

**Advisory Council Minutes**  
**January 18, 2007**

**Members Present:** Elizabeth Boepple, Chair  
George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Peter Thomas, Archeologist  
Glenn Andres, Architectural Historian  
David Donath, Historian  
Susan Hayward, Citizen Member

**Staff Members:** Nancy Boone, State Architectural Historian  
Suzanne Jamele, NR/SR Specialist  
Scott Dillon, Survey Archeologist  
Eric Gilbertson, Deputy SHPO  
Jane Lendway, SHPO  
Diane McInerney, Executive Administrative Assistant

**Guests:** John Johnson, Marshfield (9:55 – 11:15)  
Skip Davis, Brandon

This meeting was brought to order by the Chairman at 9:45 a.m. in the Calvin Coolidge conference room, 6<sup>th</sup> floor, National Life Building, Montpelier.

**I. Schedule Meeting Dates**

Meeting dates were confirmed for: February 14, Historic Preservation Grants and March 14<sup>th</sup> with an Act 250 discussion on the agenda. Nancy informed the Council that the Preservation Trust Conference will tentatively be on April 13<sup>th</sup> in College Hall at Vermont College in Montpelier, but that there is a chance it could be postponed until early June or July. Beth suggested that a short Council meeting could follow the conference, but if it did not occur then a regular meeting would be held.

**II. Minutes**

Peter moved to approve the minutes for the December meeting with a word change and Glenn seconded. Nancy noted that Eric Gilbertson felt the number scores for the Barn Grant awards should not be included in the minutes and that there were actually 20 grants awarded. The minutes were unanimously approved with appropriate changes.

### **III. National Register Final Review**

#### **A. Scampini Block, Barre**

The Council had received a copy of the nomination prior to the meeting. This 1904 Italianate-style commercial building with an elaborate granite façade and flat roof is located on Main St., just outside Barre's historic district. Council members agreed that this building is an excellent example of early 20<sup>th</sup> century architecture and that the building illustrates the granite industry and social history. Sue Jamele shared two letters of support with the Council from Northfield Savings (the owner of the building) and from Central Vermont Regional Planning, Susan Sinclair. Glenn moved for approval of the building under criteria A and C, and David seconded. The Council unanimously approved the nomination.

#### **B. School Street Duplexes, Bennington**

The Council had received a copy of the nomination prior to the meeting. These vernacular style duplexes are an example of working class housing stock typical of New England mill towns during the early 20<sup>th</sup> century. A third matching duplex is adjacent to these, but is privately owned and is not part of the nomination. The Council was concerned that this nomination only included eligibility under criteria C and felt that criteria A, indicating the social history, was a critical part of this nomination. The Council felt that changes to the nomination needed to be addressed and asked if these changes could be made. Sue Jamele agreed to make these changes. The Council was interested to know if these buildings were on the Bennington survey inventory before they made their decision. Nancy Boone acquired the appropriate documents indicating that they were. Since the social history of these duplexes was included in the language of the nomination the Council agreed that a summary statement and parenthetical reference to the survey included in the text would be sufficient for this purpose. Glenn moved to approve the nomination under Criteria A & C, and Peter seconded. The Council unanimously approved the nomination with minor changes to the language in text.

#### **C. West Haven Baptist Church, West Haven**

The Council had received a copy of the nomination prior to the meeting. This 1831 Baptist church combines Federal and Gothic Revival exterior stylistic details with Victorian interior design, and has been nominated under Criterion A & C. The Council felt that once the nomination was approved the owners should be urged to apply for grant funds to replace the crenellation on the steeple as shown in an older picture that Sue presented. George motioned to approve the nomination under Criterion A & C and Ron seconded. The Council unanimously approved the nomination.

#### **D. Morrisville Historic District (Boundary Increase)**

John Johnson was present for this final review of the Morrisville Historic District Boundary Increase which he had prepared. The Council received this nomination

packet prior to the meeting. Sue distributed more photographs of the district and informed the Council that the last survey was done in 1983. Sue also received 7 letters from building owners that she read to the Council. Letters were from owners whose buildings were non-contributing as well as contributing and most were in objection to the nomination of their building. Sue noted that the majority of letters were from one family.

- |   |                     |
|---|---------------------|
| 1. Cumberland Farms – non-contributing    | Objects             |
| 2. 200 Park St – non- contributing        | Objects             |
| 3. #62 – contributing                     | Objects             |
| 4. #98 81 Park St. – non-contributing     | Objects             |
| 5. #98/co-owner – non-contributing        | Objects             |
| 6. #58/Brooks Pharmacy – non-contributing | Objects             |
| 7. #93 – contributing                     | Supports Nomination |

John Johnson informed the Council that several landowners are absentee inhabitants of their properties, but that at least one public meeting was arranged as well as two articles published in the local newspaper regarding the nomination. Council members felt that building owners need a better understanding of the value behind an historic district nomination and questioned the information that they receive about the process. Nancy explained that the National Park requires their unaltered letter to be distributed with the announcement of the nomination and that amending the language in it may be of help. The Council expressed their concern about public relations issues and suggested that local historical societies might help by assisting in explaining the process to the public. David moved to approve the nomination under Criterion A & C and Peter seconded. The Council unanimously approved the nomination.

#### **IV. State Register Review – VT-RU-577 Archeological Site, Forestdale, Brandon**

Skip Davis was present to assist Scott Dillon, Survey Archeologist, with this review of prehistoric site VT-RU-577 which is located in the proposed Woods at Spring Pond subdivision in Forestdale. Scott distributed additional GIS maps of the Spring Pond topography and areas of sensitivity to the Council. Although Council members had received prior information that the known extent of VT-RU-577 included approximately 2.6 acres of the overall subdivision, Scott explained that more positive test pits had been defined based on laboratory analysis and that the known size of the site had consequently expanded to about 3.6 acres; 65% of test pits excavated in this area yielded prehistoric artifacts. Scott recommended that the presently known extent of VT-RU-577 be placed on the State Register for protection under Act 250. Skip informed the Council that there will be restrictions on the 'footprint' of houses in any lot that contained part of the site and that they will be constructed in an environmentally responsible way. DHP will be assisting with information and

interpretive signage along walking paths, and additional archeological work may be undertaken to further refine the site boundary. Any changes to the extent of the significant site area based on this work will be brought to Council for review. Peter moved that the nomination be approved under Criterion D for the currently known boundaries of VT-RU-577 and David seconded. The Council unanimously approved of the listing on the State Register.

## **V. Update on Act 250 Discussion**

Jane Lendway spoke about the Division for Historic Preservation's recent meeting with the Natural Resources Board. Scott presented the board with excellent survey statistics to prove that DHP testimony is reliable, i.e., significant sites are consistently found in areas identified as highly sensitive. The NRB asked DHP to provide these statistics and adjust the environmental model for easier public use. The Council felt that the word 'testimony' may be causing conflict with the Act 250 language, and that words like 'resolution' or 'declaration' may ease the process. Beth explained that the word 'testimony' has legal significance where testimony is merely a step in the legal process. District Commissions do not seem to recognize evidence in the Predictive Model and seem to need 'ground' evidence. Although the Council has given Scott Dillon permission to testify in their behalf, the District Commissions do not always accept this testimony as evidence. Council and HP members were inclined to think that refining statute is a reasonable answer. Council members felt that phone meetings with Scott may help them approve sites for the Register since he would have been at the site and can indicate with language 'likely to yield' that the site is in line with the Predictive Model. Commissions could then follow-up. The Council expressed their respect for Scott's resources and professional abilities at site surveys and decided to do a test run of the next project using his testimony. Beth told Council members to think about the ramifications of their actions over the next month and that this issue will be on the agenda for further discussion at the February meeting.

## **VII. New Business**

### **B. Meeting with the Governor**

Council agreed that the June meeting would be an appropriate time to meet with Governor Jim Douglas.

### **C. Publicity for Grant Awards**

Eric informed the Council that the Barn Grant Program was listed as one of the 10 good things that happened this year in Vermont by the Times Argus and the Rutland Herald, (December 31, 2006). Eric also noted that Dave Mace, the Agency's press officer, is interested in keeping the public informed about these awards, and suggested that Council members may want to do this in their own regions. Glenn suggested that the Legislature may want to present a certificate to the projects that

were approved in their district. Since letters will be sent to the Legislators about the grants awarded in their region, the Council suggested that a note from DHP about further public recognition be attached. Eric will talk further with Dave Mace about publicizing the grant awards.

**A. Advisory Council Annual Report**

Nancy reminded the Council that it is time to begin preparing their annual report so that it will be ready for distribution later in the spring at the Annual Historic Preservation Conference. The Council decided to make Historic Downtowns the overall theme for the newsletter. Specific topics would include: Growth Centers; surveys and designation (districts, digital survey, results of listing); DHPs GIS Archmap program; a summary of Council actions for the year; and a view of New Orleans preservation issues from several members who have recently visited that location. Council members will e-mail additional ideas to Nancy.

The meeting was adjourned at 2:00 pm.

Respectfully submitted,

Diane McInerney

## NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Thursday, January 18, 2007 at the National Life Building, Calvin Coolidge Conference Room, 6th Floor, Montpelier, Vermont.

- |  |                               |                 |
|--|-------------------------------|-----------------|
| I. Schedule Meeting Dates                            | 9:45                          | 9:30            |
| II. Minutes – December 14, 2006                      | accepted as amended           | <del>9:30</del> |
| III. National Register Final Review                  |                               | 9:40            |
| A. Scampini Block, Barre                             | approved                      |                 |
| B. School Street Duplexes, Bennington                | approved – with changes A & C |                 |
| C. West Haven Baptist Church, West Haven             | approved                      |                 |
| D. Morrisville Historic District (Boundary Increase) | approved                      |                 |
| IV. State Register Review                            |                               | 10:40           |
| VT-RU-577 Archeological Site, Forestdale, Brandon    |                               |                 |
| V. Old Business                                      |                               | 11:10           |
| A. Update on Act 250 Discussion                      |                               |                 |
| VI. SHPO Report                                      |                               | 11:40           |
| Working Lunch  |                               | 12:00           |
| VII. New Business                                    |                               |                 |
| A. Advisory Council Annual Report                    |                               | 12:30           |
| B. Schedule meeting with the Governor                |                               | 1:00            |
| C. Publicity for Grants Awards                       |                               | 1:10            |

John Johnson

Skip Davis  
Scott

**A. Scampini Block, Barre****A and C**

The 1904 Scampini Block is an Italianate-style, three story, 3x5 bay commercial brick structure with granite façade and flat roof located on North Main Street, at the head of Granite Street. The Scampini Block, built in 1904 by Italian immigrant Angelo Scampini, has historically served as a social center for Barre's many fraternal and social organizations and holds strong ties to the city's Italian-American community, the granite industry and affiliated labor unions. It displays a variety of granite finishes – from rough, quarry-faced blocks comprising the majority of the façade, to highly polished columns flanking the primary entrance and relief-carved panels above the second- and third-floor windows – and makes a significant contribution to the streetscape, anchoring what was once a prominent Italian "corner" of North Main Street.

The first floor was designed to hold two stores. The second and third floors housed office space utilized by a variety of companies and organizations, and the rear half of the third floor housed an assembly hall. This area served as a meeting space for many of Barre's social and fraternal organizations, including the Knights of Columbus, the Independent Order of Odd Fellows, the Foresters of America, the Modern Woodmen of America, the Neal Dow Lodge, and the Ancient Order of Hibernians, among others. These organizations formed the social core of the community, characteristically forming around religious, ethnic, or social interest issues.

The Scampini Block is located at the northern edge of the Barre commercial district, which is characterized by late nineteenth and early twentieth century commercial blocks. The majority of these structures were erected during the business boom that correlated to the tremendous growth in the local granite industry during that time. Architects and builders incorporated the skills of local granite carvers into their structures; examples of this craftsmanship are visible in the multitude of granite columns, lintels, and decorative carvings throughout the district. The Scampini Block itself is a prime example of this type of building.

**Recommendation:** Eligible under A and C.

*Blm moved David seconds  
6-0*

**B. School Street Duplexes, Bennington****C**

*Note-A copy of this nomination was sent to you with the November meeting agenda but it was not reviewed at that time. If you need a new copy please email me at [suzanne.jamele@state.vt.us](mailto:suzanne.jamele@state.vt.us) and I will send you one.*

The vernacular style duplex residences at 343-345 and 347-349 School Street in Bennington are intact examples of working class housing stock typical of New England mill towns during the 1910s and 1920s. Nearly identical to each other, the circa 1916 duplexes are rectangular in plan and built of wood, with platform framing, in a simple vernacular Queen Anne style. Four bays wide across the front (west) and three bays deep, the two and one-half story structures have clapboard siding and moderately pitched gable roofs. Distinctive features include hipped roof porches spanning the width of the eaves' front facades, wide one-over-one windows with leaded transom panels next to the central bay entryways, coursed fieldstone foundations, slate roofs and rear porches.

Built as a speculative venture during the economically prosperous years around the time of the First Great War, the duplexes provided rental housing for four working class families. The buildings are within walking distance of the town's principal textile factories along the Walloomsac River and directly opposite a locally significant historic industrial site which includes a grain elevator, saw mill, and coal and wood yard. Although modest in design and materials, the buildings were built solidly and incorporated several embellishments such as wide front and rear porches, large one-over-one windows with leaded glass panels, and decorative interior moldings and paneling, desirable features in new homes during these years.

**Recommendation:** Eligible under C.

*want A & C with issues*  
*Glenn moved*  
*David second*

**C. West Haven Baptist Church, West Haven**

**A and C**

Located at the south end of West Haven hamlet in an agricultural setting, the church combines Federal and Gothic Revival exterior stylistic details with Victorian interior design. Built in 1831 in the vernacular Federal style, it was modified in 1854 with Gothic Revival style features. The interior was renovated in 1871, 1886 and 1902 with beadboard wall sheathing below a matchboard ceiling, gas chandelier. The structure is a one story 3X3 bay clapboarded building with a two stage square bell tower. A pedimented entrance pavilion incorporates a central entrance with double leaf panel doors surrounded by fluted pilasters and an entablature with starred frieze blocks and pierce torus molding. Three sides of the building have overscaled pointed arch windows with multi-light sash.

The church is associated with an early Baptist society founded in 1803 and active continuously through the subsequent two centuries to the present in West Haven.

**Recommendation:** Eligible under A and C.

**D. Morrisville Historic District (Boundary Increase)**

**A and C**

This nomination increases the boundaries of the original Morrisville Historic District that was listed on the National Register in 1983. Since 1983, six buildings (#'s 5, 24, 33, 37, 40 and 47) have been demolished. Of the 50 originally listed properties, 40 were contributing and 10 were non-contributing. Most of the buildings have retained their contributing status, only #13 has had alterations that have led it to become non-contributing.

