the first floor. Several wood-framed Greek Revival houses were interspersed along this portion of Main Street during the same period. The most distinctive example, the Moses Haven House (#71) from 1829, possesses a round-arched recessed balcony above its portico (this house lost some of its stylistic features in 1988 during conversion to offices).

Meanwhile, the activity at Wright's mills was beginning to attract development of the swampy land now occupied by the village business district. In 1825, Asa White built the first frame house in the village on the south side of the Black River. Three years later, Stephen Cummings and Elijah Gove built the first store south of the river, on or near the

CONTINUATION SHEET #2

Main Street

Statement of Significance:

northwest corner of Depot and Main Streets. According to Harris' history of Ludlow, this store "attracted much attention, and encouraged the starting of other branches of business." In 1829, Lyman Burnham and Emery Burpee built a gristmill near the Depot Street bridge; this successful mill brought farmers and their grain from Plymouth and Mt. Holly as well as Ludlow township. Another store was built nearby in 1830, and was followed soon by harness shops, cabinet shops, and other commercial enterprises. Houses were also being built along this part of Main Street. One of the earliest surviving houses (#104) was built in 1828 for Judge Reuben Washburn, for many years a district court judge and the only lawyer in town.

The increasing commercial activity brought the need for a hotel in the business district. The first hostelry in the village south of the river was built in 1830 as a residence by Emery Burpee; later it was used as a factory boarding house. Also in 1830, Moses Haven built a double brick residence which was adapted to a hotel, the Green Mountain House, in 1842. Luther Wright became proprietor in 1856, added a wood wing containing a dance hall with a spring floor, and changed the name to the Ludlow House; the forty-room hotel was distinguished by a two-story, wrap-around veranda. In 1897, the property was purchased by the Ludlow Hotel Co. and refurbished. The competing three-story, twenty-room, wood-framed Goddard House was erected in 1891, also with a two-story front porch. (Both hotels were replaced by gas stations in the mid-20th century.)

During the 1830s, an industry appeared that would economically dominate the village for a century and enable Ludlow to become a regional trade and manufacturing center. In 1834, Stephen Cummings built the first woolen mill on the site of the later Ludlow Woolen Mills (#145). The property changed ownership several times until the five-story brick mill burned early in 1865. The following summer, George W. Harding & Co. erected the present three-story brick mill and operated it until the late 1870s. Known as the Ludlow Woolen Mills [sic], the mill was owned during the next two decades by James S. Gill, the most prominent Ludlow industrialist of the period, and ranked as the largest industrial enterprise in Ludlow.

Around the turn of the century, several outstanding religious and public buildings were constructed along Main Street, reflecting the rising stature of the village. The Baptist Church (#99) was erected in 1892-93 fronting the west side of the Common. This elaborately ornamented, wood-shingled and clapboarded representative of High Victorian Gothic style was designed by George Gurnsey of Montpelier, one of the leading Vermont architects of the period. Eight years after the completion of the Baptist Church, the Universalists decided to dismantle their old church fronting the Common and build a new brick church (#106) at the edge of the business district. The

CONTINUATION SHEET #3

Main Street

Statement of Significance:

new church remained active only a quarter-century, however, and it was converted in 1940 to commercial use as a movie theatre. Its original appearance was disguised by exterior stuccoing, a stepped parapet above the extended main facade, an east addition, and the removal of the corner tower.

In place of the old Universalist Church opposite the Common, the village received in 1901 one of its finest buildings, the Fletcher Memorial Library (#88). This example of Neo-Classical Revival style was designed by the Boston architects Fehmer and Page. The main facade of the granite-trimmed and slate-roofed brick building is an adaptation of the facade of the Winchester School in England. The central entrance pavilion is flanked by wings that contain richly decorated reading rooms. The library was given to the town by Allen M. Fletcher, a financier and entrepreneur residing in Indiana and grandson of the first settlers in Ludlow.

The commercial blocks along Main Street in the business district represent several architectural styles and periods in the development of the village. The initial phase included gablefront, Greek Revival buildings, one (#164) of which from 1829 remains standing at the southeast corner of Depot and Main Streets. Post-Civil War prosperity accompanying the expanding woolen industry made possible the construction of larger-scale commercial blocks. A massive example (#116) of Italianate style was built in 1871 for Lowell G. Hammond, who engaged in the grocery and dry goods business. The village's most elaborately decorated commercial block (#160) and only example of High Victorian Italianate style was erected in 1895 for Alvah F. Sherman, owner of a drug and music store. Both the Hammond and Sherman blocks hold statewide significance as outstanding expressions of their respective styles in wood-framed commercial architecture. The latest major commercial block on Main Street, the three-story, brick Odd Fellows Block (#146) from 1906 represents early 20th-century redevelopment along the street.

The construction of houses along the business district portion of Main Street virtually ceased after about 1875. Among the last was one (#112) of the two French Second Empire houses in the village, built in 1872 for Surry Stimson. Subsequently, most of the surviving houses (including Stimson's) have been converted to commercial uses, usually with extensive alteration of their original designs. Two exceptions are the adjacent Greek Revival houses (#s117 and 119) built c. 1835 and sharing arched recessed balconies in their front gables. The larger house (#119) was owned during the late 19th century by Fred O. Knights, manager of the nearby Ludlow Woolen Mills (#145); he probably added its fully detailed, wrap-around Queen Anne veranda.

The eastern half of the street continued to attract

CONTINUATION SHEET #4

Main Street

Statement of Significance:

residential development for another half-century. Among the high-style examples, a substantial Queen Anne house (#82) was built in 1892 for William W. Stickney, a lawyer and the Governor of Vermont in 1898. William Walker, a judge of the state Supreme Court during 1884-1887, purchased in 1877 the former Adams brothers' Greek Revival store (#101); in 1897, the house received a Queen Anne transformation. Displacing a Federal period house moved to parallel Meadow Street, an elaborate Colonial Revival house (#70) was completed in 1911 for George P. Levey, president of the Jewell Brook Woolen Co. on Parker Avenue. Another large Colonial Revival house (#98) was built c. 1925 for George Raymond, a local clothing merchant. The historic development of this portion of Main Street culminated in the 1938-39 construction of the Black River High School (#39) in Neo-Classical Revival style.

The post-1940 period has brought many changes to the architectural environment of Main Street. The decline of industrial activities has been accompanied by the substantial increase of commercial enterprise related especially to the development of the Okemo ski area. Several buildings have been extensively altered and/or converted to different uses. The most conspicuous case involves the former Ludlow Woolen Mills (#145); the large brick structure was adapted c. 1950 to a manufacturing plant and then lost its historic integrity when severely altered c. 1970 into a condominium hotel. In other cases, changes have been more sympathetic to the historic character of the buildings. The recent rehabilitation of the Hammond Block (#116) has preserved its outstanding architectural character while restoring its economic viability.



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Monday, April 11, 2005, at 9:00 a.m. in Conference Room A/B, Sixth Floor, National Life Building, Montpelier, VT.

I.	Schedule/Confirm Future Meeting Dates	9:00
II.	Minutes – January 27, 2005 Meeting	9:05
III.	Annual Meeting – Election of Officers	9:10
IV.	Annual Report	9:15
V.	Advisory Council Vacancy	9:30
VI.	Barn Grants	9:45
	Lunch	12:00
VII.	Barn Grants Continued	12:45



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, June 15, 2005, at 9:30 a.m. in the conference room at the Akeley Memorial Building (Town Offices), Main Street, Stowe, Vermont.

- | | | |
|------|---|-------|
| I. | Schedule/Meeting Dates | 9:30 |
| II. | Minutes – May 2005 | 9:40 |
| III. | Old Business | |
| | A. Advisory Council Vacancy | 9:45 |
| IV. | State Register Review & Designation | |
| | A. VT-AD-1373, VT-AD-1374, VT-AD-1376, Foote Farm, Cornwall | 10:15 |
| | B. 2004 Stowe Survey Update | 11:00 |
| | Lunch | 12:00 |
| V. | National Register Final Review | 1:00 |
| | A. Butterfield House, Grafton | |
| | B. Grafton Post Office, Grafton | |
| | C. Grafton District Schoolhouse | |
| | D. John B. Robarge Duplex, 58-60 No. Champlain St. Burlington | |
| | E. Cornwall General Store, Cornwall | |
| VI. | SHPO Report | 2:30 |
| VII. | Buildings & General Services Memorandum of Understanding | 2:45 |



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

June 15, 2005

Members Present: David Donath, Chair
George Turner, Historic Architect
Tracy Martin, Citizen Member
Glenn Andres, Vice Chair

Members Absent: Elizabeth Boepple, Citizen Member
James Peterson, Archeologist

Staff Present: Jane Lendway, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Executive Assistant
Scott Dillon, Survey Archeologist
Suzanne Jamele, NR/SR Specialist

Visitors Present: Deb Noble, Consultant
Tom Jackman, Stowe Planner
Stowe Historic Preservation Commission Members

The meeting was called to order by the Chair at 9:35 a.m. in the Conference Room at the Akeley Memorial Building, Main Street, Stowe, VT.

I. Schedule/Meeting Dates - The Council agreed to the following: July 6 in St. Albans and September 15 in Burlington. There will be no meeting in August. (Note: Glenn teaches Monday, Wednesday & Friday.)

II. Minutes – May 2005 - George made a motion to approve the minutes as presented, Tracy seconded. The vote was unanimous.

III. Old Business

A. Advisory Council Vacancy – The Council agreed to the following people as possible candidates to fill the vacant Advisory Council position: Brian Searles, Ron Kilburn, Barbara George, and Renny Perry (alternate). Jane will make a recommendation to the Governor after talking with each person.

IV. State Register Review and Designation

A. VT-AD-1373, VT-AD-1374, VT-AD-1376, Foote Farm, Cornwall – Scott Dillon, DHP Survey Archeologist, summarized the significance of each site. He is recommending State Register Designation for the sites, based on Criterion D, that each site has yielded or may be likely to yield, information important in prehistory or history (attached are the Archeological Site Evaluation Summary Forms). VT-AD-1374 is an intact cellar hole site from a first period settlers' cabin. VT-AD-1373 & VT-AD-1376 are prehistoric sites from the Late Archaic period, with notable features that are likely to yield information. Scott notes that the sites are located on property that is being proposed as the Foote Farm Planned Residential Development in Cornwall. He added that the property owners are very cooperative and started the archeology Phase I work before the Act 250 process began. Scott noted the importance of protecting these interesting, unusual and intact sites. Glenn made a motion to designate VT-AD-1373, VT-AD-1374, and VT-AD-1376 to the State Register of Historic Places, under criteria D; Tracy seconded. The vote was unanimous.

B. 2004 Stowe Survey Update – Deb Noble, Consultant, was in attendance to present the CLG project to update the town wide survey originally conducted in 1981 and 1987. As presented, the survey adds 33 properties that were missed, have been rehabbed, or have become 50 years old, and removes 20 properties due to alterations or demolition.

Glenn stated that it was his opinion that the work was a scrupulous record of change done by Deb and a valuable report. Deb was asked to explain her rationale in listing the following properties:

#2 – this property was previously included in the survey and the barn is worthy of keeping on.

#12 – the property was previously listed.

#13 – added to the register because the historic barn is an important piece.

#33 – added because the barn is outstanding.

#66 – added because the barn is worthy.

#98 – this property was previously listed.

#124 – the barn is an important piece, continues to be a working farm.

Glenn made a motion to follow Deb Noble's recommendations for adding and deleting buildings on the Stowe Survey with the exception of #2, #66 and #124, where it is determined that the houses are non-contributing but the barns merit primary building status in the Survey. The Council reserves judgement on Taft Lodge pending more information. George seconded the motion and the vote was unanimous.

V. National Register Final Review – The Council had received materials prior to the meeting. Sue summarized each nomination.

- A. Butterfield House, Grafton - Glenn made a motion to nominate under criteria A & C, Tracy seconded. The vote was unanimous.
- B. Grafton Post Office, Grafton – The Council suggested that a statement be included in the nomination that a door has been remodeled. Tracy made a motion to nominate under criteria A & C, Glenn seconded. The vote was unanimous.
- C. Grafton District Schoolhouse No. 2, Grafton – George made a motion to nominate under

criteria A & C, Glenn seconded. The vote was unanimous.