This nomination increases the boundaries of the original district to include:

- residential properties on West High Street,
- commercial properties on Lower Main Street,
- residential properties, four churches, a cemetery and a fire station on Upper Main Street,
- residential properties, monuments and a school on Copley Avenue,
- residential properties on Park Street and Richmond Street,
- residential and commercial properties on Pleasant Street and Hutchins Street,
- industrial properties that were served by the former railroad tracks,
- residential properties on Brigham Street.

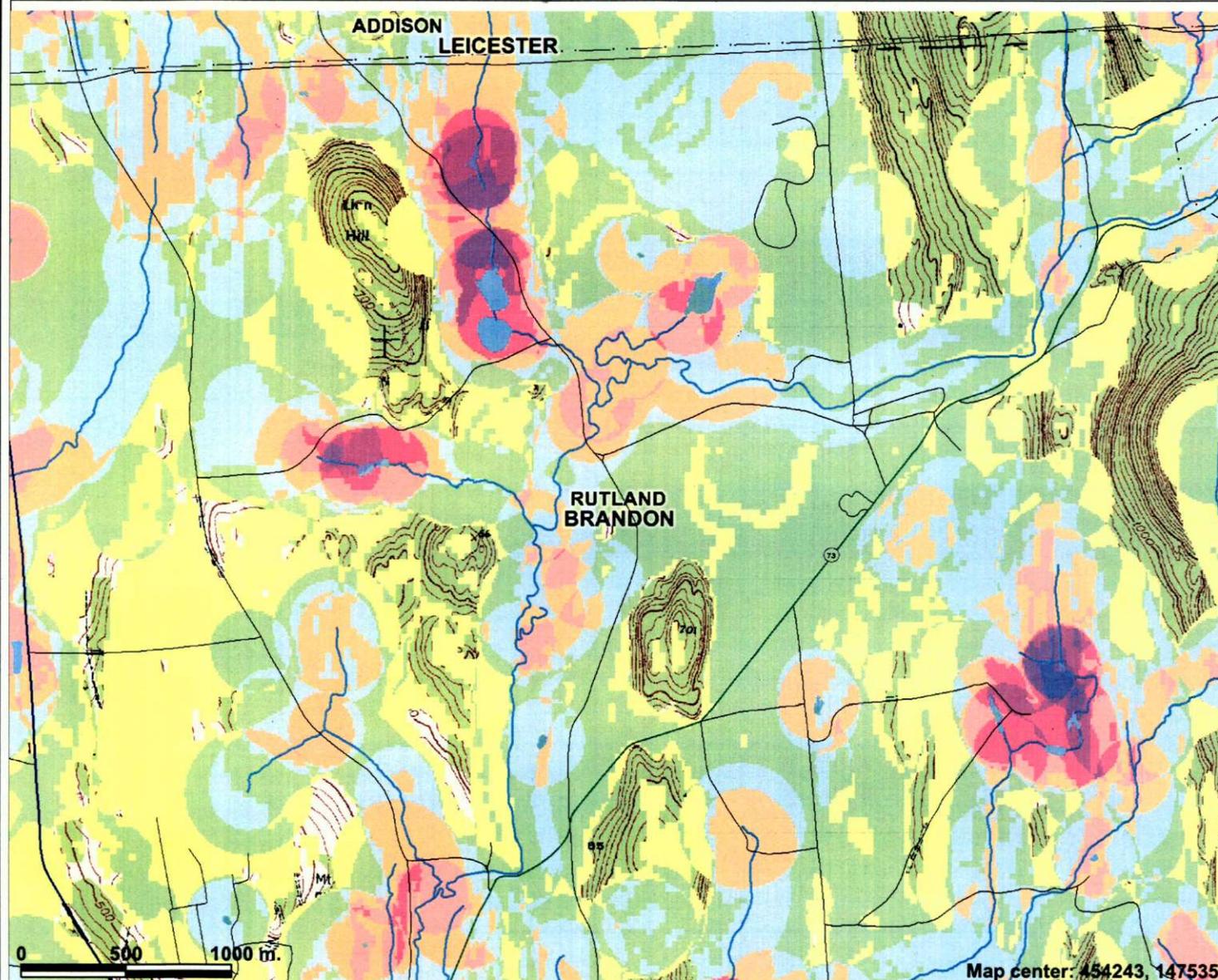
- residential and commercial properties on Bridge Street,
- and, two gateway bridges over the Lamoille River on the northwest edge of the district.

There are 74 contributing and 37 non-contributing resources in the boundary increase. These additional resources provide a more complete context for the historical, commercial, industrial, civic, religious and residential development of downtown Morrisville, known as the Village.

The principal residential architectural styles in the boundary increase include Greek Revival, Italianate, French Second Empire, and Queen Anne; as well as residential forms including the Classic Cottage, the Sidehall Plan, L-Plan and the Tri-Gable Ell. Residences have maintained the setting of the historic neighborhoods, especially along West High, Upper Main, Park and Richmond Streets, as well as Copley Avenue. Two historic bridges are added because they form gateways into the northwest corner of the original downtown historic district. The new district boundary to the east meets the property boundary of the Peoples Academy that was listed on the National Register of Historic Places in 1996.

**Recommendation:** Eligible under A and C.

# Spring Pond Sensitivity



## VermontArcheoMap Composite Analysis Layer

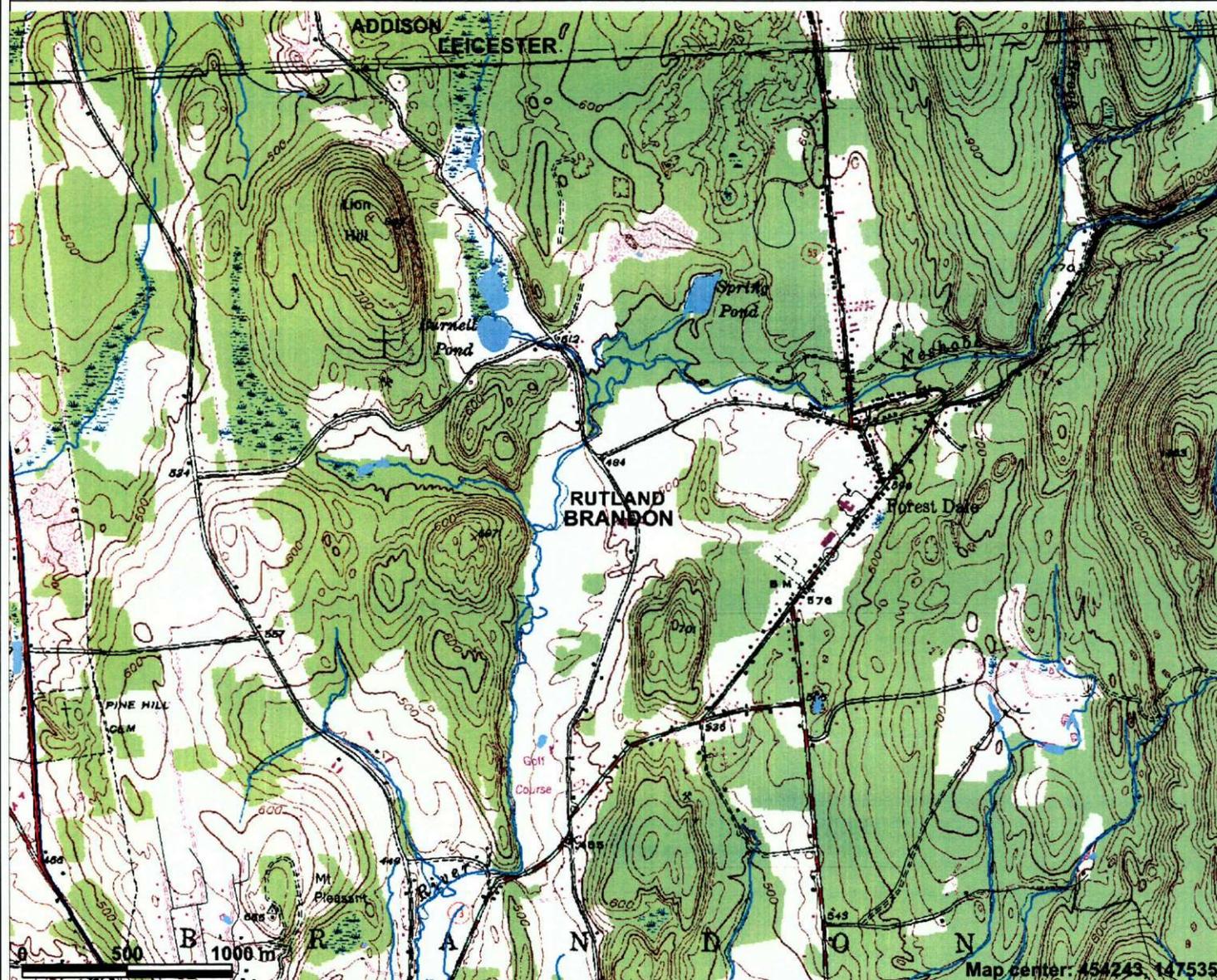
-  One Sensitivity Factor
-  Two Sensitivity Factors
-  Three Sensitivity Factors
-  Four Sensitivity Factors
-  Five Sensitivity Factors
-  Six Sensitivity Factors
-  Seven Sensitivity Factors
-  Eight Sensitivity Factors
-  Nine Sensitivity Factors
-  Ten Sensitivity Factors



Scale: 1:29,063

The GIS Archeological Sensitivity Map (ArchSenMap) has been implemented to provide a widely accessible method of displaying preliminary, pre-contact archeological sensitivity information to landowners, communities, developers, conservation organizations, and the public. Maps are to be used for display or preliminary planning purposes only. Data are not survey quality and, therefore, are not to be used as a basis for legal decisions. These original sources vary in scale and accuracy which determines the relative map accuracy of the digital data layers.

# Spring Pond Topography



VermontArcheoMap  
 Composite Analysis Layer

- One Sensitivity Factor
- Two Sensitivity Factors
- Three Sensitivity Factors
- Four Sensitivity Factors
- Five Sensitivity Factors
- Six Sensitivity Factors
- Seven Sensitivity Factors
- Eight Sensitivity Factors
- Nine Sensitivity Factors
- Ten Sensitivity Factors



Scale: 1:29,063

The GIS Archeological Sensitivity Map (ArchSenMap) has been implemented to provide a widely accessible method of displaying preliminary, pre-contact archeological sensitivity information to landowners, communities, developers, conservation organizations, and the public. Maps are to be used for display or preliminary planning purposes only. Data are not survey quality and, therefore, are not to be used as a basis for legal decisions. These original sources vary in scale and accuracy which determines the relative map accuracy of the digital data layers.



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

**NOTICE**

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- |  |       |
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| D. Morrisville Historic District (Boundary Increase) |       |
| IV. State Register Review                            | 10:40 |
| VT-RU-577 Archeological Site, Forestdale, Brandon    |       |
| V. Old Business                                      | 11:10 |
| A. Update on Act 250 Discussion                      |       |
| VI. SHPO Report                                      | 11:40 |
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| VII. New Business                                    |       |
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| B. Schedule meeting with the Governor                | 1:00  |
| C. Publicity for Grants Awards                       | 1:10  |



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

December 14, 2006

**Members Present:** Elizabeth Boepple  
George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Peter Thomas, Archeologist  
Glenn Andres, Architectural Historian  
David Donath, Historian

**Members Absent:** Susan Hayward, Citizen Member

**Staff Members:** Nancy Boone, State Architectural Historian  
Eric Gilbertson, Deputy SHPO  
Devin Coleman, Temporary Grant Assistant  
Jane Lendway, SHPO  
Diane McInerney, Executive Administrative Assistant

This meeting was brought to order by the Chairman at 9:30 a.m. in the Mt Independence conference room, 6<sup>th</sup> floor, National Life Building, Montpelier.

### **I. Schedule Meeting Dates**

Meeting dates were confirmed for: January 18, and February 14, Historic Preservation Grants. A tentative date of March 14<sup>th</sup> or 21<sup>st</sup> was arranged for a joint meeting and the discussion of barns with New Hampshire; location is yet to be determined.

### **II. Minutes**

Glenn moved to approve the minutes for the November meeting and Peter seconded. The minutes were unanimously approved.

### **III. CLG Grant Approval**

Jane explained that Congress has not yet authorized the amount of CLG grant funds for FY07, but expected that it would be approximately \$45,000. Therefore, current application requests have no competition. The Council had received a summary of the grant applications prior to the meeting (see attached). A correction was made to the Burlington application from the North to South End Survey. David motioned to approve the applications and Peter seconded. The Council unanimously approved all applications.

**Advisory Council for Historic Presentation  
 2007 CLG Grant Approval**

Grant	Community	Project	Request	Match	TPC
VT-07-010	Bennington	NR District Expansion	4,800	3,202	8,002
VT-07-011	Burlington	South End Survey	4,620	3,080	7,700
VT-07-012	Calais	Printing Design Guidelines	2,135	1,500	3,635
VT-07-013	Hartford	PR Brochures for NR Districts	7,600	5,070	12,670
VT-07-014	Rockingham	Basic Program/Signage Design/NR	9,892	6,594	16,486
VT-07-015	Shelburne	Streetscape Design	9,500	29,260	38,760
			38,547	48,706	87,253
			06 Un-obligated	1729	
			07 CLG Allocation	unknown	

**V. Old Business**

**A. Update on Act 250 Discussion**

Jane discussed her recent Natural Resources Board meeting with regard to Act 250. Scott Dillon was present at the meeting and described the pre-application process as it has been utilized in the past. DHP believes that training for District Coordinators can be beneficial for understanding the Predicted Model and may bring regional thought and experience to the process. The NR Board did not say no to the pre-application process, and was interested in statistics that Scott presented on the number of projects requiring Phase I, II, or III. NR Board would like to change some language in the "Testament" document and expand their guide for uniformity between agencies.

Eric related to the Council the most current information concerning the Blair House in Williston. On December 4, 2006 Eric and John Kessler attended the Environmental Court proceedings where Judge Wright orally ruled that changes made to the road and intersection were sufficient basis for rehearing the owners request to move his house. John Kessler will be requesting a formal written opinion from the Judge and his intentions are to take this issue to the Supreme Court if necessary. Information about the Sheffield Wind Towers was also disseminated at this time. Eric noted that the Governor has openly expressed his belief that there is an adverse impact of the towers on the Crystal Lake ridgeline despite the plan for reduction of said towers.