- D. John Robarge Duplex, 58-60 North Champlain Street, Burlington – Glenn made a motion to nominate under criteria A & C, George seconded. The vote was unanimous.
- E. Cornwall General Store, Cornwall – Tracy made a motion to nominate under criteria A & C, Glenn seconded. The vote was unanimous.

VI. SHPO Report

- The Historic Preservation Fund has been marked up which could result in Vermont receiving a few thousand more dollars. The Federal Transportation Bill has language that would limit the number of projects the Division reviews under Section 106. Properties not listed on the National Register would not be reviewed. Jane suggested that the Council could make a statement. Dave asked if the Council would like to send a resolution. George made a motion to send a resolution, Tracy seconded. The vote was unanimous. Nancy agreed to write the resolution for Dave to sign.
- There is a meeting on June 28 to discuss a management plan for the War of 1812 remains. Burlington has passed an interim policy regarding unmarked burials and is able to access the Unmarked Burial Fund. Jane noted that it has been very difficult to get the federal government involved. Some suggestions to get more exposure is to get other states involved and look into re-enactors as they are a highly motivated group that may be able to offer assistance.
- On June 20 & 21 there is a workshop on Designated Villages to be held at the Grand Isle Lake House. The topic is about revitalization in small communities. Several communities are signed up to attend.
- The Downtown Board will meet in Belmont on June 27. This is the first offsite meeting in the Board's history. Belmont was chosen because it is a small community doing a lot of grass root efforts.
- State Legislation – The tax credit bill that included changes to make the credit easier to use did not pass but the Sales Tax Reallocation bill did. The Historic Sites received an additional \$70,000, partly due to the Legislative Summer Study Committee. An additional \$40,000 was given to the Historic Preservation budget from the Downtown allocation of \$800,000.00. Every year \$40,000 will be allocated to fund a position for the Downtown Program.
- A Brown Sign for Historic Sites/Museums, directing potential visitors to nearby sites, will soon be erected on Interstate 91 at the Windsor/Harland exit.
- Jane received an invitation to attend the Governor's Summit, sponsored by the Woodstock Foundation. The purpose of the summit is to bring non-profits, state government and the business sector together to come up with ideas on how to close the loop between Vermont as a destination for heritage tourism and the stewardship that needs to sustain the quality of Vermont's built environment. The idea is to come up with goals to present to the Governor. There will be a bigger conference to be held in 6 to 12 months.

- The grand opening of the new ADA trail at Mount Independence will be held this Saturday, June 18; all Council Members are invited to attend.

Respectfully Submitted,

Shari Duncan

HISTORIC SITES AND STRUCTURES SURVEY REPORT

STOWE, VT 2003-2004

Deborah Noble Associates

PO Box 106

Concord, VT 05824

September 30, 2004

Objectives: In June 2003, Stowe was awarded a Certified Local Government (CLG) grant from the Vermont Division for Historic Preservation to complete a Historic Sites and Structures Survey. Surveys performed in 1981 and 1988 had identified approximately 158 historic properties and 2 historic districts. However, in recent years Stowe has experienced large-scale development pressure and its zoning requires that the historic resources be protected. This has required that the previously surveyed properties be re-evaluated as far as alterations and continued eligibility, while also updating historic information for each resource. It also has become apparent that the 50 year requirement for historic eligibility had opened up a significant number of properties previously ineligible for evaluation between the years of 1938 and 1954, the beginning of Stowe's large scale tourist development as one of the leading ski resorts in the country. Another factor to consider was that Vermont had adopted the standards of the National Register of Historic Places for inclusion in the State Survey, which had not been as stringent in the previous two surveys. The final factor was that the survey provides a planning tool to accomplish the preservation of Stowe's historic resources and the intention is to incorporate the survey as a zoning overlay district with design review/conditional use requirements.

Method: The Director of Planning, Tom Jackman, and various members of the Stowe Historic Preservation Commission, especially Barbara Baraw, used the Grand List as a preliminary means to identify resources that were constructed at least 50 years ago and needed to be surveyed to determine eligibility. The number of resources was extremely large, given the development boom of the previously ineligible era between 1938 and 1954. Deborah Noble, a 36CFR61 qualified architectural historian surveyed the entire town over the period of a year, documenting those resources that were historic (over 50 year), and retained integrity of location, setting, design, materials, workmanship and feeling, and met one of the four criteria for inclusion: architectural merit, engineering merit, association with an important historic person or group, association with important events, trends, and patterns of history. Using a USGS and Town Highway map and comparing them to 19th century maps, Deborah Noble drove all roads in Stowe, photographed, mapped and took field notes about the historic structures. Local residents and historians were interviewed. Historic records were consulted to verify field observations. Noble translated the data digitally onto Vermont Historic Sites and Structures forms and digitally labeled all photographs used for the final product. A major task involved identifying the new 911 address for digital conversion of the data, as well as the parcel identification data, such as the map and lot numbers. As this had not quite been complete in a number of cases, this task represented a considerable challenge. To further modernize and make the data more accessible, an Excel database was created with the addresses and parcel identification information that could be cross-referenced with maps and written digital material. The town printed the digital survey and made one copy for themselves, while providing a digital map of all of the resources from the 911 addresses. The printed data and digital data were brought to the Vermont Division for Historic Preservation, National Life Building, Drawer 20-6th Floor, National Life Drive, Montpelier, VT 05620-0501.

Area: The survey area was comprised of 47,808 acres and included all of Stowe outside of the existing National Register District. Thirty eight new resources were added to the survey.

Results and Recommendations:

- A number of resources were altered to the extent that they were no longer eligible for the State Register of Historic Places.
- It was found that several properties previously surveyed had been mapped incorrectly and/or misidentified.
- A concentration of eligible properties near to and along the Mountain Road (Route 108), which has developed as the primary commercial district with lodging for tourists, were identified as eligible for listing on the survey. A characteristic design of new lodges built from the late 1930's into the 1950's was identified and included details such as slab sawn siding, cobblestone fireplaces and chimneys, and natural pine paneling in interiors that exhibits a dark, aged patina. Others were vernacular adaptations of former farmsteads as ski lodging that are considered locally significant and retain their integrity as originally converted from c. 1930-1950. This context was recognized in previous surveys with 0808-47 Stoweaway, and 0808-131 Hob Nob and added such inns as 0808-190 Ten Acres Lodge, and 0808-182 Butternut Inn, among others.
- Several intact, pristine camps from the 1930's that had been previously overlooked were uncovered and listed.
- The beginning of the A-frame and ranch house boom in the 1950's and 1960's was singled out with several inclusions in the register.
- The beginning of the "motel" as a c. 1950 building type was recognized and assessments made of those potentially eligible.
- Gentleman farms as a movement of the 1940's in Stowe contributed several resources to be included, which were period renovations of old farmsteads that are locally significant and retain their integrity as representations of the social characteristics of the development of Stowe during the 1930-1950's. Several of these were renovated by persons who played important roles in the resort development of Stowe, including 0808-172.
- It became evident that the areas of town known as Brownsville in the northeast corner and Old County Road in the Nebraska Valley portion of town in the southwest exist as archaeological resources that could yield information important in history or prehistory. Given the rate that open land is being developed in Stowe, it was determined that this documentation should be prioritized for the next round of investigation, when the implementation of the overlay zoning ordinance is not the driving factor for resource identification.
- A potential historic district on Luce Hill was identified which would require further research to determine boundaries and historical ties between the existing and archaeological resources, including several early graveyards.
- The Trapp Family Lodge property, which currently exceeds 2,000 acres, was identified as potentially eligible for a future survey attempt even though the main lodge was built in 1983, due to the association of the holdings with the lives of the Trapp Family, who have made significant contributions to historical events. This inclusion on the State Register would give more oversight in the development of the number of historic farm properties amassed together under common ownership.
- Agricultural land continues to be subdivided and forever lose its availability for farming. A possible historic agricultural district including in various areas of town should be targeted to give every opportunity for the preservation of this valuable,

historic and culturally significant open space which establishes the context for the historic resources in Stowe.

- A number of tourist accommodations that have not quite reached the 50 year criteria for historical importance currently exist with a large amount of retained original integrity, which indicates the necessity of updating the survey again in the future in order to include these for potential protection and recognition.

1		Adams	2942	Waterbury Rd	03007/03-099.000			
2		Dalmasse	1032	Nebraska Valley Rd	06016/06-124.000	house chg'd - keep for barns		
3		Schrock	1926	Nebraska Valley Rd	06000/06-136.000			
160-9	4	Riley, Adams Mill	266	Adams Mill Rd	05008//03-064.000	sbe4		
160-12	5	Patterson	515	Moscow Rd	05021/03-031.000	sbe 5		
6		missing						
160-18	7	Patterson	604	Moscow Rd	05026/03-025.000	sbe7		
8		missing						
9		missing						
10		Frasier	1734	So Main St	03036/02-001.000			
11		Mansfield Dairy	1424	Waterbury Rd	03037/07-306.000			
		Keewayden Farms	1320-1476	Waterbury Rd	03038/07-307.010			
12		H&S Partners	1250	Waterbury Rd	03041/07-309.000			
13	N	Nichols Lodge	1900	Waterbury Rd	03032/07-045.000	new addn rear		
14	N	Kirchner	1333	Waterbury Rd	03038/07-307.010	new addn rear		
15	X	Touchette	908	So Main St	0304/07-272.000	take off		
16	N	Cobb/Adams	397	West Hill Rd	04005/07-048.000	new addn rear		
17		Francis	1357	Stowe Hollow Rd	12047/07-347.000			
18		Awand	94	Taber Hill Rd	10001/07-162.000			
19		Brass Lantern-Andrew Aldr	717	Maple St	04002/07-051.000			
20		Adams, Lester Jr.	819	Pucker St	04005/07-048.000	check map for this address 819		
21		Adams, Lester Jr.	893	Pucker St	same			
22		Sakash, Phoebe	956	Pucker St	04008/07-101.000			
		Sakash, Peter	980	Pucker St	04009/07-100.000			
23		Poor	1100	Pucker St	04013/07-081.000			
24		Sherburne	1401	Pucker St	04028/07-065.000			
25		Grabborn	1341	Pucker St	04023/07-064.000			
26		Beatty	11	Stagecoach Rd	23001/10-204.000			
27		Resnic? Stolberg	1695	Pucker St	04041/10-233.000			
28		Goodson	300	Stagecoach Rd	23007/10-270.000			
29		Moore	2233	Pucker St	04077/09-048.000			
30		Grennan	99	Randolph Rd	24001/09-009.000,			
			26	Tinker La	08621/09-014-000			
X	31	x gone		torn down	TAKE OFF	take off		
	32	Stowe MT Rd Assoc	430	Mountain Rd	02107/7A-107.000			
	33	Tibbits House Con	580	Mountain Rd	59003/07-040.000			
	34	Butternut Common	626	Mountain Rd	25002/07-039.000			

35	Golden Eagle Assoc LLP	511	Mountain Rd	02101/7A-101.000	same		
36	Spera	1800	Mountain Rd	25016/06-079.000	same		
37	missing						
X 38 x	Perkins,	2038	Mountain Rd	25021/06-060.000	take off		
39	missing						
40	Chase	332	Luce Hill Rd	32008/06-033.000			
41	Reed	2160	Mountain Rd	25022/06-051.000			
42	Baldassarre, Edw A	2850	Mountain Rd	25028/11-202.010			
43	Williams, Earle F.	3376	Mountain Rd	25036/11-150.000			
44	Ross	96	Taber Hill Rd	10001010/07-161.020			
45	Lower Village Dist						
45-1	Meehan, Timothy	54	River Rd	08003010/07-139.010			
45-2	60 River Rd Prop LLC	60	River Road	08003/07-139.000			
45-3	Tubbs Snow Shoes	52	River Rd	08001/07-141.000			
45-4	WmMandigo	23	River Rd	08001/07-142.000			
45-5	Annetts	547	So Main St	03069/07-149.000			
45-6	Allen	571	So Main St	03068/07-148.000			
45-7	Gristmill Prop	591	So Main St	03063/07-147.000			
45-8	Meehan/NE Bldg	588	So Main St	03066/07-143.000			
45-9	Duquette	600	So Main St	03065/07-144.000			
X45-10 x	Stoware Common	618	So Main St	03064/07-145.000	non-cont		
X45-11 x	Stoware Common	638	So Main St	03064/07-145.000	non-cont		
45-12	Brackenbury	645	So Main St	03061/07-263.000			
45-13	Kerwan LLC	692	So Main St	03060/07-271.000			
45-14	Teague	673	So Main St	03061010/07-263.010			
45-15	Cooke	722	So Main St	03057/07-266.000			
45-16	Palmer	697	So Main St	03059/07-265.000			
X45-17 x	Quinn	707	So Main St	03058/07-264.000	non-cont		
45-18	Liewehr	742	So Main St	03056/07-267.000			
45-19	Elliman	782	So Main St	03054/07-268.000			
45-20	Warn	832	So Main St	03052/07-270.000			
45-21	Morco Inc	804	So Main St	03053/07-269.000			
X45-22 x	SPI Inn	613	So Main St	03062/07-146.000	non-cont		
X45-23 x N	Godin	541	So Main St	03070/07-150.000	non-cont		
45-24 N	Noyes	97	Cliff Street	03072/07-151.000			
45-25 N	Drury	81	Cliff Street	03073/07-152.000			
45-26 N	Noyes	48	Cliff Street	03074/07-153.000			

45-27	102	Prince (see # 102)	47	Cliff Street	01001/7A-001.000	also #102		
46		Earle	1186	Pucker St	04017/07-079.000	same		
47		Henzel/Stoweaway	3148	Mountain Rd	25031/11-199.00			
48		Lippman	177	Moulton Lane	23034/10-040.000	take off		
49		Pineless/Stahlbrand	1011	Stagecoach Rd	23028/10-046.000			
50		Rocchio	999	Stagecoach Rd	23027/10-047.000			
51		Tabor/Misty Meadow	785	Stagecoach Rd	23010/10-052.000			
52		Percy, Paul E.	617	Stagecoach Rd	23009/10-051.000	barns		
53		Lord	1177	Pucker St	04016/07-060.000			
54		Rivers	1091	Pucker St	04012/07-057.000			
55		Vazzano	1049	Pucker St	04011/07-056.000			
56		Peer	1017	Pucker St	04010/07-055.000			
57		Adams, Lester	898-900	Pucker St	04005/07-048.000			
58		McMahon	1234	Pucker St	04019/07-078.000			
59		Diender	1815	Pucker St	04049/10-225.000			
60		VanBlarcom	1854	Pucker St	04060/10-223.000			
61		Bedell-Patten Sugar			<i>seems to be gone</i>	take off		
62		Ricketson	2657	Pucker St	04081/09-008.000			
63		Hyde House	200	Randolph Rd	14002/09-015.000			
64		Finnegan	11	Moss Glen Falls Rd	24004/09-016.000	same		
65		Schoff	1146	Elmore Mt Rd	24028010/09-033.010	same		
66		Beimdiek	1500	Elmore Mt Rd	24031/09-034.000			
67		Morrill	879	Brush Hill	20018/08-029.000			
68		Kellog	772	Brush Hill	20016/07-086.000			
69		Carpenter, D	1721	Taber Hill Rd	10028/08-041.020			
X 70	x	Ginsberg,	778	Taber Hill Rd	10007/07-166.000			
71		Freeman Fndn	499	Taber Hill Rd	10004/07-165.000			
72		Ross	71	Taber Hill Rd	02169/7A-169.000	same		
73		Barnett	11	Taber Hill Rd	02170/7A-170.000	same		
74		Rigby	221	School St	02172/7A-172.000			
75		Lackey	147	School St	02176/7A-176.000			
76		Smith	131	School St	02117/7A-177.000	same		
77		missing						
78		Markres	142	School St	02164/7A-164.000	same		
79		Douglas	174	School St	02165/7A-165.000	same		
X 80	x	Angier	194	School St	02166/7A-166.000	take off		
81		Savela	6	Stowe Hollow Rd	12001/07-056.000	same		

	82	MacLellan Corp	687	Stowe Hollow Rd	08621-07-315.000	same		
X	83	x Smith, JAS	1631	Stowe Hollow Rd	12050/02-062.000	take off		
	84	Rabe, Claudia	1728	Stowe Hollow Rd	12052/02-060.000			
	85	Kirchner	2043	Stowe Hollow Rd	12065/02-054.000	same		
	86	Kolter	2414	Stowe Hollow Rd	12067090/03-118.090			
	87	Danzig, Stan	2827	Stowe Hollow Rd	12068/02-175.020			
	88	missing						
	89	Grandview Farm Inc	3079	Stowe Hollow Rd	12070000/02-181.000			
	90	Rogers	4251	Stowe Hollow Rd	12080020/02-205.030			
	91	Goodson, M	483	Upper Hollow Rd	14012/02-071.000	same		
X	92	x Carroll	128	Upper Hollow rd	14004/02-070.000	take off		
	93	Cracower	19	Upper Hollow Rd	14001/07-355.000			
	94	Sweetser	44	North Hollow Rd	13002/07-363.000	same		
	95	Killingbeck	537	North Hollow Rd	13037/07-376.000	same		
	96	Holms & Kern	886	North Hollow Rd	13016/08-056.000			
		barn		barn in field behind	03017000/08-060.000			
	97	Emily's Bridge		Covered Bridge Rd.		same		
	98	Lang, Edwin F	714	Covered Bridge Rd	17042/02-050.000			
	99	Stevens, Patricia	368	Covered bridge Rd	17046/07-341.000			
	100	Tischler	35	Highland Ave	02141/7A-141.000	same		
	101	Percy	288	So Main St	01006/7A-006.000			
45-27	102	Haley	47	Cliff Street	01001/7A-001.000	also 45-27		
	103	Jackson, Willard T.	996	So Main St	03043010/07-312.010			
X	104	x Goldbrook Creamery		Goldbrook Rd	17001000/02-003.000	take off		
	105	Anderson	2845	Waterbury Rd	03010/03-098.000			
	106	Pierson	2618	Waterbury Rd	03025010/03-089.000			
	107	Stearns, Jayne	147	Adams Mill Rd	05006/03-059.000			
	108	Thomas, Kristin	566	River Rd	08030/07-297.000			
	109	80 River Rd Prop LLC	80	River Rd	08004/07-138.000			
	110	King, David	399	Shaw Hill Rd	07015/06-181.000			
	111	Nimick Barn Assoc	934	Shaw Hill Rd	07007010/06-176.010	same		
X	112	x Davies, Martha	976	Shaw Hill Rd	07008/06-176.000	take off		
	113	Springer, Frank	764	Nebraska Valley Rd	06010/06130.000			
	114	Abrams	1274	Nebraska Valley Rd	06020/05-063.000			
	115	Hutchins	1456	Nebraska Valley Rd	06024/05-059.000			
	116	Bryant(Stowe Land Trust)	0	Nebraska Valley Rd	06031010/05-054.010			
			97	Falls Brook Rd	06031/05-054.000			

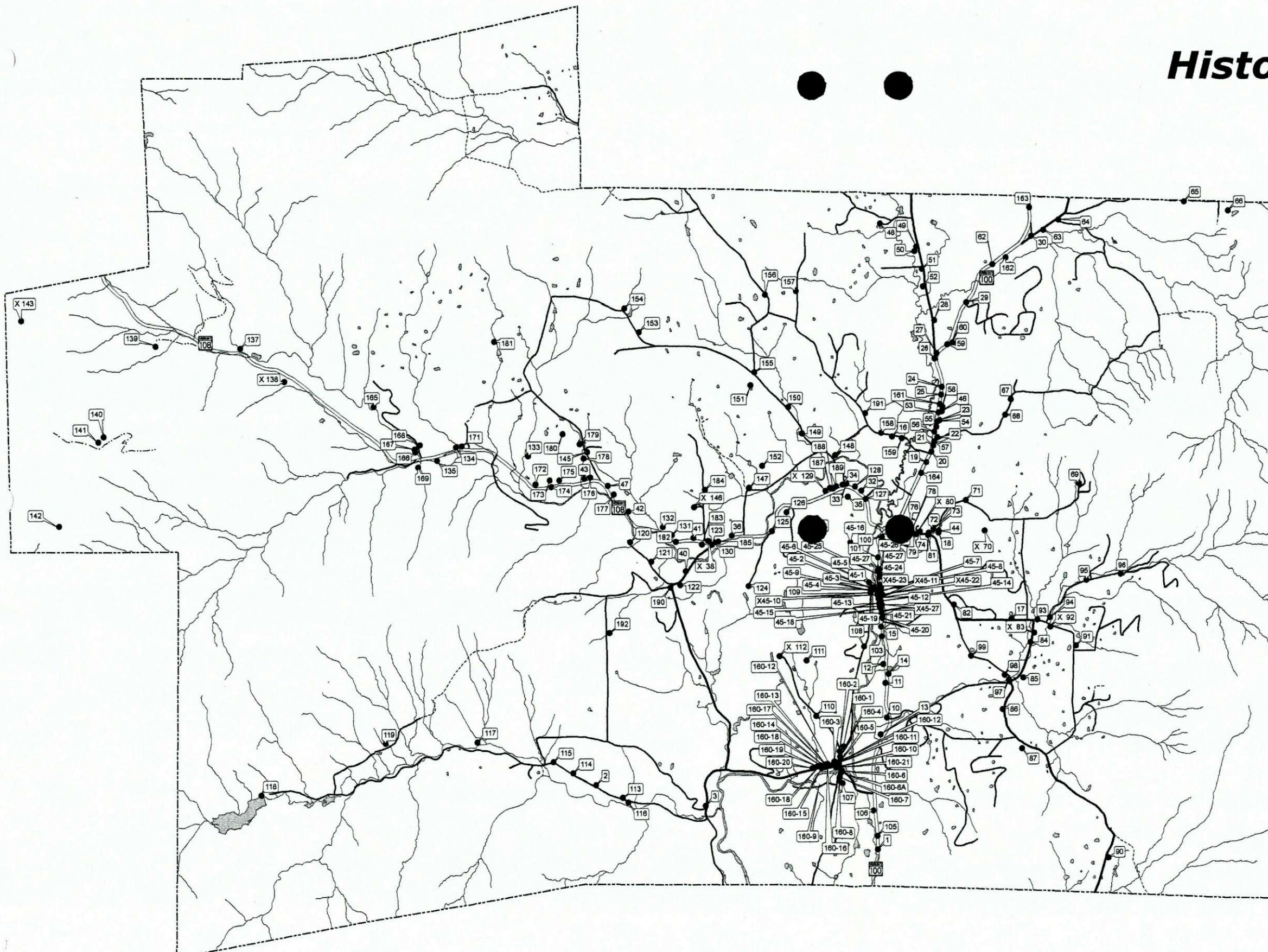
117	Adams	156	Miller Brook La	06053/05-032.000			
118	Lake Mansfield Trout	4400	Nebraska Valley Rd	06072/04-001.000			
119	Cushwa, Charles B	595	Old County Rd	06073/05-012.010			
120	Percy,P	569	Bouchard Rd	32011/06-031.000			
121	Longstreth	316	Bouchard Rd	32010/06-032.000			
122	Stonybrook Cond	449	Luce Hill Rd	32009/06-027.000			
123	St Johns E Church	1994	Mountain Rd	32000/06-059.000	same		
124	Gershman	300	Meadow Lane	26060/06-103.000			
125	Monachelli	1457	Mountain Rd	26064/06-090.000			
126	Hardy	1373	Mountain Rd	26066/07-124.000			
127	Francis Corp	377	Mountain Rd	02115/7A-115.000	same		
128	Till Death Do Us Partnersh	504	Mountain Rd	25001/07-107.000	same		
X 129 x	Springer-Miller	782	Mountain Rd	25006/07-034.000	take off		
130	Susie Irish Trust	1976	Mountain Rd	25020/06-071.000	put back on		
131	Rigby, Geo. (HobNob)	2364	Mountain Rd	25024/06-038.000			
132	Louise Sparks	2438	Mountain Rd	25025/06-039.000	same		
133	TN Associates (barn)	4000	Mountain Rd	25045/11-138.000			
	DeVito (inn)	4080	Mountain Rd	25050/11-133.000			
134	Wasser (house)	4656	Mountain Rd	25069/11-095.000			
	Thromaier/Jeffrey (brn)	4659	Mountain Rd	26016/11-096.000			
135	McKeon	4859	Mountain Rd	26014/11-092.000			
X 136 x	stowe Prep burned				take off		
137	ccc camp, ski dorm	6992	Mountain Rd				
X 138 x	smugg notch campgrd			moved, rebuilt			
139	mt. mansfield base lodge						
140	octagon						
141	stone hut				same		
142	butler lodge						
X 143 x	taft lodge			rebuilt	take off		
X 144 x	Houston/Dobos Sugar House		Sugar House Hill possibly lost		take off		
145	Freeman House	270	Edson Hill Rd	30009/11-168.000			
X 146 x	Hynes	289	Cottage Club Rd	28008/06-063.000	take off		
147	Mt Mansfield Co Inc	744	Cape Cod Rd (SCC)	27063/06-081.000			
148	Stowe, Town of	258	Weeks Hill Rd (Mayo Frm)	27080/07-042.000			
149	Duke, Idoline	627	Weeks Hill Rd	27043/10-147.000			
150	Cain	900	Weeks Hill Rd	27027/07-130.000			
151	Travers	1213	Weeks Hill Rd	27014/10-117.000	same		