**IV. Barn Grant Selection**

Eric Gilbertson and Devin Colman began the review by explaining the scoring process and urging Council members to be consistent during this procedure. Eric noted that the Legislature has allocated \$150,000.00 to the Barn Grant Program, and with recaptured

money from previous grant years, there is \$170,000.00 to award in grants. The Council systematically reviewed each application through a Power Point Presentation organized by Eric and Devin. During the presentation Council members scored projects individually except for the Mt. Holly barns that were scored as one project. Projects were numbered randomly, and the scores were recorded by Nancy Boone and totaled at the end of the presentation. Nancy compiled the scored projects and depicted the location of each one on the state map to show an extensive and even spread of counties involved in the Council's final approval of those projects. The Council expressed appreciation for a DVD of the presentation that accompanied the scoring packet allowing members to view pictures of the barns prior to the meeting. A discussion ensued concerning money for planning grants that may assist applicants with more detailed applications as well as realistic work plans. The Council felt that several projects were in need of consultant evaluation. The Bennett/Dion - North & East Barn project was approved by the Council stipulating assistance from Eric on the foundation repair requested. Since the Whitcomb Barn only received a partial grant with the remaining funds, Eric was asked by the Council to assist with a work plan that can be achieved by this amount of funding.

**Advisory Council for Historic Preservation  
 2007 Barn Grant Approval**

<b>Barn Grant #</b>	<b>Points Scored</b>	<b>Project</b>	<b>Town</b>	<b>Amount Funded</b>
05	104	Moore Farm	Pomfret	\$10,000
20	102	Scott Farm	Dummerston	\$9,250
30	101	Bennett/Dion - North & East Barn	Cornwall	\$10,000
28	99	Mt Holly Barns	Mt Holly	\$10,000
46	98	Whitcomb Farm	Essex Junction	\$9,250
38	97	Cherry Hill Farm	Springfield	\$4,500
22	96	Wahler Farms	Wolcott	\$10,000
18	96	Benu Sheep & Horse Barn	Bridport	\$10,000
31	96	Brookside	Orwell	\$10,000
44	96	Tylor Farm	Newbury	\$10,000
17	95	Estabrook Farm	Randolph	\$10,000
29	95	Pratt Farm	Richfield	\$7,080
32	95	Crisman/Shedd Farm	Peacham	\$10,000
40	94	Baker Farm	Grand Isle	\$10,000
39	93	Brown Farm	Derby	\$9,275
13	92	Boyden Farm	Cambridge	\$7,375
21	91	Sprague Farm	Craftsbury	\$3,750
10	90	Hen View Farms	Colchester	\$10,000
33	89	Wild Rose Farm	Ryegate	\$5,000
15	88	Whitcomb Barn	Marshfield	Remainder of funds \$4520+

David moved that the above projects be approved for funding and Glenn seconded. The Council unanimously approved 19 projects. A second motion was made that all properties are eligible for the National Register and Peter moved for approval. Ron seconded and the Council unanimously approved the motion.

The meeting was adjourned at 2:45 p.m.

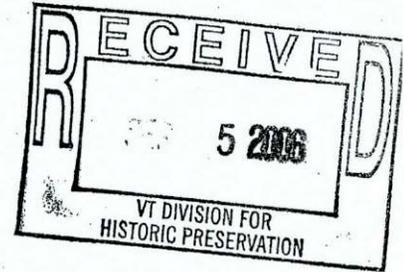


The  
**UNIVERSITY**  
of **VERMONT**

August 31, 2006

CONSULTING ARCHAEOLOGY PROGRAM

Brent Rakowski  
Otter Creek Engineering  
P.O. Box 712  
East Middlebury, VT 05740



**RE: End of Field Letter for Archaeological Phase II Site Evaluation of Prehistoric Native American Site VT-RU-577 for the Proposed Woods at Spring Pond Subdivision, Brandon, Rutland County, Vermont**

Dear Brent:

From August 8-16, 2006, the University of Vermont Consulting Archaeology Program (UVM CAP) conducted an archaeological Phase II site evaluation of the preconact era Native American site VT-RU-577 located in a portion of the proposed Woods at Spring Pond Subdivision project, in Brandon, Rutland County, Vermont (Figure 1). Site VT-RU-577 was initially identified during a Phase I identification survey conducted by the UVM CAP in the spring of 2006 (Mandel and Knight 2006). As defined at that time, site VT-RU-577 covered an expansive area on an elevated terrace to the east of and overlooking Spring Pond, within proposed Lots #64-70 (Figure 2). Due to time constraints and the large size of the site, the eastern limits of the site were not delineated. The Phase II site evaluation was undertaken to determine the eastern limits of the site. In addition to defining the size of the site, limited subsurface testing was proposed in areas previously identified that contained a cultural feature and/or dense concentrations of artifacts. As a result of the Phase II testing, the eastern limits of the site were generally defined, a sample of the cultural feature was obtained, and the more intensive artifact deposits were also sampled. A detailed description of the results of the Phase II site evaluation, conclusions and recommendations are presented below:

### Results

Site VT-RU-577 is located on a 2-3 m (6.5-10 ft) high, level terrace approximately 30-40 m (98 – 131 ft) east of Spring Pond. Several abandoned logging roads criss-cross the area, but their disturbance is minimal. Analysis of stratigraphic soil profiles recorded during the Phase I and II studies indicate that the western third of Lots #64-70 within the known site area have never been plowed (close to the terrace edge overlooking the pond). The eastern two-thirds of these lots have been plowed. Site VT-RU-577 begins in the northwestern corner of Lot #69, as defined by the Phase I survey (see Figure 2). In total, two Phase I test pits, Transect 2 Test Pits 4 and 5, contained several artifacts, including, a projectile point fragment and lithic debitage. To better define the extent of the site to the east and south within Lots #67-69, four parallel, linear transects were excavated at 10 m (33 ft) intervals to the east (Figure 3). These transects were designated Transects 10, 12, 13 and 14. An additional transect, Transect 15, was

placed 20 m (66 ft) to the east of Transect 14 (see Figure 3). The test pits along these transects were generally spaced at 10 m (33 ft) intervals, and moved slightly when large trees were encountered. Based on the distribution of test pits containing artifacts along these transects, the southern limit of the site has been delineated. The southern limit of the site is established at Transect 1 Test Pit 7, Transect 2 Test Pit 3, Transect 10 Test Pit 5, Transect 12 Test Pit 2, Transect 13 Test Pit 2, Transect 14 Test Pit 1, and Transect 15 Test Pit 2 (see Figure 3). The eastern limit of the site in Lots #67-70 is defined by Transect 10 Test Pit 5 and the test pits excavated along Transect 15. Although several artifacts were recovered from Transect 15 Test Pits 2-4, most are of questionable cultural affiliation. One unequivocal quartzite core was recovered at the surface of an exposed pine tree root system. In essence, the eastern extent of the site is likely to be within the general area, given the low density of legitimate artifacts found along Transect 15.

Within Lots #64-67, the eastern extent of the site was defined by the seven test pits located along Transect 16 (see Figure 3). Transect 16 is located 20 m (66 ft) to the east of Transect 11 (see Figure 3). The northern limits of the site are defined by Transect 4, Test Pit 8, Transect 5, Test Pit 6, Transect 11, Test Pit 5 and Transect 16, Test Pit 1 (see Figure 3). In addition to these test pits, the northern limit of the site is further defined by an un-improved dirt road that runs east-west to the north of Lot #64.

<sup>VT-RU-577</sup> Based on the distribution of test pits containing prehistoric artifacts, the size of site ~~VT-CH-120~~ encompasses 10,500 m<sup>2</sup> (112,980 ft<sup>2</sup>), or approximately 2.6 acres. The site is widest in Lots #67 and #68, extending almost 70-80 m (230-262 ft) west from the terrace edge overlooking Spring Pond (see Figure 3). In Lots #64-66, the site is approximately 50 m (164 ft) wide, from terrace edge to Transect 11 (see Figure 3).

A total of 44 50 x 50 cm (20 x 20 in) test pits were excavated along Phase II Transects 10-16. In addition, 11 test pits, were excavated around the Phase I Transect 2 Test Pit 9 and Transect 4 Test Pit 5, which contained a high quantity and variety of artifacts (see Figure 3). Overall, a total of 96 test pits were excavated at site VT-RU-577 as a result of the Phase I and II testing. Numerous artifacts were recovered from these test pits, underscoring the occupational intensity found in portions of the site. One test pit in particular, designated Transect 4 Test Pit 4, 5 meters north, contained almost 400 artifacts. A second cultural feature, designated Feature 2, was identified in this test pit. Approximately 9 liters (2.4 gals.) of Feature 2 sediment was bagged and returned to the laboratory for fine-grained analysis. In addition to the test pits, a one meter square test unit was excavated adjacent to Phase I Transect 4 Test Pit 4, where a portion of a cultural Feature 1 was identified (see Figure 3). Approximately 207 liters (55 gals) of Feature 1 sediment was collected and returned to the laboratory. Preliminary analysis of the artifact inventory recovered during the Phase I and II studies indicates that approximately 1,500 artifacts were recovered, and include lithic debitage, broken projectile points, bifaces and preforms, cores, processing tools, calcined bone and fire-affected rock. The lithic artifacts are primarily derived from Cheshire quartzite, a locally available raw material, with a minor amount derived from local cherts. Preliminary analysis suggests that at least two time periods, the Middle/Late Woodland and possible the Late Archaic period, (ca. A.D. 750-1600 and 4000-1000 B.C., respectively), are represented at the site. The

Phase I and II testing totaled 25 m<sup>2</sup> (269 ft<sup>2</sup>), or approximately .0024% of the known site area.

### Conclusions and Recommendations

The UVM CAP conducted an archaeological Phase II site evaluation of precontact era Native American site VT-RU-577, located within portions of Lots #64-70 of the proposed Woods at Spring Pond Subdivision in Brandon, Vermont. The Phase II site evaluation was conducted to better define the size, content, integrity, possible age(s) and overall significance and eligibility of site VT-RU-577 for inclusion on the National Register of Historic Places (NRHP). The large size of the site, intact portions of two cultural features, temporally diagnostic lithic tools and density of artifacts indicate that significant cultural resources are present at the site and address several important questions concerning Vermont's precontact era past. As a result of the Phase I and II studies, site VT-RU-577 was found to contain significant archaeological deposits and is therefore eligible for inclusion on the National Register of Historic Places.

As presently defined, the site covers extensive portions of proposed Lots #64-70, which occupy a level terrace approximately 30-40 m (98-131 ft) east of Spring Pond. The terrace edge above Spring Pond serves as the western boundary, given that no disturbance is proposed within the lower terrace leading down to the pond. The southern boundary of the site is defined by negative test pits located along Transects 1, 2, 10, 12, 13, 14 and 15. The northern boundary is defined by negative test pits at the ends of Transects 3, 4, 5, 11 and 16. The eastern boundary, in Lots #64-67 is defined by negative test pits along Transect 16. The eastern boundary in Lots #67-69 is defined by negative test pits along transect 15 *and* by the low density of artifacts, most of which are questionable found in three test pits along Transect 15. The eastern limits of site in Lots #67-70 are further defined by negative test pits along Transects 1, 2, 10, 12, 13, and 14.

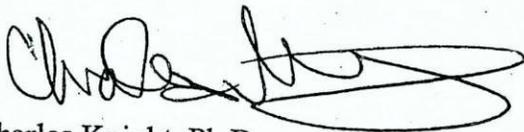
During the course of the Phase I and II studies, ongoing conversations between Mr. Skip Davis, a representative of the proposed development, Mr. Brent Rakowski, project engineer, and G. Mandel, UVM CAP field supervisor, involved the discussion and avoidance and preservation of the site. These discussions were informational and undertaken to advise and inform about potential preservation strategies. To avoid and preserve the site, the UVM CAP recommends that a 10 m (33 ft) wide buffer be established around the known limits of the site (see Figure 3). This buffer would be placed at Transect 1 Test Pit 4, extend southeast to Transect 2 Test Pit 3, extend northeast to Transect 10 Test Pit 3, extend northeast to Transect 12 Test Pit 2, extend east to Transect 13 Test Pit 2, extend northeast to Transect 14 Test 2, extend east to Transect 15 Test Pit 1, extend east 10 meters, then extend north 40 m (131 ft), then west to Transect 15 Test Pit 5, extend northwest 50 m (164 ft) to a point 10 m (33 ft) north of Transect 11 Test Pit 1, extend northwest 30 m (98 ft) parallel to Transect 11, extend northwest to Transect 11 Test Pit 6, extend northwest to Transect 5 Test Pit 6, extend northwest to Transect 4 Test Pit 8, extend west to terrace edge overlooking Spring Pond, extend south along the terrace edge and connecting with Transect 1 Test Pit 4 (see Figure 3). If this protective buffer is accepted, it is recommended that during construction, snow fencing or

other durable barrier be placed along the limits of the buffer to ensure site avoidance. Given that no archaeological deposits were identified in Lot #70, proposed development can occur in this portion of the proposed project's Area of Potential Effects (APE). If any future development or disturbance is proposed within the known site area or the 10 m (33 ft) wide protective buffer, additional archaeological work will be necessary prior to any ground disturbance.

Please feel free to contact us anytime if you have any questions about this study or our progress on laboratory work and report writing. A copy of this letter will be sent to Scott Dillon of the Vermont Division for Historic Preservation for his review and concurrence. Lastly, we at UVM CAP extend our gratitude for your hospitality and encouragement during the course of our work.

Sincerely,

Geoffrey A. Mandel  
Research Supervisor

A handwritten signature in black ink, appearing to read 'Charles Knight', with a large, stylized flourish extending to the right.

Charles Knight, Ph.D.  
Assistant Director

cc: Scott Dillon, VDHP

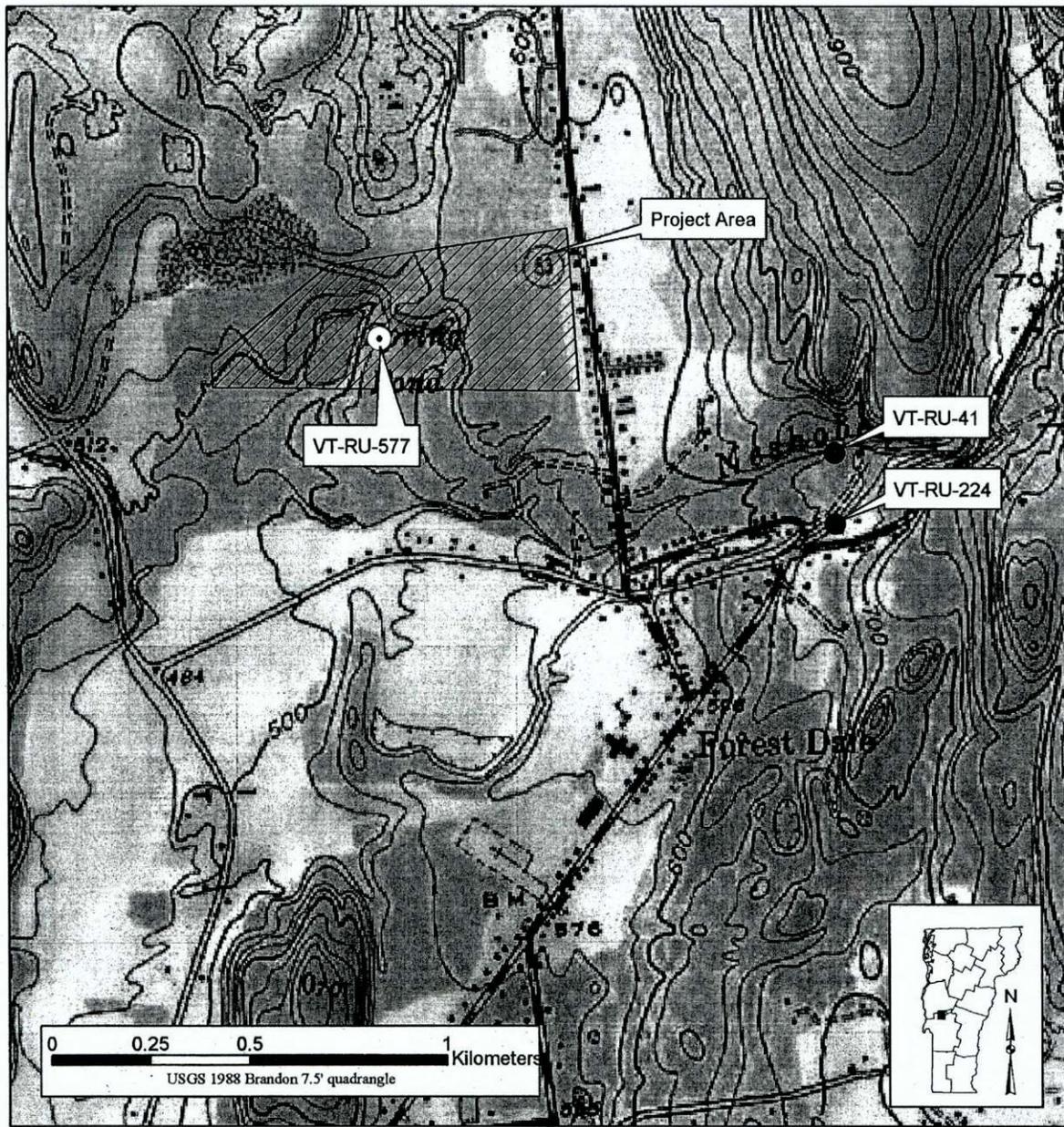


Figure 1. Location of precontact era site VT-RU-577 within the APE of the proposed Woods at Spring Pond Subdivision, Brandon, Rutland County, Vermont.

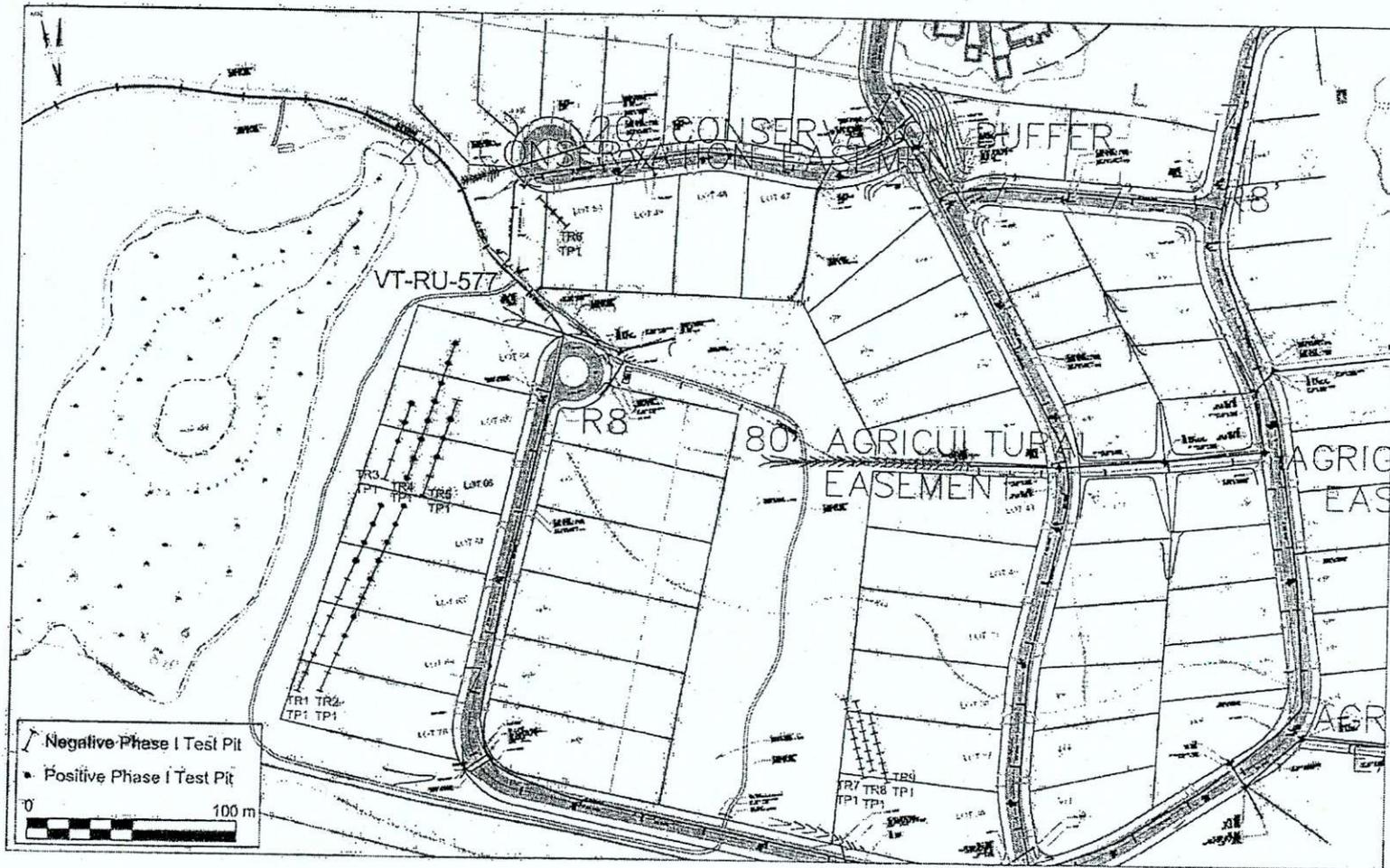


Figure 2. Map showing the location of Phase I test pits and site VT-RU-577 within the APE of the proposed Woods at Spring Pond Subdivision, Brandon, Rutland County, Vermont.

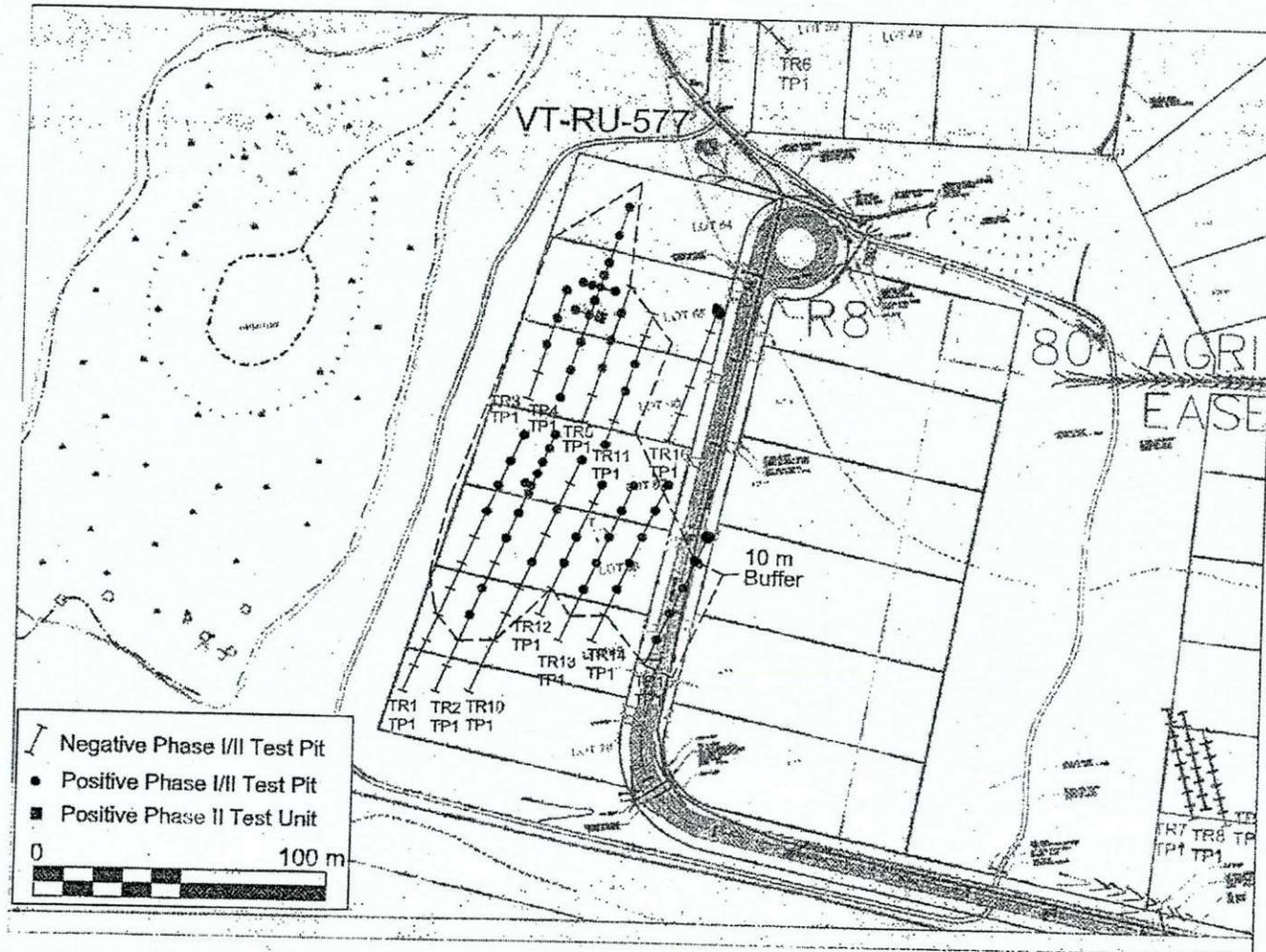


Figure 3. Map showing the location of the Phase I and Phase II test pits at site VT-RU-577 within the APE of the proposed Woods at Spring Pond Subdivision, Brandon, Rutland County, Vermont.

**A. Scampini Block, Barre****A and C**

The 1904 Scampini Block is an Italianate-style, three story, 3x5 bay commercial brick structure with granite façade and flat roof located on North Main Street, at the head of Granite Street. The Scampini Block, built in 1904 by Italian immigrant Angelo Scampini, has historically served as a social center for Barre's many fraternal and social organizations and holds strong ties to the city's Italian-American community, the granite industry and affiliated labor unions. It displays a variety of granite finishes – from rough, quarry-faced blocks comprising the majority of the façade, to highly polished columns flanking the primary entrance and relief-carved panels above the second- and third-floor windows – and makes a significant contribution to the streetscape, anchoring what was once a prominent Italian "corner" of North Main Street.

The first floor was designed to hold two stores. The second and third floors housed office space utilized by a variety of companies and organizations, and the rear half of the third floor housed an assembly hall. This area served as a meeting space for many of Barre's social and fraternal organizations, including the Knights of Columbus, the Independent Order of Odd Fellows, the Foresters of America, the Modern Woodmen of America, the Neal Dow Lodge, and the Ancient Order of Hibernians, among others. These organizations formed the social core of the community, characteristically forming around religious, ethnic, or social interest issues.

The Scampini Block is located at the northern edge of the Barre commercial district, which is characterized by late nineteenth and early twentieth century commercial blocks. The majority of these structures were erected during the business boom that correlated to the tremendous growth in the local granite industry during that time. Architects and builders incorporated the skills of local granite carvers into their structures; examples of this craftsmanship are visible in the multitude of granite columns, lintels, and decorative carvings throughout the district. The Scampini Block itself is a prime example of this type of building.

**Recommendation:** Eligible under A and C.

**B. School Street Duplexes, Bennington****C**

*Note-A copy of this nomination was sent to you with the November meeting agenda but it was not reviewed at that time. If you need a new copy please email me at [suzanne.jamele@state.vt.us](mailto:suzanne.jamele@state.vt.us) and I will send you one.*

The vernacular style duplex residences at 343-345 and 347-349 School Street in Bennington are intact examples of working class housing stock typical of New England mill towns during the 1910s and 1920s. Nearly identical to each other, the circa 1916 duplexes are rectangular in plan and built of wood, with platform framing, in a simple vernacular Queen Anne style. Four bays wide across the front (west) and three bays deep, the two and one-half story structures have clapboard siding and moderately pitched gable roofs. Distinctive features include hipped roof porches spanning the width of the eaves' front facades, wide one-over-one windows with leaded transom panels next to the central bay entryways, coursed fieldstone foundations, slate roofs and rear porches.

Built as a speculative venture during the economically prosperous years around the time of the First Great War, the duplexes provided rental housing for four working class families. The buildings are within walking distance of the town's principal textile factories along the Walloomsac River and directly opposite a locally significant historic industrial site which includes a grain elevator, saw mill, and coal and wood yard. Although modest in design and materials, the buildings were built solidly and incorporated several embellishments such as wide front and rear porches, large one-over-one windows with leaded glass panels, and decorative interior moldings and paneling, desirable features in new homes during these years.

**Recommendation:** Eligible under C.

### **C. West Haven Baptist Church, West Haven**

**A and C**

Located at the south end of West Haven hamlet in an agricultural setting, the church combines Federal and Gothic Revival exterior stylistic details with Victorian interior design. Built in 1831 in the vernacular Federal style, it was modified in 1854 with Gothic Revival style features. The interior was renovated in 1871, 1886 and 1902 with beadboard wall sheathing below a matchboard ceiling, gas chandelier. The structure is a one story 3X3 bay clapboarded building with a two stage square bell tower. A pedimented entrance pavilion incorporates a central entrance with double leaf panel doors surrounded by fluted pilasters and an entablature with starred frieze blocks and pierce torus molding. Three sides of the building have overscaled pointed arch windows with multi-light sash.