152	Spencer	2295	Weeks Hill Rd	27007/11-056.000			
153	Woll, Lucia K	2548	Weeks Hill Rd	27004/11-055.000	same		
154	Szechenyi, Hanna G. Trust	2760	Weeks Hill Rd	27001020/11-052.000			
155	Percy, Paul E.	29	Percy Hill Road	27012/10-114.010			
156	Clarke, J. Grier	2313	West Hill Rd (house, barn)	19024/10-085.000			
	Foster	2363	West Hill Rd (cabin)	19024.020/10-085.050			
157	Stutman	255	Tamarack Rd	18062/10-074.000	same		
158	Baumrind, Solomon, M Tru	508	West Hill Road	18005/07-045.000			
159	Adams, Eric	317	West Hill Road	18003/07-047.000	same		
160	Moscow District						
160-1	Atkins	1450	River Rd	08039/03-040.000	same		
160-2	Carlough	11	Shaw Hill Rd	08040/03-039.000			
160-3	Black	1588	River Rd	08043/03-034.000	same		
160-4	Lusk	1531	River Rd	08042/03-042.000	now contributing		
160-5	Donna Adams Trust	456	Moscow Rd	05019-03-043.000			
160-6	Duquette	383	Moscow Rd	05003/03-056.000			
160-6A	Duquette	31	Adam's Mill Rd	05003/03-056.000			
160-7	Healy/Sullivan	81	Adam's Mill Rd	05004/03-057.000			
160-8	Leserviget, Elizabeth A	117	Adams Mill Rd	05005/03-058.000			
160-9	#J Riley, Adams Mill	266	Adam's Mill Rd	05008/03-064.000	has #4		
160-10	Leveille, Alexander- Mills	435	Moscow Rd	05018/03-033.000			
160-11	Leveille, Alexander	487	Moscow Rd	05020/03-032.000	same		
160-12	Patterson, D. Cleveland	515	Moscow Rd	05021/03-031.000	is #5		
160-13	Leveille, Anderson	539	Moscow Rd	05023/03-030.000	same		
160-14	Morris, Paul	559	Moscow Rd	05024/03-029.000	same		
160-15	Trimpol, Michael G.	593	Moscow Rd	05027/03-028.000			
160-16	James, Jane C.	522	Moscow Rd	05022/03-026.000			
160-17	Moscow Hill LLC	544	Moscow Rd	05025/03-027.000	same		
160-18	Patterson, Daniel Clevelan	604	Moscow Rd	05026/03-025.000	is #7		
160-19	Hamilton, Thomas B.	630	Moscow Rd	05029/03-021.000			
160-20	Kern, Julie	674	Moscow Rd	05032/03-017.000			
160-21	N Highway Bridge SA 76		Moscow Rd				
161	N Reimschneider, Ellen C.	1253	Pucker St.	04021/07-062.000			
162	N Rhodes	2792	Pucker St	04082/09-043.000			
163	N Alexander	3351	Pucker St	04087/09-011.000			
164	N Duquette	635	Maple St	01099/71-099.000			
165	N SLT	557	Notchbrook Rd.	31004/14-020.010			

[illegible]

Stowe Historic Sites Survey

- Historic Structure
- 10-1 ID
- Road Class
 - Us/VT Route
 - Class 2
 - Class 3
 - Class 4
 - State Forest Highway
 - Legal Trail
- Pond/Lake
- Stream/River



Traverse Mercator,
VT State Plane,
Meters, NAD83

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POLITICAL BOUNDARIES: 1:24000 USGS Quadrangles, VCGI, 1991.

ROADS: 1:5000 E-911 Road Data, 2004.

SURFACE WATER: On-screen digitized from 1:5000 digital orthophotos using USGS 7 1/2' quadrangles and 1:20000 color infrared aerial photography as additional source material, VCGI for VHD-USGS, 2001.

HISTORIC SITES: Stowe data, 2004-2005.

Created by K. Fuller, April 29, 2005.

1988
SURVEY REPORT

ON

THE VERMONT HISTORIC SITES AND STRUCTURES SURVEY

FOR

STOWE

SURVEY REPORT FOR STOWE

PROJECT AREA

The project area for the survey was the 47,808 acres that make up the town of Stowe. Stowe is the largest town in land area in the state.

SPONSOR

The sole sponsor for the survey was the Vermont Division for Historic Preservation.

DATES SURVEY CONDUCTED

The survey was conducted in 2 phases. The first phase of the survey was conducted from September through December, 1981, and the second phase was conducted from December through September, 1988.

METHODOLOGY

The goal of the Vermont Historic Sites and Structures Survey is to adequately document all historic structures in the state that appear to meet the State Register of Historic Places criteria and thereby provide data on historic resources that can be used in planning, protection and research activities. The Survey is generally conducted by the Division for Historic Preservation on a systematic town-by-town basis. Only rarely does a survey project involve less than an entire town. In those cases, the survey area is carefully and fully defined before the survey begins. In recent years, some survey projects have involved updating and refining previously completed Surveys.

Much of the work for the Survey is done during the summer months when warm weather and the availability of graduate student interns combine to offer optimum conditions for completing the inventory. Every summer the Division for Historic Preservation employs architectural historians, usually students working on master's degrees in historic preservation, architectural history, and art history, and trains them in the history and architecture of Vermont and in survey methodology. Each architectural historian is assigned one or more towns to inventory. They research the history of the town using old maps, historic photographs, written histories, and the oral histories provided by knowledgeable older town residents. They then look at every structure in the town, identifying which appear to be historic, i.e., more than fifty years old. The background research points the way to the locations of many historic structures. Architectural details of the buildings

themselves also indicate historic character to the trained eye of the surveyor. The surveyor then more fully investigates each identified site, inspects the exteriors of each building, and in non-urban settings, talks with building occupants about its history. If the building or structure appears to meet the State Register of Historic Places criteria, the architectural historian photographs it and records information on its architectural features and history on a survey form. The information includes data on location, construction date, architectural style, materials, approximate size, height, decorative design features, architect and builder (when known), names of original or historic owners, historic uses of the building, and architectural significance. Some information is also collected on associated structures like garages, barns, and sheds.

Throughout this process the surveyor works closely with a supervisor who provides technical assistance on how to research and describe buildings and guidance on which properties are eligible for the Survey. The supervisor also edits the completed survey forms. Surveyors and supervisors also rely on the extensive instructions on survey methodology that are provided in the Division's training guide, the annually-updated Vermont Historic Sites and Structures Survey Manual.

The forms are typed and bound with photographs in volumes that are kept on file at the Division for Historic Preservation office in Montpelier. The records are available for inspection by the public and copies are often placed on file with the local town clerk or historical society. The survey records are also available on microfilm. State law prohibits use of the survey for commercial purposes.

THE CRITERIA

The criteria for inclusion in the State Register of Historic Places cover four areas: architectural merit, engineering merit, association with an important historic person or group, or association with important events, trends, and patterns of history. The criteria are listed at the end of the Methodology section of this Survey Report.

Buildings with architectural merit are defined as those that are noteworthy examples of historic architectural styles and/or methods of construction, the work of significant architects and master builders, rare or one-of-a-kind buildings, or historic districts made up of structures that may not be individually important but as a group create a significant historic environment. Elaborate houses, churches, and public buildings are easily evaluated on the basis of architectural merit. Their complex ornament, fine

quality materials, substantial or innovative structural systems, and/or evidence of skilled craftsmanship and advanced concepts of architectural design and style set them apart from other buildings. These landmark buildings represent only a small part of Vermont's historic structures, however. Most of the architectural fabric of the state is made up of buildings that are more common or have less elaborate architectural detail, but are equally important and equally eligible for the State Register. They may be vernacular interpretations of formal architectural styles, good examples of traditional building forms (such as Classic Cottage houses or bank barns), or good or unusual examples of building types (such as factories, silos, or early gas stations). By today's standards, these more common historic structures also exhibit high quality materials, design, and workmanship. Such historic resources as Cape Cod houses, rows of identical homes built for industrial workers, 19th century middle-class neighborhoods, and small commercial buildings each proclaim their status as architecture built to serve the needs of people in their everyday lives. They are what make up most of the cities, villages and rural landscapes that merit preservation.

Engineering significance applies to structures that are not buildings. Covered bridges, metal truss bridges, and masonry arch bridges, carefully designed and built of sturdy materials to span long distances, withstand inclement weather, and carry heavy loads, may be important for their engineering merit. Also eligible for inclusion on the State Register are historic dams and docks, engineering systems such as the intake and outflow of water in water-powered mills and in hydroelectric facilities, and industrial properties that retain machinery in place, thus illustrating historic technological solutions to production needs and problems.

Structures associated with important historic figures or groups are also eligible for the State Register. The figure may be a well-known historical character such as Vermont hero Ethan Allen. Oftentimes, however, he or she may be important for a contribution in a smaller sphere, perhaps as the owner of a major local industry. Critical in the assessment of a building under this criterion is whether or not the building has a direct relationship to the years when the person was most productive or achieved his or her greatest reputation. Therefore a birthplace might not be as significant as the home the person lived in while running the biggest factory in town. Buildings and historic districts can also be important for their associations with ethnic groups, for example, who left behind diverse neighborhoods, churches, schools, and farms bearing their distinctive imprints.

Also of significance are structures that have associations

with important events, trends, and patterns in local, regional, state, and/or national history. The events may be ones that occurred on a single day, such as a meeting that shaped the lives of people for many years thereafter. Historic resources associated with such events might include the meeting site or the homes of the key people involved in the meeting. Buildings can also be significant for their associations with broad patterns of history. The growth of government and development of county seats is reflected, for example, in village centers that developed around county courthouses. Readily visible evidence of the impact of the railroad can be seen in the historic train stations remaining throughout the state, but is perhaps even more noticeable in the rapid construction of adjoining warehouses and commercial buildings, the establishment of nearby industries that procured and shipped goods by rail, and even in the relocation of village centers to trackside sites.

The criteria for inclusion in the State Register are modified by several factors. One is age of the resource. In general, a structure must be fifty years old, the length of time generally acknowledged by historians as necessary to establish the importance of past events and trends and evaluate the resources associated with them in an unbiased way. Rare exceptions to this guideline may be made if a more recent resource is particularly fragile and scholarship has already established its importance. Some studies on such structures as motor courts, diners, gas stations, and World War II-related sites have already been conducted, partly in response to the destruction of so many, and allows for their evaluation and listing on the State Register now.

The second consideration applied to properties evaluated under the State Register criteria is integrity--the degree to which a structure retains its historic characteristics. To be eligible, structures must retain most of their important historic characteristics. These include location and setting (is it on its original site?), design, materials, and workmanship (does it retain its original important historic features, its original detailing, its evidence of historic craftsmanship?), and feeling and association (would people who knew the site or district during its period of historic significance recognize it today and does it still evoke that link with history?). In historic districts, while most properties meet both significance and integrity considerations and thus "contribute" to the historic character of the district, a minority of properties may not. They may either have been built too recently to be considered historic or may have been remodeled, altered, or moved to a new and inappropriate site. Because such structures are either too new or lack a sufficient degree of integrity to merit status as contributing components of the district, they are classified as "non-contributing"; they are not protected by state and

federal preservation laws and are not eligible for preservation grants.