The church is associated with an early Baptist society founded in 1803 and active continuously through the subsequent two centuries to the present in West Haven.

**Recommendation:** Eligible under A and C.

### **D. Morrisville Historic District (Boundary Increase)**

**A and C**

This nomination increases the boundaries of the original Morrisville Historic District that was listed on the National Register in 1983. Since 1983, six buildings (#'s 5, 24, 33, 37, 40 and 47) have been demolished. Of the 50 originally listed properties, 40 were contributing and 10 were non-contributing. Most of the buildings have retained their contributing status, only #13 has had alterations that have led it to become non-contributing.

This nomination increases the boundaries of the original district to include:

- residential properties on West High Street,
- commercial properties on Lower Main Street,
- residential properties, four churches, a cemetery and a fire station on Upper Main Street,
- residential properties, monuments and a school on Copley Avenue,
- residential properties on Park Street and Richmond Street,
- residential and commercial properties on Pleasant Street and Hutchins Street,
- industrial properties that were served by the former railroad tracks,
- residential properties on Brigham Street.

- residential and commercial properties on Bridge Street,
- and, two gateway bridges over the Lamoille River on the northwest edge of the district.

There are 74 contributing and 37 non-contributing resources in the boundary increase. These additional resources provide a more complete context for the historical, commercial, industrial, civic, religious and residential development of downtown Morrisville, known as the Village.

The principal residential architectural styles in the boundary increase include Greek Revival, Italianate, French Second Empire, and Queen Anne; as well as residential forms including the Classic Cottage, the Sidehall Plan, L-Plan and the Tri-Gable Ell. Residences have maintained the setting of the historic neighborhoods, especially along West High, Upper Main, Park and Richmond Streets, as well as Copley Avenue. Two historic bridges are added because they form gateways into the northwest corner of the original downtown historic district. The new district boundary to the east meets the property boundary of the Peoples Academy that was listed on the National Register of Historic Places in 1996.

**Recommendation:** Eligible under A and C.



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

**NOTICE  
February Meeting Rescheduled**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Friday February 23, 2007 at the National Life Building, Executive Dinning Room, 2<sup>nd</sup> floor, National Life Drive, Montpelier, Vermont.

I. Schedule Meeting Dates	9:30
II. Minutes – January 18, 2007	9:40
III. Historic Preservation Grant Review & Selection	9:45
Working Lunch	12:00
III. Historic Preservation Grants (continued)	12:45
IV. Old Business	2:30
A. Act 250 Discussion (continued)	



State of Vermont  
Advisory Council on Historic Preservation  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201

Draft  
February 23, 2007

**Members Present:** Elizabeth Boepple, Chair  
George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Peter Thomas, Archeologist  
Glenn Andres, Architectural Historian  
David Donath, Historian  
Susan Hayward, Citizen Member

**Staff Members:** Nancy Boone, State Architectural Historian,  
Eric Gilbertson, Deputy SHPO  
Jane Lendway, SHPO  
Diane McInerney, Executive Administrative Assistant

This meeting was brought to order by the Chairman at 10:10 a.m. in the Executive Dinning Room, 2<sup>nd</sup> floor of the National Life Building, Montpelier, Vermont.

### **I. Schedule Meeting Dates**

Meeting dates were confirmed for: March 14<sup>th</sup> with an Act 250 discussion on the agenda, and a guest from the Oregon State Review Board; April 13<sup>th</sup>, and a tentative meeting on Wednesday May 23<sup>rd</sup> will be confirmed at the March 14<sup>th</sup> meeting. Nancy informed the Council that the annual Historic Preservation Conference will now be held on May 16<sup>th</sup> in Montpelier.

### **II. Minutes**

Glenn moved to approve the minutes for the January 18<sup>th</sup> meeting and Peter seconded. The minutes were unanimously approved.

### **III. Historic Preservation Grant Review and Presentation**

All grant applications along with the PowerPoint Presentation were sent to Council members prior to this meeting. This year's allocation of funds is for \$150,000 plus approximately \$20,000 extra in recaptured funds from previous grant years, for a total of approximately \$170,000. Eric Gilbertson distributed a state map with each applicant located on it, and noted that the geographic distribution of applicants is especially diverse

this year. He clarified the criteria used for this grant selection process. Eric presented slides of each project, and summarized the requested work. Members shared questions and discussed concerns. Each Council member scored projects according to the criteria. The top scoring projects are listed below.

**Advisory Council for Historic Preservation  
 Historic Preservation Grant Awards 2007**

HP#	Project Name	Town/County	Grant Award
24	Sacred Heart St. Francis de Sales Church	Bennington/Bennington	\$15,000
09	Pawlet Town Hall	Pawlet/Rutland	\$11,000
20	Brookfield Town Hall	Brookfield/Orange	\$15,000
23	Academy Building	Chester/Windsor	\$10,000
35	Wilder Club & Library	Hartford/Windsor	\$10,200
38	Roxbury Community/Senior Center	Roxbury/Washington	\$8,000
18	DAR John Strong Mansion Museum	Addison/Addison	\$8,261
02	Chandler Music Hall & Cultural Center	Randolph/Orange	\$15,000
07	Guildhall Public Library	Guildhall/Essex	\$12,500
15	Solid Rock Church	Barton/Orleans	\$15,000
14	Jeudevine Memorial Church	Hardwick/Caledonia	\$9,000
10	Old Alburgh Firehouse	Alburgh/Grand Isle	\$7,500
26	Belcher Memorial Library	Stockbridge/Windsor	\$1,800
22	East Barre Congressional Church	Barre/Washington	\$15,000
05	Galick Farmhouse	West Haven/Rutland	\$10,605
	<b>Total Grant Funds for 2007</b>		<b>\$163,866.00</b>

George moved to confirm that all of the buildings are on, or eligible for the National Register, and to accept the grant awards as listed. Peter seconded. The 2007 Grant Awards were unanimously approved by the Council. No alternatives were selected.

**New Business** - Nancy explained to the Council that there would be a new Survey district proposed for listing on the State Register at the April 13<sup>th</sup> meeting, Prospect Point in Burlington with approximately 230 properties. She asked how the Council would like to review them. It was agreed that all members would receive a CD of the properties and a summary of the survey prior to this meeting.

There will also be an outline of the AC Annual Report distributed at the March meeting.

The meeting was adjourned at 2:50 pm.

**McInerney, Diane**

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**From:** Boone, Nancy

**Sent:** Monday, February 26, 2007 8:55 AM

**To:** Cochran, Chris; Sayers, Debra; McInerney, Diane; Gilbertson, Eric; Peebles, Giovanna; Evans, Jackson; Lendway, Jane; Dumville, John; Ehrlich, Judith; Boone, Nancy; Dillon, Scott; Jamele, Suzanne

**Subject:** Advisory Council meetings

Upcoming meetings of the Advisory council are scheduled for ;

March 14  
April 13  
and May 23 (tentative – to be confirmed

March 14)

Besides NR's, are there things that you would like to put on a full May agenda? Other wise, the Council may do a short meeting at breakfast on the day of the HP conference, May 16.

Thanks.

HP #	Project Name	Town/County	Grant Award
24	Sacred Heart St. Francis de Sales Church Masonry repair on church and tower and flashing repair on roof.	Bennington/Bennington	\$15,000
09	Pawlet Town Hall Restoration of cupola and installation of a snowbelt on north side of roof.	Pawlet/Rutland	\$11,000
20	Brookfield Town Hall Replace the roof with a standing seam metal roof.	Brookfield/Orange	\$15,000
23	Academy Building Repair roof and cupola.	Chester/Windsor	\$10,000
35	Wilder Club & Library Repair and restore windows and damaged stucco.	Hartford/Windsor	\$10,200
38	Roxbury Community/Senior Center Remove existing roof and install asphalt shingles.	Roxbury/Washington	\$8,000
18	DAR John Strong Mansion Museum Repair eight 12/12 windows, the palladian window over entry and four basement windows.	Addison/Addison	\$8,261
02	Chandler Music Hall & Cultural Center Repair damaged slate roof and flashing.	Randolph/Orange	\$15,000
07	Guildhall Public Library Replace roof and repair flashing	Guildhall/Essex	\$12,500
15	Solid Rock Church Repair leaking steeple roof and flashing and leaking roof at the Southeast corner of the church, a install roof truss ties.	Barton/Orleans	\$15,000
14	Jeudevine Memorial Library Install drainage on north side of building and repair marble tile in entry.	Hardwick/Caledonia	\$9,000

10	Old Alburgh Firehouse A new asphalt shingle roof, masonry repair, window and door repair and interior restoration.	Alburgh/Grand Isle	\$7,500
26	Belcher Memorial Library Replace metal roof over kitchen and repair damaged metal siding.	Stockbridge/Windsor	\$1,800
22	East Barre Congregational Church Replace existing roof with standing seam.	Barre/Washington	\$15,000
05	Galick Farmhouse Repair porch, basement posts and floor joists, attic rafters, exterior wood trim, parquet floors, plaster and foundation walls.	West Haven/Rutland	\$10,605
	<b>Total Grant Funds for 2007</b>		<b>\$163,866.00</b>

**Advisory Council for Historic Preservation  
Historic Preservation Grant Awards 2007**

**NOTICE**  
**February Meeting Rescheduled**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Friday February 23, 2007 at the National Life Building, Executive Dinning Room, 2<sup>nd</sup> floor, National Life Drive, Montpelier, Vermont.

- |   |       |
|---|-------|
| I. Schedule Meeting Dates ✓                           | 9:30  |
| II. Minutes – January 18, 2007 ✓                      | 9:40  |
| III. Historic Preservation Grant Review & Selection ✓ | 9:45  |
| Working Lunch   | 12:00 |
| III. Historic Preservation Grants (continued)         | 12:45 |
| IV. Old Business                                      | 2:30  |
| A. Act 250 Discussion (continued)                     |       |

100 +

74.	Sacred Heart St. Francis de Sales	Bennyton	116	15,000
<del>38.</del>	<del>Roxbury Community Center</del>	<del>Roxbury</del>	<del>105</del>	
9.	Pawlet Town Hall	Pawlet	105	11,000
20.	Brookfield Town Hall	Brookfield	105	15,000
23.	Academy Building	Chester	104	10,000
35.	Wilden Club and Library	Hartford	104	10,200
38.	Community Center	Roxbury	104	8,000
18.	John Strong Mansion	Addison	101	8,261
2.	Chandler Music Hall	Randolph	101	15,000
7.	Guildhall Public Library	Guildhall	101	12,500
15.	Solid Rock Church	Barton	100	15,000