THE SURVEY FORMS

The Vermont Historic Sites and Structures Survey documents historic resources on four different types of survey forms, reflecting the varied ways historic resources are associated with each other. Although the information is arranged differently on the various forms, the type of information recorded about each structure remains the same. Black-and-white photographs accompany the survey forms.

Individual buildings that stand alone or perhaps have one or two related structures, such as sheds, carriage barns, or garages, are recorded on Individual Structure survey forms. This form has check-off and fill-in-the-blank sections for standard building features, space for a narrative description of the building, a statement on its historical and architectural significance, a sketch map, room for information on up to two related structures, and accompanying photographs of each structure. Most rural houses are recorded on Individual forms, as are structures found in built-up areas with low concentrations of historic resources.

More than three historic buildings that are related by common use and/or ownership and form a single unit, such as farms and industrial facilities, are classified as a complex and are recorded on forms called Complex survey forms. This form includes a sketch map locating all the buildings, a statement of significance, and narrative descriptions of each structure in the complex. Each building in a complex is assigned a number used for identification on the map, in the description section, and in the photographs that accompany the form. A complex that has many modern buildings and only three or less contributing historic structures is recorded on an Individual survey form.

Large groups of buildings in town or village centers and neighborhoods are recorded on Historic District forms. They include a sketch map locating all the properties, a statement of significance for the district as a whole, and narrative descriptions of each resource in the district. Each building receives a number that is used for the map, the description, and for identifying the photographs.

In urban areas where the concentration of historic resources is so great that arrangement of survey information on any basis other than by street address would prove unworkable, Urban forms have been used in surveys completed since 1980. Usually arranged alphabetically by street name, these forms contain a statement of significance, narrative descriptions, and a small photograph of each included building.

PROJECT PERSONNEL

The first phase of the survey was conducted by Tim Senter.

The second phase of the survey was conducted by Elizabeth F. Pritchett. Her education included a B.A. in Art History in 1969 from Middlebury College, graduate work in Art History in 1969-70 at the University of Virginia, and graduate classes in historic preservation in 1985-86 at the University of Vermont. Supervision and review were provided by Gina Campoli and Curtis Johnson, both of whom met 36 CFR 61 requirements.

NUMBER OF PROPERTIES SURVEYED

The number of properties surveyed in Stowe during the initial survey consisted of 66 contributing structures. The second phase identified 262 contributing structures. The total number of contributing structures surveyed was 328.

LOCATION OF SURVEY INFORMATION

Survey information is on file at the Vermont Division for Historic Preservation, 58 East State Street, Montpelier, Vermont 05602.

SUMMARY OF SURVEY FINDINGS

Located between the lofty Green Mountain and Worcester Mountain ranges, Stowe is a town of natural beauty. Ample natural resources are provided by the water power of the East and West branches of the Little River (also called the Waterbury River) and by the rich farmlands parallel to the banks of the Little River and its tributaries.

A charter was granted to the town of Stow on June 8, 1763 (an "e" was added in 1838 to the name of Stow). The earliest settlement was located in the North or Upper Village, along what is now Route 100 North, north of the present Stowe Village. During the first growth period, from 1800 to 1870, the population of Stowe grew steadily. By the mid-1800's four villages - the Upper Village, Center Village, Lower Village and Moscow Village were thriving centers with grist and saw mills, starch factories, a tannery and a brick yard among their commercial activities. The production of potash salts was an early product of Stowe settlers. Farming and dairy activities provided an income for many nineteenth century families, while the lumber industry was the largest commercial enterprise in town.

Between 1870 and 1930 the population of Stowe started to

fluctuate and decline. The railroad, coupled with the lure of the west and its new opportunities, carried many residents with the hope of a better life away from Stowe.

From the 1930s to the present, Stowe has experienced its second period of growth and development. This growth period is directly related to the ski industry. In the 1930s, skiing was initiated as a winter sport, and by the 1940s, skiing was booming in Stowe. Commercial activity in the town has changed from its nineteenth century logging and agricultural base to a resort-service base.

Historic architecture in Stowe is abundant, and is as diverse as Stowe's history. The Stowe Village Historic District, comprising the structures within the village limits, was listed on the National Register of Historic Places on November 15, 1978. The Gold Brook Covered Bridge, in the town of Stowe, was listed on the National Register on October 1, 1974. The initial Vermont Historic Sites and Structures Survey of the town of Stowe, conducted in 1981, documented 38 outstanding sites and one Historic District. After the second and final phase of the Stowe survey was completed, over 150 individual sites and a second Historic District had been included.

Nineteenth century structures in Stowe are represented by architectural resources that relate to the two Vermont history themes of Agriculture, and Industry and Commerce. These themes are two of the nine themes summarized in the Vermont Historic Preservation Plan as prepared by the Division for Historic Preservation. Agricultural contexts associated with these themes include sheep farming, dairying and diversified specialty agriculture. Industry and Commerce contexts include logging and lumber production, small water powered mill production, and commercial development in rural areas.

Significant building types found in Stowe relative to the agricultural contexts include the very rare c. 1815 Sargent-Thompson log house (although the house is now enclosed within later clapboard siding). The three-quarter cape is a surprisingly frequent house form in Stowe found for example with the H. Neel farmhouse and the Misty Meadow Herb Farmhouse. The Topnotch Riding Stable is a fine example of a late nineteenth century bank barn. Despite the growth of Stowe in recent years, with seasonal homes and condominium complexes being built throughout the town, many large agricultural complexes remain, their farm buildings and agricultural landscape intact. Among these farm complexes are the Ricketson farm, the Morrill farm, the Mayo farm and the Spear-Stonybrook, Inc. farm. The Adams sugarhouse in the Nebraska Valley area of Stowe is one of the largest structures of its type in the area, while the small Houston-Dobos sugarhouse is a fine example of an

earlier sugarhouse, although it is threatened by deterioration. In addition, several well-preserved nineteenth century school houses remain, such as the Brownsville School at the Wright School of Art.

Building types relating to Industry and Commerce are best exemplified by the nineteenth century mills in Stowe. Both the Lower Village and Moscow Village had mill sites which were active throughout the nineteenth century. Historic Districts within both of these villages have a variety of mill and industrial structures. Unfortunately, the Lower Village Historic District has lost several of its contributing structures due to recent alteration. The Moscow Historic District, on the other hand, has an exceptionally intact early nineteenth century mill which has been recently restored and which generates electricity for its owners.

The theme of Tourism in Stowe is represented by a variety of contexts, including Spas and Hotels, Seasonal Residents, and Outdoor Recreational Industry. Although Stowe is noted for its twentieth century recreational structures, tourism in Stowe has its roots as early as 1833. On this date the Green Mountain Inn was built. In 1863 the Mt. Mansfield Hotel, with over 200 rooms, was built; most of the hotel was destroyed by fire in 1889. The distinctive Summit House, built atop Mt. Mansfield in 1858, was in operation until 1957. People were skiing on wooden slats in Stowe as early as 1902. In 1921 Stowe held its first Winter Carnival, and in 1933 the first modern ski trail (the Nosedive) was built by the Civilian Conservation Corps. The first single chairlift in Vermont was built in Stowe in 1940. At that time, the chairlift was the highest and longest in the country. To take advantage of the influx of tourists, some homes were converted into ski lodges. The Fountain, which was built as a residence in the 1820s in the Greek Revival style, has served as a tourist lodge since 1927. The Hob Nob was the first structure built specifically as a ski lodge. Seasonal residents built a variety of second homes, many of which are now year-around residences. Four Winds Farm, built at the turn-of-the-century by the Charles Taber family, is a unique example of Shingle style architecture. The Lake Mansfield Trout Club, built in 1904 around a late nineteenth century farmhouse, with 1911 additions, is a distinctive example of Adirondack Rustic style architecture in Stowe.

The theme of Culture and Government in Stowe history is strongly represented by the context of the New Deal in Vermont. During the 1930s and early 1940s, under the direction of Perry H. Merrill, State Forester, and the Vermont Department of Conservation and Development, the CCC built a significant amount of structures in Stowe which are now part of the Vermont Historic Sites and Structures

Survey. At the Mt. Mansfield Ski Area, the Vernacular Adirondack style Base Lodge, the Stone Warming Hut atop Mt. Mansfield, and the first ski trails on the mountain were all built by the CCC. Across from the Mt. Mansfield Ski Area on Route 108, is the Smuggler's Notch State Park Campground with six Adirondack Style log construction lean-tos and a log veneer toilet building all built by the CCC. The men who built these ski trails and structures were housed in the the CCC Side Camp or "barracks" just down the road from Smuggler's Notch Campground. This side camp is now the Vermont State Ski Dorm.

The diverse and rich architectural legacy of Stowe's historic resources includes good examples of the Federal, Greek Revival, Italianate, Gothic Revival, Queen Anne, Shingle, Colonial Revival, Adirondack Rustic and Bungalow styles.

Throughout the survey in Stowe, the surveyors attempted to notify property owners. If the owner was not present at the initial site visit, the surveyor would attempt to contact the owner by phone. The purpose of owner notification is two fold - to inform residents of the significance of their property as well as to obtain valuable historical information about the sites. Over 60 interviews with owners and local historians were conducted during the Stowe survey.

In late September of 1989 a press release was placed in three local newspapers for a public meeting on "Stowe's Historic Architecture" to be held in Stowe on September 25, 1989. The meeting was organized by staff from the Vermont Division for Historic Preservation in conjunction with the Stowe Planning Commission. The purpose of the meeting was for the Division to present their findings from the recently completed Survey and to inform Stowe officials and affected property owners of their historic cultural resources which they control and are therefore in a position to preserve.

In October, 1989, the art teacher at Stowe Elementary School conducted a series of outdoor classes on Main Street in the Stowe Village Historic District. The teacher instructed each student to make a line drawing of one of the historic buildings, giving special attention to distinctive architectural features. Through this activity, the children increased their awareness of the the town's historic buildings and, therefore, received a valuable lesson on Stowe's cultural resources.

Expansion in Stowe is happening at an alarming rate. The population increased by 20% between 1970 and 1980. Residential building appears to be booming, as seasonal dwellings, condominiums and new year-around residences are being built throughout the town, many along a new network of roads. The working farms in town which once numbered 160,

had dwindled to 12 by 1989. It is obvious that the historic resources in town are severely threatened by the rapid growth and development. Since the initial Historic Sites and Structures Survey in 1981, many historic sites have been significantly altered (possibly up to 8% of the sites) so that these structures are no longer eligible for the State Register of Historic Places.

RECOMMENDATIONS FOR FURTHER PRESERVATION ACTIVITIES

In order to maintain and preserve valuable historic architectural and landscape resources in Stowe, it is important that the town of Stowe integrate the Vermont Historic Sites and Structures Survey in their planning for Act 250, Act 200 and local zoning. Further research of the historic resources in the survey could be done. A number of the sites in the survey may be eligible for the National Register of Historic Places and could benefit by being so nominated and listed. Public education of the town's historic resources could be accomplished through additional slide presentations, workshops in the schools, and newspaper articles. The possibility of establishing historic agricultural districts within the town, to preserve the valuable farmland and farm structures, could be discussed. A possible historic agricultural district is located within the boundaries of the Spear, MacDonald and Percy farms which originally comprised the MacAllister family farm. These three farms remain intact as working farms and together represent a large complex of great historical significance.