95 - 99

14. Jewerine Library Hardwick 99 9,000

10 Old Firehouse Alburgh 96 7,500

26. Belcher Mem. Library Stockbridge 96 1,800

22. East Barre Congo. Barre 95 15,000

90 - 94

5. Galick Farmhouse West Haven 94 10,605

163,866

36. Perkins House Mt. Holly 93 15,000

27. First Congo. Church Manchester 93 ~~15,000~~

1. Old Village Church Newbury 93 15,000

33. Lamaille Grange Monistown 91 15,000

16. Burnham Hall Lincoln 91 13,800

12. S. Londonderry Depot Londonderry 91 15,000

25. Starksboro Town Hall Starksboro 91 7,308

32. Holley Hall Bristol 90 5,000

8. Melodean Factory Paultney 90 15,000

FY07 HISTORIC PRESERVATION GRANT SCORE SHEET

COUNCIL SCORES

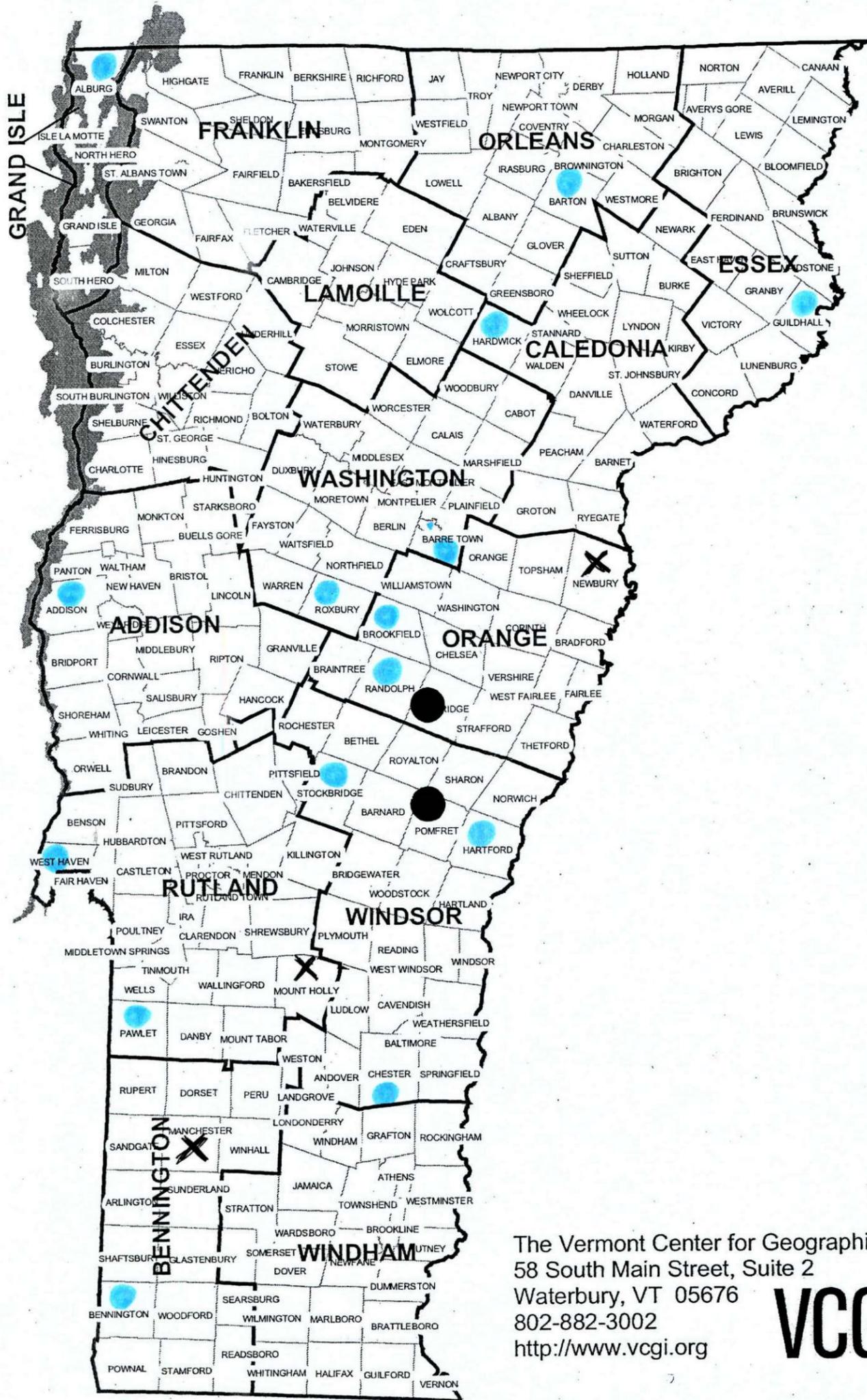
HP00#	Project	Town County	Amount of Request	Beth	Glenn	Ron	David	Susan	George	Peter	Handicap Access	Downtown Design.	Financial Need	Geo. Distrib.	Total Points	NOTES
01	Old Village Church/Old Methodist Church	Newbury Orange	\$15,000	12	13	15	15	13	11	13	1	0			93	
02	Chandler Music Hall & Cultural Center	Randolph Orange	\$15,000	13	14	12	14	16	15	15	1	1			101	
03	Robert Frost Stone House Museum	Shaftsbury Bennington	\$9,760	9	10	12	12	10	10	11	1	0			75	
04	The First Congreg.Church of North Troy	North Troy Orleans	\$15,000	9	9	10	11	4	11	11	1	0			66	
05	Galick Farmhouse	<del>West New</del> Haven Rutland	\$10,605	14	13	9	16	14	14	13	1	0			94	
06	Huntington Lower Village Church/Union Meeting	Huntington Chittenden	\$11,050	12	12	14	9	12	11	14	1	0			85	
07	Guildhall Public Library	Guildhall Essex	<del>\$15,000</del> \$12,500	14	14	13	16	15	13	14	1	0	1		101	
08	Poultney Historic Society Melodeon Factory Mu	Poultney Bennington	\$15,000	15	13	12	13	10	12	14	0	1			90	
09	Pawlet Town Hall	Pawlet Rutland	\$11,000	15	14	15	15	16	15	14	1	0			105	
10	Old Alburgh Firehouse	Alburgh Grand Isle	\$7,500	14	13	15	12	13	15	12	1	0	1		96	add flashing on cap material
11	Norwich Congregational Church	Norwich Windsor	\$10,000	9	10	11	10	8	12	13	1	0			74	
12	South Londonderry Depot of the West River Ra	Londonderry Windham	\$15,000	14	12	15	14	12	13	11	0	0			91	
13	Center School	Plainfield Washington	<del>\$5,000</del> \$3,000	12	9	10	8	10	10	10	0	0			69	roof, clapboards, step-pole only
14	Jeudevine Memorial Library	Hardwick Caledonia	\$9,000	14	14	16	15	16	12	12	0	0			99	
15	Solid Rock Church	Barton Orleans	\$15,000	16	14	14	16	13	12	14	1	0			100	
16	Burnham Hall	Lincoln Addison	\$13,800	13	13	14	14	10	13	13	1	0			91	
17	Enosburg Town Clock, Masonic Lodge	Enosburg Falls Franklin	\$5,000	14	11	15	12	8	13	12	0	0			85	
18	DAR John Strong Mansion Museum	Addison Addison	\$8,261	14	14	15	14	15	15	13	1	0			101	
19	St. Mark's Episcopal Church	Castleton Rutland	\$10,920	14	12	12	14	13	11	10	1	0			87	
20	Brookfield Town Hall	Brookfield Orange	\$15,000	16	14	15	15	16	14	14	1	0			105	
21	Bean Hall	West Fairlee Orange	\$9,950	13	11	11	11	14	14	12	1	0			87	

FY07 HISTORIC PRESERVATION GRANT SCORE SHEET

COUNCIL SCORES

HP00#	Project	Town County	Amount of Request	Beth	Glenn	Ron	David	Susan	George	Peter	Handicap Access	Downtown Design.	Financial Need	Geo. Distrib.	Total Points	NOTES
22	East Barre Congregational Church	East Barre Washinton	\$15,000	15	13	11	13	16	14	12	1	0			95'	
23	Academy Building	Chester Windsor	\$10,000	15	14	16	14	16	15	14	0	0			104'	
24	Sacred Heart St. Francis de Sales Church	Bennington Bennington	\$15,000	16	15	16	16	16	14	15	1	1			110'	
25	Starksboro Town Hall	Starksboro Addison	\$7,308	13	13	11	14	12	14	13	1	0			91'	
26	Belcher Memorial Library	Stockbridge Windsor	\$1,800	15	13	15	13	13	14	12	1	0			96'	
27	First Congregational Church	Manchester Bennington	<del>\$7,500</del> \$15,000	16	14	14	14	9	13	12	1	0			93'	
28	Northeast Kingdom Community Action Building	Newport Orleans	\$15,000	14	12	10	11	13	14	10	0	0			84	Include railing repair
29	Kimball Public Library	Randolph Orange	\$14,000	11	13	14	13	12	11	13	1	1			89	
30	Fairfield Common School	Fairfield Franklin	\$8,000	12	12	12	13	14	12	10	0	0			85	
31	Copley Country Club	Morrisville Lamoille	\$10,000	14	12	10	14	9	12	9	1	0			81	
32	Holley Hall	Bristol Addison	\$5,000	13	11	15	12	12	13	12	1	1			90'	
33	Lamoille Grange/River Arts Center	Morrisville Lamoille	\$15,000	15	14	12	14	8	15	12	0	1			91'	
34	Town of Norton - Town Hall	Norton Essex	\$6,425								1	0				Not Eligible
35	Wilder Club & Library	Wilder/Hartford Windsor	\$10,200	15	13	15	15	16	16	13	0	0	1		104'	
36	Perkins House	Belmont/Mt. Holly Rutland	\$15,000	15	12	13	14	14	14	11	0	0			93'	
37	Old Parish Church	Weston Windsor	\$9,914	11	11	10	11	9	13	12	1	0			78	
38	Roxbury Community Center/Senior Center	Roxbury Washington	\$8,000	16	13	14	15	16	15	15	0	0			104'	

# Vermont County and Town Boundaries

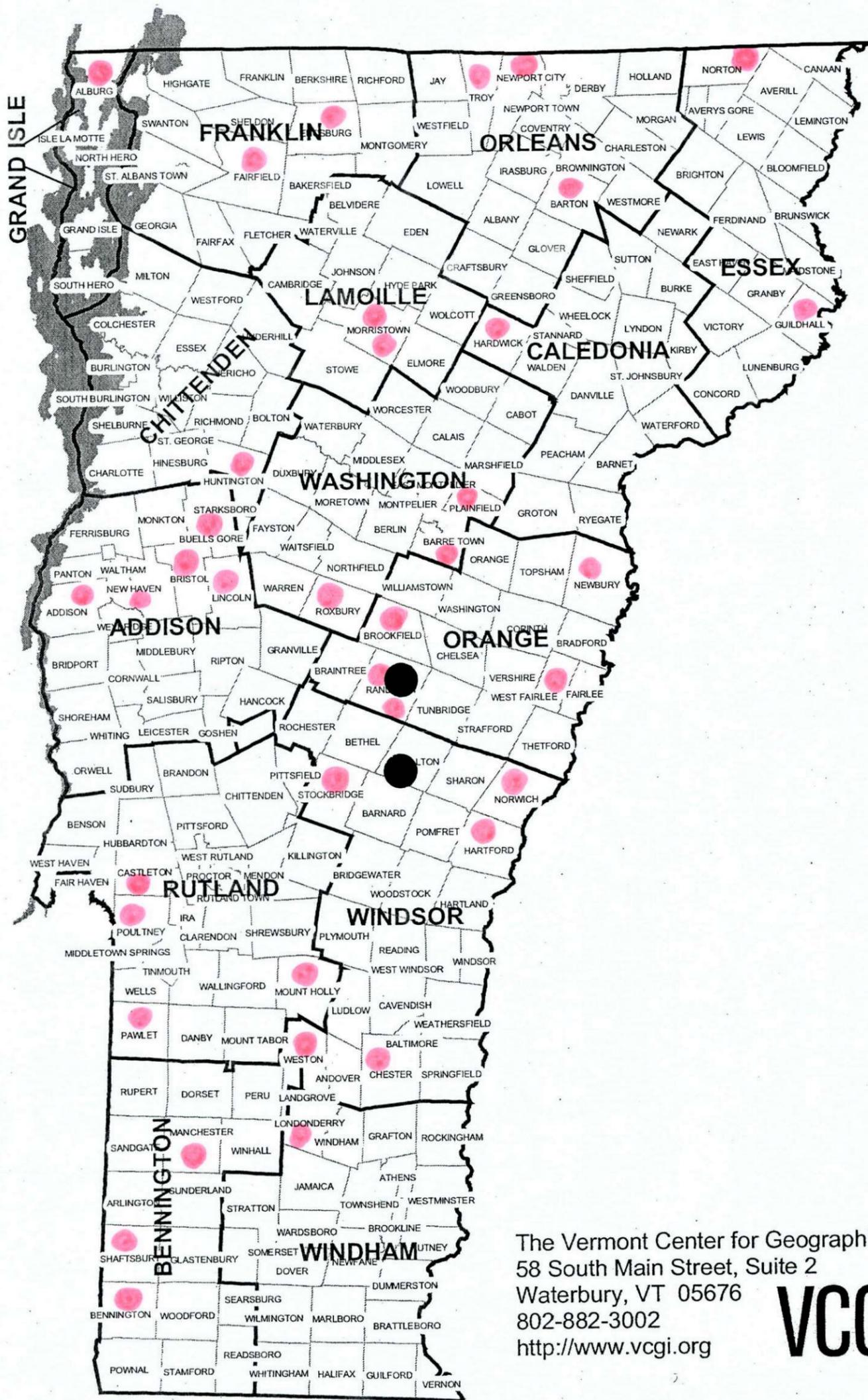


The Vermont Center for Geographic Information  
 58 South Main Street, Suite 2  
 Waterbury, VT 05676  
 802-882-3002  
<http://www.vcgi.org>



2007 HISTORIC PRESERVATION  
 GRANT WINNERS

# Vermont County and Town Boundaries



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2007 HISTORIC PRESERVATION  
 GRANT APPLICATIONS



State of Vermont  
Advisory Council on Historic Preservation  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201

**NOTICE**  
**March 14, 2007 Advisory Council Meeting**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Wednesday March 14, 2007 at the National Life Building, Calvin Coolidge Conference Room, 6<sup>th</sup> Floor, National Life Drive, Montpelier, Vermont.

- |  |       |
|--|-------|
| I. Schedule Meeting Dates  | 9:30  |
| II. Minutes – February 23, 2007  | 9:40  |
| III. National Register Final Review                                    | 9:45  |
| A. Bellows Falls Neighborhood Historic District<br>(Boundary Increase) |       |
| B. Wheelock Common Historic District                                   |       |
| Working Lunch  | 12:00 |
| IV. New Business   |       |
| A. Advisory Council Annual Report                                      | 12:30 |
| B. Web Site Listing for Advisory Council                               | 1:00  |

**Draft**  
**March 14, 2007**

**Members Present:** Elizabeth Boepple, Chair  
George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Peter Thomas, Archeologist (arrived 9:50)  
Glenn Andres, Architectural Historian (arrived 9:50)  
David Donath, Historian  
Susan Hayward, Citizen Member

**Staff Members:** Nancy Boone, State Architectural Historian  
Jane Lendway, SHPO  
Suzanne Jamele, SR/NR Specialist  
Diane McInerney, Executive Administrative Assistant

This meeting was brought to order by the Chairman at 9:40 a.m. in the Calvin Coolidge Room, 6<sup>th</sup> Floor of the National Life Building, Montpelier, Vermont.

**I. Schedule Meeting Dates**

Meeting dates were confirmed for: April 13, 2007 in Rutland; the Preservation Conference will now be held on May 16<sup>th</sup> in Montpelier at College Hall; March 23, 2007 in Brandon, and June 27, location to be determined.

**II. Minutes**

David moved to approve the minutes for the February 23<sup>rd</sup> meeting and Peter seconded. The minutes were unanimously approved with the correction of two clerical errors.

**III. National Register Final Review**

**A. Bellows Falls Neighborhood Historic District (Boundary Increase)**

The Council had received copies of this nomination before the meeting. Sue submitted additional photographs for many of the residence nominated. This was a CLG sponsored nomination with a boundary increased including 39 residences added to this historic district with a total of 48 contributing and 8 non-contributing structures. Victorian-era styles, Italianate and Queen Anne in particular, dominate the district. The history and architecture pattern of the added boundary intertwines with the current district and adds historic significance. The added boundary increases the district by 8.81 acres. Glenn moved for the nomination to be approved and Ron seconded. The Council unanimously approved the Bellows Falls Neighborhood Historic District boundary increase under A & C.

Windsor?

med

May

✓ You to meet  
(July) 3<sup>rd</sup> week  
Montpelier  
Not Tuesday

Send e-mail

At this time Sue suggested that nominations of larger districts such as this could be assessed by Council members simultaneously if they are viewed from a CD, and the Council agreed.

#### **B. Wheelock Common Historic District, Wheelock**

The Council received this nomination prior to this meeting. This district represents a remnant of the religious and civic heart of the community. There are four contributing resources and three non-contributing ones. The focal point of the district is the 1871 Greek Revival style Wheelock Town Hall which faces the common, created in 1880 containing memorials to Civil War and World War I soldiers. Across the street is an historic village cemetery in use from 1827 until the 20<sup>th</sup> century. The district also includes a modern bandstand and 2 non-contributing mobile homes. The Council questioned the cemetery and landscape as part of a district, but agreed that, although unusual, it remains part of the town center. The Council agreed that the boundaries need to be tightened, and the mobile homes removed if they are not part of the land donated to the town in the 1800s. The Council requested that Tracy Martin elaborate on the nomination, justifying boundary lines for their approval. Peter moved to approve the district under A & C with the justification of boundaries and Ron seconded. The Council unanimously approved the nomination with changes.

At this time Sue brought to the Council's attention questions from the owner of building 31 in the Ludlow district that was nominated as part of the historic district. A copy of these questions was distributed to Council members. Council members felt that they were justified in this nomination after walking the district, viewing the building's historic relevance to the district, and following procedure. The Council agreed that, along with nomination notifications that are sent out by the Division for Historic Preservation prior to district approval, there should be question and answer information to alleviate any misunderstanding of the process by building owners.

### **IV. New Business**

#### **A. Advisory Council Annual Report and News Letter**

Last years report and newsletter was distributed to Council members for revision in preparation for this years circulation at the May 16<sup>th</sup> Preservation Conference. All members contributed suggestions and accepted their role in the undertaking. Project deadlines were established for April 4<sup>th</sup> and the newsletter should be ready for approval at the April 14<sup>th</sup> meeting.