COUNTY LamoilleTOWN Stowe

NAME OF SITE		SITE NO.	NEGATIVE FILE NO.	N.R.
The Salvas Residence	Book I	0808-1	81-A-289	
The Plankard Farm		2	224	
The Hannibal Residence		3	224	
Mill House		4	223	
Moscow Barn		5	223	
The Pontiac Residence		7	224	
The Warner Residence		10	225	
The Mansfield Dairy		11	225	
Spruce Pond Inn		12	225	
The Kitsbuk Residence		15	289	
The Peterson Residence		17	223	
The Lambert Mansion		18	225, 289	
Charda Restaurant and Lodge		19	225	
The Wilson Residence		20	224	
The Foster Residence		21	224	
The Williams Residence		22	224	
The Cechini House		23	223	
The Pitsker House		24	224	
The Feilding Residence, Things Past Antiques		25	223	
The Russell Residence, "The Tavern"		26	223	
The Potter Residence		27	289	
The Dento Farm		28	223	
Saunder's Apartments		29	224	
The Adams' Residence		30	224	
The Percy House		31	224	
Front Four Sports		32	223	
Cottonbrook Gallery		33	223	
The Nicety Shop		34	223	

COUNTY LamoilleTOWN Stowe

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
Pall Spera and Company	0808-36	81-A-223	
The Mansfield Residence	38	223	
The Upton Residence	40	224	
Mountainside Resort at Stowe	41	223	
Mountain Answering Service	42	223	
The McManis Residence	43	223	
Lambert Caretaker Residence	44 ✓	225	
Stowe Lower Village Historic District	45	224	
The Warner Residence	46	289	
The Stoweaway	47	223	
The S. Lippman House Book II	48	87-A-150	
The Pineles-Stahlbrand House	49	140	
The H. Neel House	50	140	
The Misty Meadows Herb Farm-Taber House	51	140	
Ware Farm-Paul E. Percy Farm	52	140	
Scribner-Lord House	53	88-A-16	
Liz Rivers Antiques	54	87-A-150	
The Churchhill House-The Fountain	55	151	
The Ferrin-Black House	56	88-A-16	
The Raymond-Harlow-Adams House	57	87-A-151	
The C.C. McMahon House	58	141	
School District No.4-Skjolberg House	59	151	
H. Magoon-N. Battit House	60	141	
Bedell-Patten Sugarhouse	61	140	
Ricketson Farm	62	150	
The Hyde House	63	141	
Brownsville School-Wright Art School	64	88-A-51	
		85-A-487	

COUNTY LamoilleTOWN Stowe

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
Peter M. Schoff House	0808-65	87-A-141	
Wallace Place-C.F. Morton House	66	140	
Perkins-Brush-Morrill Farm	67	88-A-28	
O.L. Judson-Kellogg Farm	68	87-A-140 141	
Magoon Farm-Lang House	69	151 152	
Four Winds Farm-Barnett House	70	151,154 88-A-16	
Foster Farm-Walker House	71	87-A-151	
The Pervier House	72	151	
The C. Barnett House	73	151	
The Atwood-M. Walker House	74	151	
The Putnam House	75	151	
The P.R. Smith House	76	151	
The Marckres House	78	152	
The Douglas House	79	151	
The Greenhalgh House	80	151	
The Savela Barn	81	151,152	
The Sunny Davis House-MacLellan Corp. & GMB Inc House	82	152	
The Spaulding Place-M. Perry House	83	152	
Lang Farm-J.E. Lang House	84	152	
Fuller Farm-G. Kirchner House	85	152	
Dewey-Carroll House	86	153	
Burnham Place-Hoefer House	87	153,154	
E. Brunton Barn-Grandview Farm Inc.	89	153,154	
Kellett Place-Village of Waterbury House	90	153	
Titus Farm-Goodson House	91	153	Book III
The Parsonage-Carroll House	92	154	
North Hollow School-Cracower House	93	154	

COUNTY LamoilleTOWN Stowe

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N
Knapp-Sweetser House	0808-94	87-A-153	
Killingbeck House	95	153	
Bradish-Huff House	96	154	
Gold Brook-Emily's Bridge	97	152	
Tuftin-Lang House	98	152	
Marvell House	99	88-A-17 87-A-152, 153	
Tischler House	100	88-A-16	
Stowe Landscape Contracting	101	16	
The Haley House	102	17	
The McKay Place-D.E. Percy House	103	17	
Gold Brook Creamery-Manfredi Building	104	17 25	
The Gerard House	105	16	
The Jannetty House	106	16	
Slayton-Rau House	107	17	
The Vicarage-St. John's in the Mountains Parsonage	108	16	
Bailey-Bender House	109	16	
Roy Clark House	110	16 25	
Shaw Hill Farm Riding Stables-Nimick Barn	111	16 25	
Nimick-Robison House	112	16 25	
Nebraska Valley School-Springer-Butler House	113	18	
Miller House	114	17	
S. Adams-Hutchins House	115	17	
S. Adams-Bryant Barns	116	17, 18, 25	
Adams Sugarhouse	117	18	
Lake Mansfield Trout Club	118	51	
Brink-Roberts-Detora House	119	18, 25	
MacAllister-Bouchard-Percy #5 Farm	120	47	

COUNTY LamoilleTOWN Stowe

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
MacAllister-Turner-MacDonald House	0808-121	88-A-18,25	
MacAllister-Spear-Stonybrook, Inc. Farm	122	47,48	
West Branch District School No. 2 - St. John's Episcopal Church	123	18,26	
Sanborn Farm-Kreizel House	124	25	
Bedell-Edwards House	125	18,25	
Hardy-Grammage House	126	28,48	
Bedell-Kinoshita House	127	18	
Adams House-Partridge Inn Restaurant-Hillman Property	128	18,48	
Springer-Miller House	129	28	
West Branch Meeting House-Rocky River Lodge Irish Bar	130	18,26	
Hob Nob Restaurant and Motel-Rigby Property	131	47,48	
Bagley-Sparks House	132	49	
Topnotch Riding Stables-T.N. Associates Property	133	25	
Mile Away-Wasser House	134	25	
Fiddler's Green Inn-McKeon Property	135	51	
Stowe School Annex	136	48	
CCC Side Camp-Vermont State Ski Dorm	137	48	
Smuggler's Notch State Park Campground	138	49,50,51	
Mt. Mansfield Ski Area Base Lodge	139	17,51	
The Octagon-Mt. Mansfield Corporation	140	51	
The Stone Hut-Mt. Mansfield Corporation	141	17	
Butler Lodge-Green Mountain Club Shelter	142	48 GMC survey photo	
Taft Lodge-Green Mountain Club Shelter	143	48 GMC survey photo	
Houston-Dobos Sugarhouse	144	48	
Freeman House	145	141	
Lord-Wood House	146	28,48	
Stowe Country Club	147	27,28	

NOT LISTED ON SR

Book IV

COUNTY LamoilleTOWN Stowe

NAME OF SITE

SITE NO.

NEGATIVE
FILE NO.

N.

Mayo Farm-Bloody Brook Corporation

0808-148

87-A-151

88-A-28,47

Bryant-Carlough House

149

27

Cain House

150

27

Brink-Travers Forest Products House, Inc.

151

27

Houston-Dana Complex

152

27,26

Woll House

153

87-A-141

Foster-Thompson House

154

141

Weeks-Percy Home Farm

155

88-A-26

Sargent-Thompson House

156

26

Stutman House

157

26

Matthews-Baumrind House

158

26

Bailey Farm-Ayers House

159

26

Moscow Historic District

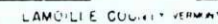
160

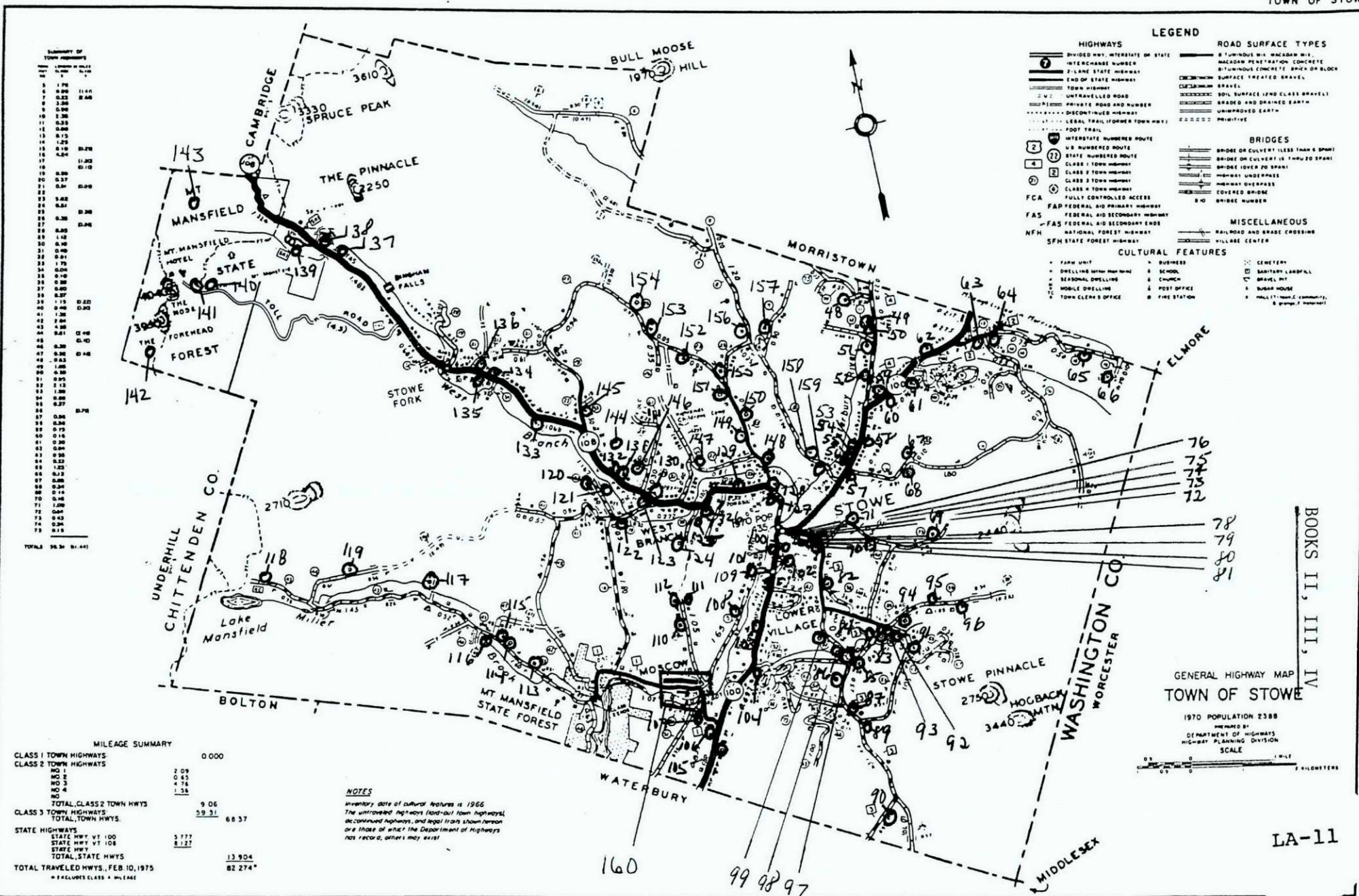
16,49,50,161,223

Hunnewell Barn

161

POOR QUALITY
ORIGINAL LIGHT







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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, July 6, 2005 at 10:00 a.m., in the conference room at the St. Albans Free Library, 11 Maiden Lane, St. Albans, VT (map attached).

I.	Schedule/Meeting Dates	10:00
II.	Minutes – June 15, 2005	10:10
III.	National Register Final Review	10:15
	A. Crystal Lake State Park, Barton	
	B. Bennington High School, Bennington	
	C. Charles R. Palmer House, North Willard St., Burlington	
IV.	State Register Review and Designation	10:45
	A. 2000/2001 Burlington South End Survey	
V.	State House Committee	11:45
	Lunch	
VI.	Karen Bresnahan, Executive Director, St. Albans For the Future	1:00
VII.	Advisory Council Vacancy	1:15
VIII.	Archeology Report	1:30
IX.	SHPO Report	1:45



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

July 6, 2005

Members Present: David Donath, Chair
George Turner, Historic Architect
Tracy Martin, Citizen Member
Glenn Andres, Vice Chair
Elizabeth Boepple, Citizen Member

Members Absent: James Peterson, Archeologist

Staff Present: Jane Lendway, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Executive Assistant
Suzanne Jamele, NR/SR Specialist

Visitors Present: Mary O'Neil, Burlington Planning Department

The meeting was called to order by the Chair at 10:00 a.m. in the Conference Room at the St. Albans Free Library, 11 Maiden Lane, St. Albans, Vermont.

I. Schedule/Meeting Dates – The September 15 meeting is changed to September 20 to be held in Montpelier. The October meeting is scheduled for the 25th with location to be decided at the next meeting.

II. Minutes – Glenn made a motion to accept the minutes as presented, George seconded. The vote was unanimous.

III. National Register Final Review – The Council had received materials prior to the meeting. Sue summarized each nomination.

- A. Crystal Lake State Park, Barton - Glenn made a motion to nominate under criteria A & C, Tracy seconded. The vote was unanimous.
- B. Bennington High School, Bennington – George made a motion to nominate under criteria A & C, Glenn seconded. The vote was unanimous.
- C. Charles R. Palmer House, North Willard Street, Burlington – Glenn made a motion to nominate under criterion C, Tracy seconded. The vote was unanimous.

IV. State Register Review and Designation

A. 2000/2001 Burlington South End Survey – The Council had received materials prior to the meeting. Sue summarized that this survey is an ongoing effort by the Burlington CLG to survey historic neighborhood streets. As the result of an earlier request, Sue and Nancy Boone visited the survey site area to make observations regarding changes since the survey was done and report back to the Council their findings. A memo describing the update was sent to the Council prior to the meeting (enclosed). In short, Sue and Nancy found that very little had changed and recommended to list the buildings as presented. Based on recommendations from Sue and Nancy, the Council made the following changes:

- 11 Adams Court – change from contributing to non-contributing due to significant alterations.
- 38 Cliyer Street – omitted from original survey but should be added as a non-contributing due to alterations.
- 34, 60, 66, & 67 Hoover Street – omitted from original survey but should be added as contributing.
- 56 Hoover Street – originally listed as non-contributing, change to contributing.
- 377 Shelburne Street – now 50 years old, change to contributing.

George made a motion to list the properties in the 2000/2001 Burlington South End Survey with the recommended changes. Glenn seconded. The vote was unanimous.

In further discussion, the Council agreed that the a State Register listing should be as consistent as possible with a National Register listing. It was suggested that Burlington be encouraged to create districts and perhaps invite them to a future meeting to have further discussion on the topic.

VI. Karen Bresnanham, Executive Director, St. Albans For the Future

Karen joined the meeting at lunch to have an informal chat with the Council on activities happening in St. Albans. She stated that a downtown group has been formed; St. Albans For the Future and they have been instrumental in receiving Downtown Designation through the Vermont Downtown Program. She notes that merchants have come together and are working on many new strategies for revitalizing downtown St. Albans.

V. State House Committee

Dave Donath reported that a new committee has been formed to look into expansion at the State House. He notes that he is named a member through legislation and it appears that this effort will be a fresh start to look at expansion and not a continuation of prior efforts. Dave assures the Council that he will assert that the State House is the best historic landmark in the state of Vermont.

IX. SHPO Report

Because of limited time, Jane had the following short report:

Jane has contacted the recommended candidates Barbara George, Ron Kilburn and Brian Searles, to inquire as to whether or not they were interested in sitting on the Advisory Council. All contacted were interested in serving so Jane will send the recommendations to the Governor.

For the first time, a Vermont Downtown Board meeting was held off site. There was positive feedback from the Board regarding the June meeting in the village of Belmont. Plans are being made to hold the October meeting offsite, possibly in Windsor.

Eric is working with the Calvin Coolidge Memorial Foundation on the HP grant they received for work on the Church in Plymouth. He had concerns about storm windows and is making appropriate recommendations.

VI. Advisory Council Vacancy

See SHPO Report

VIII. Archeology Report – Jim Petersen absent, no report.

Respectfully submitted,

Shari Duncan



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held September 20, 2005 at 9:30 a.m. in Conference Room A/B, Sixth Floor, National Life Building, National Life Drive, Montpelier, Vermont.

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|-------|--|-------|
| I. | National Register Final Review | 9:30 |
| | A. Dickinson Estate, Brattleboro | |
| | B. Vernon District Schoolhouse No. 4, Vernon | |
| | C. Worcester Village School, Worcester | |
| | D. Worcester Town Hall, Worcester | |
| II. | State Register Review and Designation | 10:00 |
| | A. Leighton G. Fullam House, Ludlow | |
| III. | Schedule/Meeting Dates | 10:15 |
| IV. | Minutes – July 6, 2005 | 10:25 |
| V. | State House Committee | 10:30 |
| VI. | Advisory Council Vacancy | 10:45 |
| VII. | Barn Grant Manual Revision | 11:00 |
| VIII. | SHPO Report | 11:30 |



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

September 20, 2005

Members Participating:

David Donath, Chair
Glenn Andres, Vice-Chair
Tracy Martin, Citizen Member
Elizabeth Boepple, Citizen Member
Ron Kilburn, Citizen Member

Staff Participating:

Nancy Boone, State Architectural Historian
Suzanne Jamele, NR/SR Specialist
Jane Lendway, SHPO

The Vermont Advisory Council meeting was called to order by the Chair at 10:00 a.m. via a conference call.

I. National Register Final Review

A. Dickson Estate, Brattleboro – Council members had been sent copies of the nomination prior to the meeting. Sue summarized the buildings, their contributing/non-contributing status, and its historic significance. Glenn moved to nominate under criteria A & C. Beth seconded. The vote was unanimous. The Council agreed that editing new buildings out of this nomination makes sense for now, but an amendment to include them may be warranted in the future (5 to 10 years).

B. Vernon District Schoolhouse No. 4, Vernon – Sue noted that this and the next two nominations are representative of a growing trend for local historical societies to produce NR nominations. The Council members had been sent copies of the nomination prior to the meeting. Sue summarized the architectural significance and adds that several houses nearby utilize the same architectural details. Tracy moved to nominate under criteria A & C and Educational Resources MPDF. Glenn seconded. The vote was unanimous.

C. Worcester Village School, Worcester – The Council had received copies of the nomination before the meeting. Sue noted that the local historical society helped secure a Municipal Planning Grant to produce this nomination and the next one. Sue summarized its history and architecture. Beth moved to nominate under criteria A & C and Educational Resources MPDF. Glenn seconded. The vote was unanimous.

D. Worcester Town Hall, Worcester – The Council had received copies of the nomination before the meeting. Sue summarized the history and architecture of the building. Beth moved to nominate under criteria A & C and MPDF for Historic Government Buildings. Tracy seconded. The vote was unanimous.

II. State Register Review & Designation

The Council decided to review this in October when the Council can look at the survey of other buildings in Ludlow. Beth felt that there was not enough information to justify designation. More description would be helpful such as architectural changes over the years and also, more information on the association with other houses in the early settlement period.

III. Meeting Dates

Meetings are scheduled for October 25, November 17 and December 16.

Glenn moved to table the remainder of the agenda until the October meeting. Beth seconded. The vote was unanimous.

Respectfully submitted,

Nancy E. Boone



State of Vermont
Advisory Council on Historic Preservation
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Montpelier, VT 05620-0501

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, October 25, 2005 at 10:00 a.m. in Conference Room A/B, Sixth Floor, National Life Building, National Life Drive, Montpelier, Vermont.

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|-------|--|-------|
| I. | Schedule Meeting Dates | 10:00 |
| II. | Minutes – July 6 & September 20 | 10:05 |
| III. | National Register Final Review | 10:15 |
| | A. Lucy Ruggles House, Burlington | |
| | B. National Clothespin Factory, Montpelier | |
| | C. 215 School Street, Shoreham | |
| IV. | State Register Review and Designation | 10:45 |
| | A. Leighton G. Fullam House, Ludlow | |
| V. | State House Committee | 11:00 |
| VI. | Advisory Council Vacancy | 11:15 |
| VII. | SHPO Report | 11:30 |
| | Working Lunch | 12:00 |
| VIII. | New Business | 1:00 |



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

October 25, 2005

Members Present: Glenn Andres, Vice Chair
George Turner, Historic Architect
Tracy Martin, Citizen Member
Elizabeth Boepple, Citizen Member
Ronald Kilburn, Citizen Member

Members Absent: David Donath, Chair

Staff Present: Jane Lendway, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Executive Assistant
Suzanne Jamele, NR/SR Specialist

The meeting was called to order by the Vice Chair at 10:10 a.m. in Conference Room A/B, Sixth Floor, National Life Building, National Life Drive, Montpelier, Vermont.

I. Schedule/Meeting Dates – Meetings are scheduled for November 17, December 16 and January 20 in Montpelier.

II. Minutes – George made a motion to accept the July 6 meeting minutes as presented, Beth seconded. The vote was unanimous. Tracy made a motion to accept the September 20 meeting minutes, Beth seconded. The vote was unanimous.

III. National Register Final Review – The Council had received materials prior to the meeting. Sue summarized each nomination.

- A. Lucy Ruggles House, Burlington – Beth made a motion to nominate under criteria A & C, Tracy seconded. The vote was unanimous.
- B. National Clothespin Factory, Montpelier – George made a motion to nominate under criteria A & C, Tracy seconded. The vote was unanimous. The Council agreed that Sue might suggest good documentation of machinery because the manufacturing of clothespins at this site is likely to cease.
- C. 215 School Street, Shoreham – Beth made a motion to nominate under criteria A & C, Tracy seconded. The vote was unanimous.

IV. State Register Review and Designation

A. LeightonFullam House, Ludlow – The Council had received materials prior to the meeting. Sue summarized the nomination. Although there have been significant changes to the back of the house, it still retains enough integrity to reflect the period of the Town's settlement. Sue showed photos of nearly similar houses and said that this building appears to be the least altered. Tracy made a motion to nominate under criterion A. Ron seconded. The vote was unanimous.

V. State House Committee

Nancy summarized activities around the newly formed State House Committee. She states they have met twice and will have one more meeting before legislature reconvenes. The committee is expected to have a report for legislators by January 15. Because Nancy was not at the second meeting, she relied on information from David Schutz, State Curator for a meeting summary. Following are key points from Nancy's summation:

- This group is not looking at the entire Capital Complex for a solution but focusing instead on the State House and its immediate vicinity. There is pressure to have a recommendation by the January 15 deadline.
- Four options with cost estimates were presented to the Committee by Tricia Harper, State Architect. The Committee favored adding a third floor to the existing cafeteria and/or renovating existing House Committee rooms.
- There is \$200,000 in the coffers to move ahead with design development and the Committee agreed to stay with Finegold Alexander because of the previous investment with them. Designs will be presented at the next Committee meeting that is expected to be scheduled for December or early January.

The Council had many concerns and at the next AC meeting will discuss further and make a decision about sending a letter of recommendations to the Committee.

VI. Advisory Council Vacancy

Jane noted that the positions held by Beth and Tracy were up for reappointment February 28, 2005. The both expressed interest in continuing with the Council. It was also noted that positions held by Glenn and Ron will expire in February 2006. Jane will suggest reappointments with no additional suggested candidates.

A list of nominees for the Archeologist position that is vacant was distributed. (See attached.) George stated that filling this position in a timely manner should be a priority because of the heavy reliance on the archeologist's opinion. Jane will forward top names to the Governor's Office.

VII. SHPO Report

The Vermont Downtown Conference was held on October 13 in Burlington. The Governor used the conference to announce; 1) thirteen communities from Vermont had been awarded Preserve America Community Designation, 2) a half a million dollars will be added to the existing tax credit

cap in the Administration budget, and 3) a new housing initiative. The Conference was well attended and staff has received favorable feedback.

The newly formed Fire Safety Division had its 6-month check-up. Jane feels confident that John Wood is a good leader and has a professional regional staff that is trying to make consistent decisions involving historic structures.

The State has developed the Strategic Enterprise Initiative which involves looking at efficiencies in state government and analyzing business functions. A report is expected by the end of next year.

The Division was asked to reduce floor space in the Resource Room. Many different options have been discussed. Paper records are used daily by division staff and the visiting general public, but some may be removed to another location.

Jane is involved with the Lake Champlain Quad Committee and is chairing the infrastructure subcommittee. They are currently looking at existing programs and asked if the AC would want to prioritize some of the money allocated for the HP and/or Barn grant programs to projects in the Champlain Basin. The Council though not, since resources are already so scarce. The AC suggested that additional funds be requested in 2007.

The Council was updated on the status of the War of 1812 Burials. After a very long period of time, the Department of the Army responded to Vermont's request for assistance and denied aid of any kind. Senator Leahy's office is requesting help from known states where some of the soldiers originally came from.