#### **B. SHPO Report – Jane Lendway**

Jane shared with the Council information from her day on Capitol Hill. Jane, Robert McBride, Anne Cousins, and Paul Bruhn all met with Vermont's congressional members, and she revealed information regarding community restoration, revitalization, and tax credit issues. This discussion included topics on raising HP funds, the partnership with the Park Service, competitive funds for digitization, areas prone to national disasters such as flash flooding and the destruction of barns through weather conditions.

Nancy also spoke about a current Preserve America matching grant that will use GIS layers with existing photographs. The request for funds focused on 8 Downtown Districts in Vermont that would benefit from this digital capability. Six other grants that Elsa Gilbertson has worked on for the Historic Sites were also discussed; IMLS grant for an educational video, funds to hire a consultant for conserving artifacts at Mount Independence, and 2 for trails with interpretive signs.

**C. Web site listing for Advisory Council Members**

Council members agreed to have their name, role, and town displayed on the Division for Historic Preservation web site along with the first paragraph from their newsletter that will describe their activities in statute. All public communication with the Council will first come through Historic Preservation.

The meeting was adjourned at 1:15 pm.

DRAFT

Bellows falls

A. CIB Project Bellows fall - 2002  
terrace above district 39 residences  
48 contrib

Sue passed photos - extensive

David - comment 49 yro old ranch house  
provocative statement raising  
architectural style - in one (169)  
year will be contributing

~~David~~ Glenn moved Ron-planned  
intact neighborhood - isolated  
incredible housing stock - "porch city"  
ranch house is an interesting  
addition

George - stimulus to reverse siding?

Beth NR nominations on CD w/ sue  
large districts makes sense

all for vote - unanimous

B Wheelock

Tracy - UVM masters work project  
Martin

on page

revisit act 250

old business → Ludlow - George is comfortable with what was done

Beth - more credibility since we walked the area.  
procedure was followed

Sue - along w/ notification - G<sup>3</sup>A for owners for understanding  
↓ to avoid this we will send but can be used for local regulations

Beth impressed w/ Sue's diplomacy  
inform Jane

(IV A.) Nancy handed out last years report an newsletter  
no July meeting  
photos of sawmill in Calais for newsletter

Newsletter began w/ description of what AC does  
layout will stay the same  
reviewed new stationery

(3)

content of newsletter  
Grants, NR,

Survey, digital survey, Downtown

Downtown - Growth Centers & EC Dev  
how AC connects

Preservation Trust - dense map of VT w/ activity  
↑ an example for AC's activity

Both - could this be the theme for  
our newsletter?

survey and designated downtown  
as well as grant programs

→ marketing tool for AC and HP  
has impact

→ County boundaries so reps can get  
behind their county.

grants - 3 } dots on map  
SNR  
NR

more information - with statistics

Grant award highlights might include total  
apps in graph with what was funded.

Nancy will be working on map

Both - message - AC activity is the issue  
beyond color restrictions  
bring in specific activity combining  
map with text articles  
Downtowns - are world wide  
importance

→ editorial by the chair

discussion } certain amount of words for each  
section  
map on page 3

David & take what we do (stagnantly) in the end  
with other info  
front page should be what AC is doing  
and who they are  
we're here to add value

→ rewrite w/ different emphasis - professionals  
w/ roles

→ summary of activities  
(were active)

what kind of picture

→ snap shots along the <sup>right</sup> side of  
activities  
panoramic shots

George & Beth will work on editorial

NEWPORT architectural significance

Village Centers should be also  
included and focus on difference  
between Downtowns & Village Centers

pg 1 David - 60-80 why we are important  
and grant awards highlights

(Mary O'Neal?) 120 words

why is it important to be preserved

pg 2 NR SR District (Value of designation - impact)

Chair's editorial (Beth & George)

panoramic shot in between

recognition by tourism  
and

pg 3 map - w/ narrow paragraph  
side bar quotes of impact from apps.

→ Value of designation pg 2 (George)

→ Grant awards highlight - statistics graph  
(Glenn text) ↑ Nancy

→ Pg 4 1. mention New Orleans activity  
w/ Jane and 2 other council  
members

2. Council Statute

→ contrast between positive work and  
how suddenly it can be lost  
(Peter)

Deadline - April ~~14~~<sup>13</sup> then review  
for 13<sup>th</sup> meeting  
trying to get it done for May 16<sup>th</sup>

→ Game - capital hill talk  
Robert McBride, Anne Cousins,

→ Advocacy day Humstead

top of list Community restoration & revitalization Act  
generous tax credits 40% for under 200,000

~~John~~ Jones: Lumpsum (Act 250)

housing non-profit

5 in the US for # of projects for tax incentives

(7)

raising HP funds

partners 10 mil w/ Park Service

digitization - 4 mil in competitive funds

→ areas prone to natural disasters

VT flash flooding

Barns - weather & destruction

Nancy shared using ~~or~~ photos that exist → Project to refer

Preserve America → GIS <sup>systems</sup> layers of 8 dis Dist in VT

grant for SHPO offices 50,000 for

100,000 project - app has been put in.

George suggested photos from plane view

names were not designated in grant

training in grant

Other grants IMLS

Else 4 grants

to hire consultant to do conservation

plan for artifacts at INT Ind

2 for trails there - one new w/ interpretive  
signs PDI

Site Budget discussion Both offered assistance

closing ???  
...

as a council

B. Website -

first paragraph from Newsletter  
on website

names & towns of residence

communication to come through HP

8

Both we need to be identified

→ Vermont.gov site - board's council  
name, role, town

CE Grant for Boreal South End is  
on the list

Adjourned 1:15 pm

for village civic, social and cultural activities. This nomination documents the remaining elements of this village center that reflect its ongoing important role in the life of the community.

**Recommendation:** Eligible under A and C.

motion Peter  
second Ron

Glenn - can we nominate a cemetery?  
a landscape and a building  
doesn't fit neatly into box -  
Part of a larger district

Can we leave mobil homes out?

easier, cleaner boundaries - need to  
be tightened - town only wanted  
to nominate town center

Peter - lot lines? Sue not available  
lines need to be defined by Tracy

approval with elaboration  
justifying boundary lines

**A. Bellows Falls Neighborhood Historic District (Boundary Increase), A and C**

This CLG sponsored nomination increases the boundaries of the original Bellows Falls Neighborhood Historic District that was listed on the National Register in 2002. The boundary increase adds 39 residences to this historic district. The increase area has a total of 48 contributing and 8 noncontributing structures. The boundary increase area borders the southwest section of the original historic district and lies on a terrace above the original historic district. It is similar to the original historic district in its residential streetscape appearance, in its intact, rich, and diverse architectural styles, and in its association with the history of Bellows Falls. This densely settled neighborhood has quiet, tree lined streets and closely spaced buildings with uniform setbacks. Many of the properties include an attached or detached carriage barn or automobile garage. Most of the residences in the boundary increase area date to the last quarter of the nineteenth century. The Victorian-era styles predominate, particularly Italianate and Queen Anne. All of the buildings are of wood frame construction, and most have brick underpinnings, clapboard siding, and slate roofs.

The history and significance of the two areas of the historic district are intertwined, and the boundary increase adds significance to the historic district in the context of historic architecture and patterns of town development. The amended area of the historic district is located on what is known as the "Old Terrace", a well-preserved late nineteenth century urban residential neighborhood that was an area of residential expansion in the last quarter of the 19<sup>th</sup> century. Homes served residents that were an integral part of Bellows Falls' commerce and industry.

**Recommendation:** Eligible under A and C.

*Average of parcel 8.81*

*approved*

**B. Wheelock Common Historic District, Wheelock**

**A and C**

This district is located in the south end of the village and represents an area that once was the religious and civic heart of the community. There are four contributing resources that remain in the district and three that are noncontributing. The focal point is the 1871, Greek Revival style Wheelock Town Hall which faces the common, developed in 1880, containing memorials to Civil War and World War One veterans. Across the street is an historic village cemetery that was in use from 1827 through the 20<sup>th</sup> century. It is now closed for burials. Town Meeting has been held at the town hall for over 130 years and both the Town Hall and Common have served as sites for a variety of other community gatherings and social functions.

In 1880 the no longer extant Baptist Church was relocated to a site next to the town hall. These two buildings, both gable-fronted Greek Revival edifices with belfries, stood side by side for over 80 years until 1961 when the church was demolished. The town hall is a good example of a typical Greek Revival style town hall built in the second half of the 19<sup>th</sup> century. In addition, it contains a painted theater curtain dating from 1940. The grouping of the town hall, church, and nearby Greek Revival style schoolhouse that was destroyed by fire in 1969, together with the common and cemetery served, as the center

*is a remnant of this*

*2 mdd homes & a bandstand*

**From:** Ellison, Don [Don.Ellison@aggregate-us.com]

**Sent:** Sunday, March 11, 2007 2:07 PM

**To:** Jamele, Suzanne

**Cc:** Ellison, Don

**Subject:** RE: Ludlow Vermont Property

Thank you. I did receive it on Saturday. I do appreciate your quick response. As you perhaps suspected, it did raise a few questions.

1. Our letter informing us of our consideration was dated on Oct. 16, 2006. I assume the other letters went out before this? If this were the case than we were the only ones to receive this letter and no one else could have submitted a letter of refusal as they did not know about it. Is this correct? Also, can you send me a copy of the letter that was sent to the town manager adding this property to the register?
2. On page 3 of the minutes of the July 19<sup>th</sup> meeting it mentioned that the tenement behind building number 7, which is our building in question, namely building 31, was to be considered for inclusion by the Community, is subsequent nominations. But, later that day you voted to include it. Isn't it your bound and duty to check with the Community first? There did not appear to be any serious discussion about including this property. How come?
3. On page 4 it appeared that you did in fact add building 31. Thus building 31a was never considered and is not on your list. If this is not correct building 31b would have had to have been addressed.
4. In your email dated 2/28/07 you said that is property was added as the council, felt it is an important element in the district as it reflects late 19<sup>th</sup> century housing stock build in response to economic growth But in your minutes of this meeting it only mentions that this tenement conforms to criteria A  and establishes the Victorian scale for the district. First, did not the survey/inventory say that this was not an apartment until 1921? Second, criteria a says, in referring to qualified buildings, that are associated with events that have made a significant contribution to the broad patters of our history. This was not even discussed by your members at this meeting. Third, how can anyone suggest that this building contributes to the Victorian scale for the district? Please explain how your agency defines Victorian scale/massive?
5. Am I correct is assuming the town of Ludlow had no idea that this property was to be included before it was discussed and voted upon on July 19<sup>th</sup>.
6. At this July 19<sup>th</sup> meeting on page 4, the 6<sup>th</sup> paragraph done, referring to the TENEMENT it said, Issues about how many members get to vote must be addressed. How and when was this resolved?
7. Can I have the minutes of your July 16<sup>th</sup>, 2006 meeting? At this meeting our property was discussed. I guess at this meeting the responses to your earlier mailing were reported on.
8. Can I get a copy of the list you used in the mailing to obtain said responses?
9. I strongly feel that your agency should have known about the Section 420 of Ludlow's Zoning and Flood Hazzard Amentment passed in Sept. 2005 which directly influences the property in the Vermont Historic Register. If you did not, than this is a major failure on your part as well as the town's part. If you did know about it you had an obligation to let people know. This whole process should be null and void and started over with a clean slate. Can you make that motion?
10. Can I assume that this 1988 study made no recommendations as to what buildings should be included? Nor did they define the Historic District or recommend boundries?
11. Getting back to your email to me of 2/28, last sentence 4<sup>th</sup> paragraph  it would lead one to believe that that town of Ludlow was informed before the change or vote. This seems not to be the case, especially when they had told you that this property may be considered in the future. If they were informed before or after the fact, could I get a copy of the correspondence?

Again, I do appreciate your concern. Certainly your letter to me stating that such listing could be impacted by local regulation shows some failures (my conclusion) on your part. I think you must also check with each town to see what regulations they might already have that reflect laws/ordinances to being so listed. This was a major failure in Ludlow.

I look forward to your response.

Sincerely yours,

Donald R. Ellison

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**From:** Jamele, Suzanne [mailto:Suzanne.Jamele@state.vt.us]  
**Sent:** Thursday, March 08, 2007 11:34 AM  
**To:** Ellison, Don  
**Subject:** RE: Ludlow Vermont Property

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There were so many attachments I could not email it so a packet of materials including the answers to your questions was put in the US mail yesterday.

Suzanne C. Jamele  
National Register Specialist  
Vermont Division for Historic Preservation  
National Life Building  
Floor 2  
Montpelier, VT 05620-1201  
tel 802-828-3046 fax 802-828-3206

---

**From:** Ellison, Don [mailto:Don.Ellison@aggregate-us.com]  
**Sent:** Thursday, March 08, 2007 11:02 AM  
**To:** Jamele, Suzanne  
**Subject:** RE: Ludlow Vermont Property

Just thought I would check to see where you are at with this inquiry. I am anxious to get me information packet out. Thanks.

---

**From:** Jamele, Suzanne [mailto:Suzanne.Jamele@state.vt.us]  
**Sent:** Wednesday, March 07, 2007 12:09 PM  
**To:** Ellison, Don  
**Subject:** RE: Ludlow Vermont Property

Yes, we did receive that letter.

Suzanne C. Jamele  
National Register Specialist  
Vermont Division for Historic Preservation  
National Life Building  
Floor 2  
Montpelier, VT 05620-1201  
tel 802-828-3046 fax 802-828-3206

## Responses to March 11, 2007 Questions

1. Letters went out to district property owners on June 15, 2006 prior to the Advisory Council's first review of the nomination on July 19, 2006. Letters were sent on October 16, 2006 to owners of the condos in the Mill Condominiums and Hammond Hall Condominiums, as well as to you and to owners of four buildings that the Advisory Council felt should be changed from noncontributing to contributing. On July 25, 2006 I notified the Ludlow town manager about the outcome of the July 19 Advisory Council meeting, letting him know that the Advisory Council recommended adding 23-25 Depot Street to the historic district and inviting comment from him. I did not receive any. A copy of that document is enclosed.
2. The vote by the Advisory Council on July 19 to include the building in the district did not actually list the building on the Register-only the National Park Service can list buildings or districts. The Council's vote was to include the building in a revised draft of the district nomination to be reviewed by the Council after a revised document was prepared and the town and affected owners notified. This was completed and in November the Advisory Council reviewed the nomination again and voted to approve it and send it to the National Park Service for listing.
3. When building #31 was added to the district, the related outbuildings were also included, which is standard practice when listing buildings on the National Register.
4. The survey states that 25 Depot Street (#31) was an apartment house dating from c. 1880 and that #31a was a machine shop from 1885-through 1921. Additional research conducted on the buildings for the National Register nomination provided more information about the history of these buildings. As discussed by the Council, housing related to the mill is an example of a broad pattern of history that this property represents. The minutes reflect a summary of the discussion not all comments made. In the instance of this building its Victorian scale and massing refers to the large, three story, multi-bay, shallow roofed block with center entry flanked by paired windows, similar to other buildings along Main Street built in the latter half of the 19<sup>th</sup> century.
5. The Town of Ludlow did not know that the Advisory Council would want to add building#31 at this meeting. There was no discussion of the nomination prior to the meeting. The town was invited to attend the meeting but did not. They were informed soon after about the recommended change to add this building.
6. This discussion about who could vote referred to whether condo owners each had a vote in the district. After the meeting I checked with the National Park Service to clarify the answer to this question. Condos that are co-ops have one vote; in regular condos each condo owner has a vote.. The two condos in Ludlow Village are not co-ops therefore a letter was sent to each condo owner in October informing them of the upcoming November 21, 2006 review of the nomination by the Advisory Council.