The Capital Bill recommendations have been submitted. The Agency's top priority is a telecommunication/broadband request. The Division submitted a request of \$200,000 for historic preservation grants, \$150,000 for barn grants and \$750,000 for historic sites.

VIII. New Business

Grant Programs – Eric has been working on revising the barn grant application and manual. The major overhaul should make the process easier for everyone. No changes this year to the hp grant.

Hurricane Katrina, New Orleans – Nancy notes that the National Trust has stepped in to lead preservation efforts in New Orleans. There is a website for volunteer sign-ups and currently there are over 1000 volunteers. George noted that professionals may be unable to extend liability insurance to cover volunteer efforts. There are shield laws on liability issues that are problematic but Governors can make special provisions. The National Trust is lobbying for a homeowner tax credit to help people.

Meeting adjourned at 1:30 p.m.

Respectfully submitted,

Shari Duncan



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NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 10:00 a.m. on Thursday, November 17, 2005 in the Conference Room at the Vermont Arts Council, 136 State Street, Montpelier, Vermont.

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|-------|---|-------|
| I. | Schedule Meeting Dates | 10:00 |
| II. | Minutes – October 2005 | 10:05 |
| III. | National Register Final Review | 10:15 |
| | A. Bridge 27 (Lover's Lane Bridge), Berlin | |
| | B. Spaulding Bridge, Cavendish | |
| | C. Camp Billings, Thetford | |
| IV. | National Register Preliminary Review | 10:45 |
| | A. 44 Front St.; 163-165, 171-173, 177 Intervale Ave., Burlington | |
| | B. Owen Roundy/Harvey Wiley Farm, Cavendish | |
| V. | BGS Memorandum of Agreement | 11:15 |
| VI. | SHPO Report | 11:30 |
| VII. | New Business | 11:45 |
| VIII. | State House Project | 12:00 |



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

November 17, 2005

Members Present: David Donath, Chair
Glenn Andres, Vice Chair
George Turner, Historic Architect (arrived 10:30)
Tracy Martin, Citizen Member
Elizabeth Boepple, Citizen Member
Ronald Kilburn, Citizen Member

Staff Present: Jane Lendway, SHPO
Nancy Boone, State Architectural Historian
Shari Duncan, Executive Assistant
Suzanne Jamele, NR/SR Specialist

The meeting was called to order by the Chair at 10:10 a.m. in Conference Room A/B, Sixth Floor, National Life Building, National Life Drive, Montpelier, Vermont.

I. Schedule/Meeting Dates – Meetings are scheduled for December 16 (Beth will not be able to attend), January 20, both in Montpelier. February 16 is a tentative date. Glenn noted that starting in February, he can meet on Tuesday or Thursday.

II. Minutes – Glenn made a motion to accept the October 25 minutes as presented, Beth seconded. The vote was unanimous.

III. National Register Final Review – The Council had received materials prior to the meeting. Sue summarized each nomination.

- A. Bridge 27 (Lovers Lane Bridge), Berlin – Glenn made a motion to nominate under criteria A & C, Beth seconded. The vote was unanimous. Nancy explained the VTrans Historic Bridge Program in which VTrans may hold an easement on a bridge; the town agrees to maintain and clean the bridge and in exchange, VTrans agrees to do future major maintenance. The bridges are typically nominated to the National Register in conjunction with the easement donation.
- B. Spaulding Bridge, Cavendish – Tracy made a motion to nominate under criteria A & C, Glenn seconded. The vote was unanimous.
- C. Camp Billings, Thetford – Beth made a motion to nominate under criteria A & C, Ron seconded. The vote was unanimous.

IV. National Register Preliminary Review – The Council had received materials prior to the meeting.

A. 44 Front Street, Burlington – Sue stated that because the Burlington CLG has not yet reviewed this project; Council review is postponed until next month.

B. Owen Roundy/Harvey Wiley Farm, Cavendish – The Council had received copies of the 1973 Survey form prior to the meeting. Nancy passed around current photographs of the property and summarized its significance. The house is an example of rare snecked ashlar construction and the property is also an excellent example of a small, diversified 19th century farm. Nancy noted that the property is currently involved in an Act 250 case that involves a proposed quarry. Beth moved to confirm that the prior State Register listing (in 1977) is inclusive of adjacent out buildings, Glenn seconded. The vote was unanimous. The Council also concluded that the property appears eligible for the National Register under Criteria A and C.

V. BGS Memorandum Of Understanding

The Council had received a copy of the memorandum of understanding before the meeting. Nancy explained that this is about cooperation amongst state agencies and an opportunity for dialogue. The intent is to encourage BGS to come to the Division before there are problems with projects that might have historic and/or archeological significance. The Council is being asked to review revisions of Appendix A of the MOU and to give feedback.

Ron questioned Appendix C. Nancy stated that Appendix C will be updated annually. There was concern that Appendix C is headed by “State-owned Historic Buildings of High Significance” because not all the buildings listed are technically “owned” by the State of Vermont. It was suggested that perhaps a footnote could indicate those buildings that aren’t owned by the State. Nancy will talk with others involved to get their input.

There was a discussion about the State-owned parks and concern with what might be considered overgrown historic views and vistas. Everyone agreed that keeping vistas open is very important but how do you really achieve that goal? It was suggested that DHP could communicate with park operators that views that may have historic value.

It was agreed that the MOU, including Appendix A, is good work and a great way to foster good communication between the agencies.

VI. SHPO Report

Due to a shortage of time, Jane bypassed a report. She did note that the Governor’s office is actively working on filling the Council vacancy.

VII. New Business

Annual Report – The Council decided they would like to produce an annual report. Beth stated that because there is a template in place, it will be much easier to do this year. The Council agreed the main theme will be barns with a section on archeology. They unanimously agreed to dedicate this edition to Jim Petersen.

VIII. State House Project

The Council discussed the State House Project and noted the following:

- There is a need to address issues that are not currently being discussed, like long-range space planning in the Capital Complex.
- It is important to confirm that the proposed rooftop cafeteria addition is a complete piece and not a phase in the larger Finegold design.
- How will the possibility of a year-round Legislature impact space needs?
- The Advisory Council wants to review designs for the cafeteria addition and the proposed freestanding building on Baldwin Street.
- David will request minutes of the last State House Committee meeting and circulate them to the Council. Nancy will draft a letter responding to the minutes and send it to David.

The Council decided to ask Tasha Wallis to attend the December 16 meeting to celebrate the BGS MOU and to begin a discussion of future development in the Capital Complex, including the topic of parking.

The meeting adjourned at about 1:30.



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NOTICE

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|-------|--|-------|
| I. | Minutes – November 17, 2005 | 9:30 |
| II. | Schedule Meeting Dates | 9:35 |
| III. | National Register Preliminary Review
A. 44 Front Street; 163-165, 171-173, & 177 Intervale Ave. | 9:45 |
| IV. | BGS MOU
A. Discussion with Commissioner Tasha Wallis | 10:30 |
| V. | National Register Final Review
A. District 6 Schoolhouse, Lyndon Center
B. Gould's Mill Bridge, Springfield

Working Lunch | 11:15 |
| VI. | SHPO Report | 12:15 |
| VII. | State Review and Designation
A. Strong/Zeisel Barn, Plainfield
B. District 14 Schoolhouse, Randolph | 1:00 |
| VIII. | New Business
A. Report on Study Committee on State Grants | 1:15 |
| IX. | CLG Grant Review | 1:30 |
| X. | Old Business | 1:45 |



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

December 16, 2005

Members Participating:

David Donath, Chair
Glenn Andres, Vice-Chair
Tracy Martin, Citizen Member
Elizabeth Boepple, Citizen Member
Ron Kilburn, Citizen Member
George Turner, Historic Architect

Staff Participating:

Nancy Boone, State Architectural Historian
Suzanne Jamele, NR/SR Specialist
Jane Lendway, SHPO

The Vermont Advisory Council meeting was called to order by the Chair at 9:30 a.m. via a conference call because a snowstorm made traveling dangerous.

Tracy informed Council Members that she has accepted a new job with BGS, and has just started. There was discussion about whether Tracy could remain on the Council for a few more meetings until replaced. Beth thought there might be an appearance of conflict, even if Tracy recuses herself from BGS related discussions. Nancy said that DHP will consult with Counsel Julie Kelliher.

VIII. New Business

A. Report on Study Committee on State Grants – Jane explained the work of the legislative committee. She had testified before them. There are 5 capital grant programs: BGS Recreation Program, New Human Services Capital Needs, Cultural Facilities, Barn Grants and Historic Preservation Grants. The legislature hopes to avoid individual capital grants, and fund requests through these programs, with a common deadline.

Request applications for all programs by October 1 of the next year. Legislators want to be involved in grant selections for each program. Jane recommended that legislators be asked to participate in the meeting (invite Phil Scott and Alice Emmons.) Legislators expressed admiration for the way DHP runs the DHP grant programs. Dave noted this as a positive development. It could help bring the Legislature and the Council together in a way that could spill over into other discussions, like the State House Expansion project. Eric noted that they could participate as non-voting members or as scoring members with final vote by the Council. Jane said that we would have to consult with Counsel before including legislators as voting members; it might require a statute change.

II. Schedule Meeting Dates

Glenn teaches from 9:00 – 10:00 in the spring semester. The January meeting is moved to January 18, at 9:30. The February meeting will be the 27th, and will begin at 11:00 for minutes and scheduling, with the grant review getting underway around 12:00 or 12:30. Other meetings are scheduled for March 23, and April 3 from 11:00 to 5:00 to do the barn grant review.

V. National Register Final Review

A. District 6 Schoolhouse, Lyndon Center – The Council had received the nomination prior to the meeting. Sue summarized its significance. Glenn moved to nominate under criteria A & C, Tracy seconded. Glenn asked if the restoration was an accurate one. Sue said she believed so. The Council noted that the ramp railing was unfortunate, but eventually removable. The vote was unanimous.

B. Gould's Mill Bridge, Springfield – The Council had received the nomination prior to the meeting. Sue summarized its significance. George moved to nominate under criteria A & C, Glenn seconded. The vote was unanimous. It was suggested that in the future, photos of bridges from the river would be good.

VII. State Register Review and Designation

A. Strong/Zeisel Barn, Plainfield – The Council had received the nomination prior to the meeting. Sue summarized its significance and states the building was missed in the 1976 survey. Glenn noted that it represents an important pattern of having a barn across the road from a house, and close to the road. Glenn moved under criteria A & C, Tracy seconded. The vote was unanimous.

B. District 14 Schoolhouse, Randolph – The Council had received the nomination prior to the meeting. Sue described the building's history and evolution of changes, including a porch, shed dormers, and window and door changes. The windows upstairs are very unusual, and the Council questioned whether the second floor had been created by the current owner. The Council concluded that it has been changed too much. They suggested comparing it to 1920's & 30's photos to confirm level of alteration. If the

second level is original to school use, the Council could reconsider, even with the changes (dormer & enclosed porch).

X. Old Business

George asked about minutes of the State House Committee meeting in October and Nancy said they had not been prepared. She said that David Schutz had offered to attend today's meeting and answer questions about the project, but that item was postponed due to the snowstorm. Nancy will check with Trisha Harper and Dave Schutz and forward information or materials/designs to the Council as soon as they are available. The Committee is supposed to report to the Legislature by January 15.

IX. CLG Grants

Nancy summarized the applications and reviewed the memo from Chris Cochran with the Council. (See Attached.) On the Burlington project, Dave asked if the project could include mapping of neighborhood development. George asked if identification of those neighborhood development patterns could be the primary focus of the project, and Nancy said that this project will contribute to that broader goal, but will not be the primary focus of this project.

On the Calais project, Dave asked why the Town chose a Design Review District over a Local Historic District. He noted that the guidelines should be based on the Secretary of the Interior's Standards and not simply aesthetics. He said that Woodstock had relied solely on aesthetics, and that it had led to problems in the design review process.

Beth moved approval of the CLG grants as proposed, Glenn seconded. The vote was unanimous.

Members wished Tracy the best in her new job and exchanged holiday wishes. The meeting concluded at 11:00.

Respectfully submitted,

Nancy E. Boone