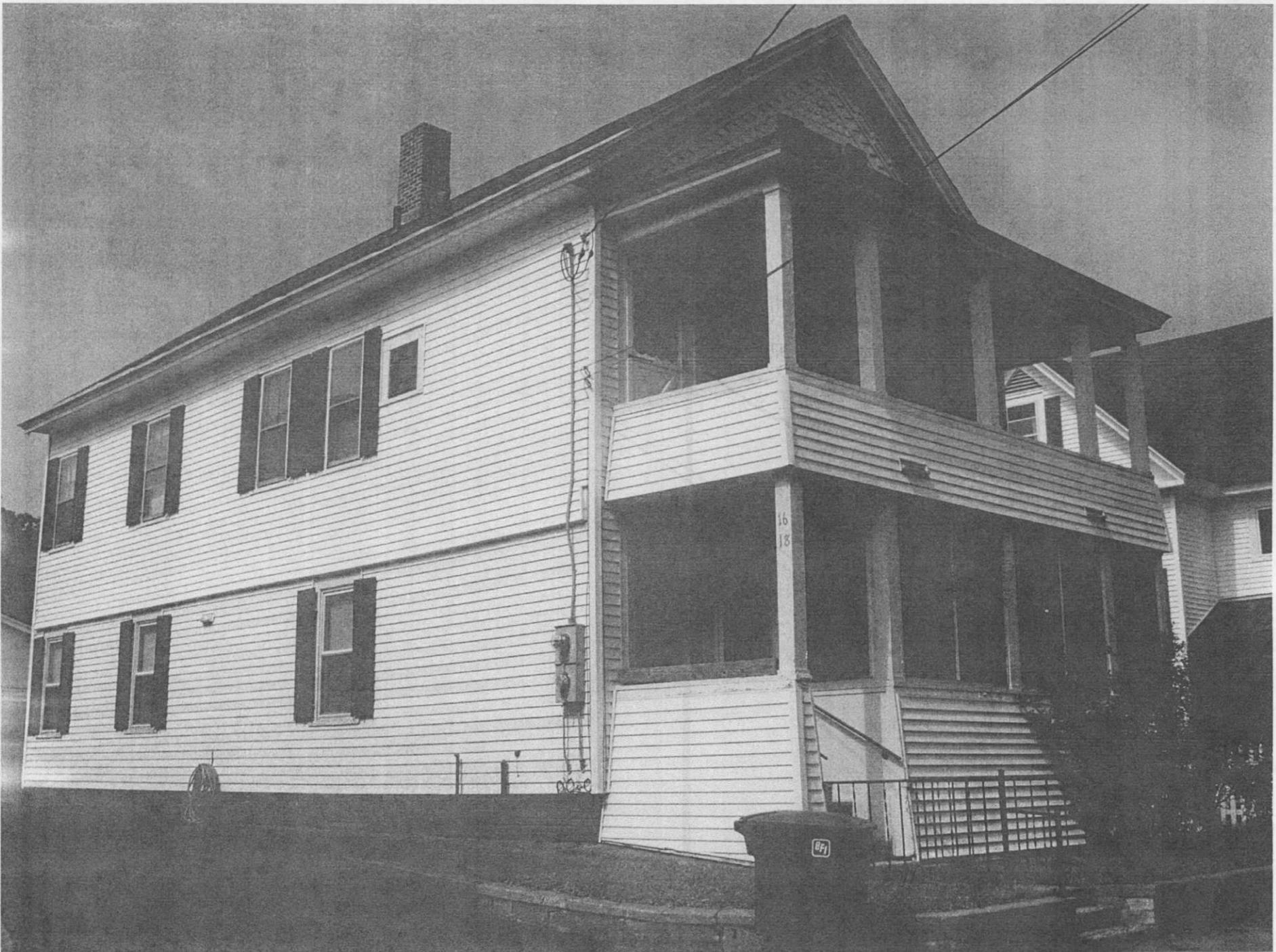
7. There was no meeting on July 16, 2006. This was a typo on my part and should have read July 19, 2006. I apologize for the confusion.

8. A copy of the property owners list for the district is enclosed. This is the list of people who received notification letters from us about the district.

9. There is no obligation under the federal regulations that implement the National Register process for the State Historic Preservation Office to inform residents of local laws and regulations as part of the National Register listing process. We did not have any knowledge of the law in Ludlow you refer to and do not have any involvement in local laws and regulations. Therefore, we do not maintain records of rulings passed in each town in Vermont. There is no reason for this office to declare the listing process null and void.

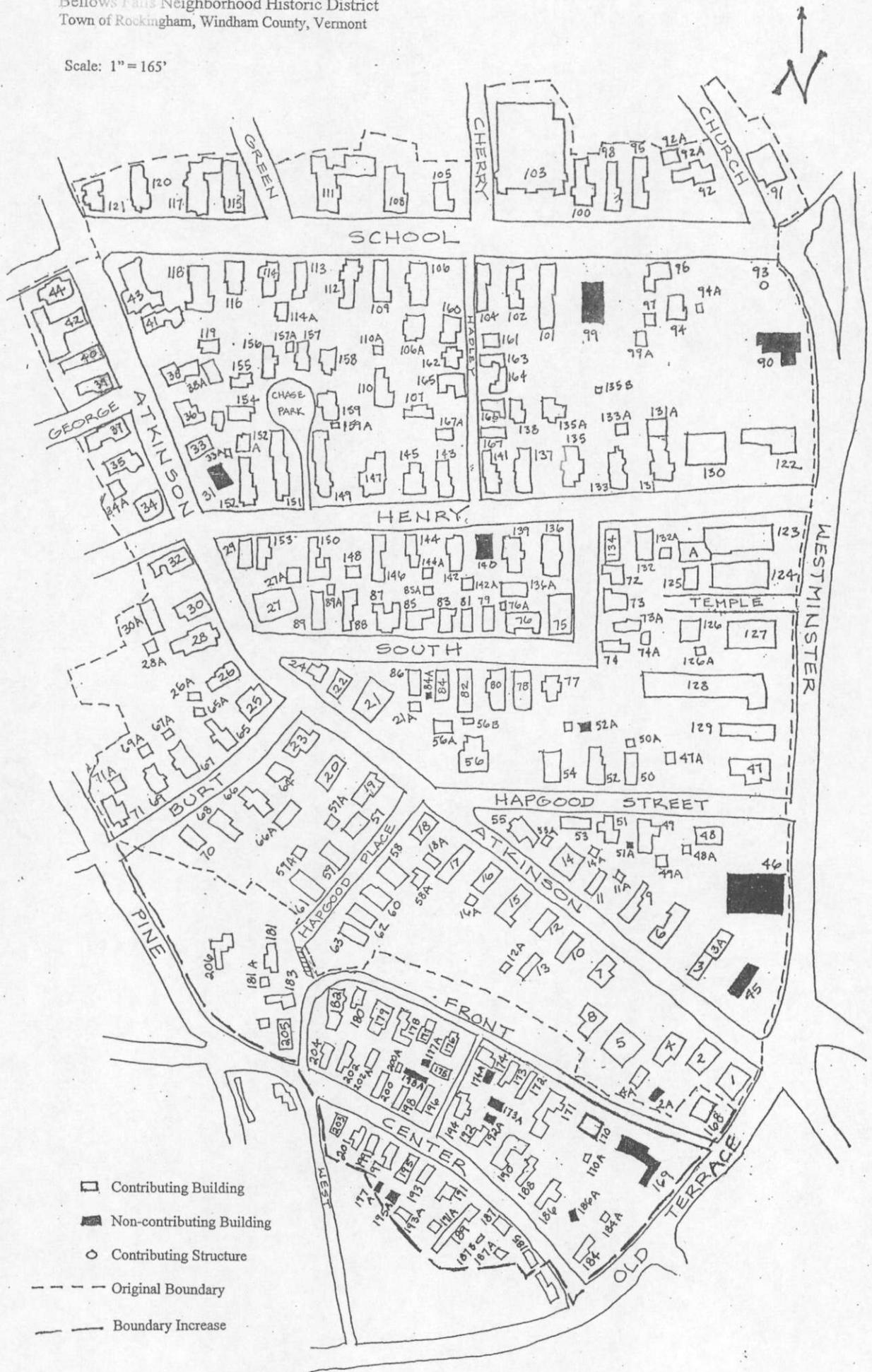
10. The survey conducted in 1988 did not define the boundaries of the historic district. This was done by the town prior to the commencement of the preparation of the National Register district nomination.

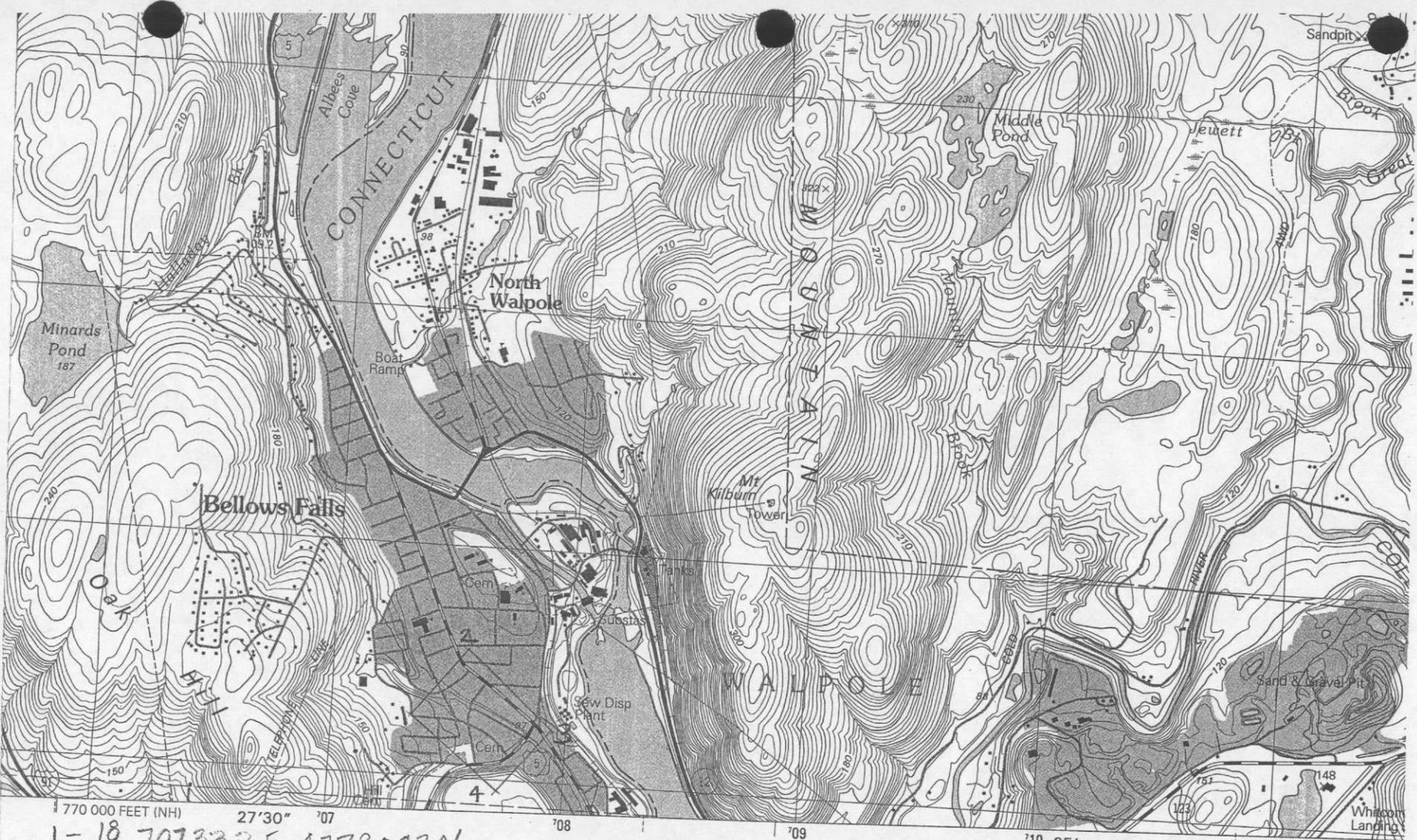
11. As I stated in question #2, the village manager was informed of the Advisory Council's recommendation to add building #31 to the district soon after the meeting and invited to comment. Letters were sent to the Village Manager and Select Board on October 16 informing them of the addition of contributing buildings to the district and the change in status of several buildings from noncontributing to contributing. A copy of the revised nomination and district map was sent to them for comment. Copies of the letters are enclosed.



Bellows Falls Neighborhood Historic District  
 Town of Rockingham, Windham County, Vermont

Scale: 1" = 165'

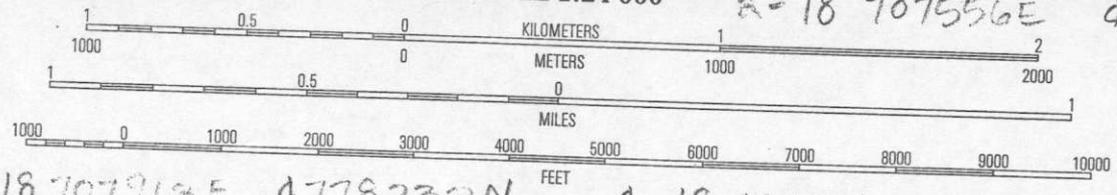
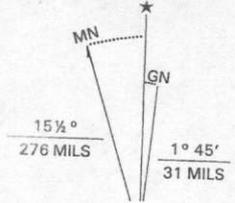




770 000 FEET (NH) 27°30' '07  
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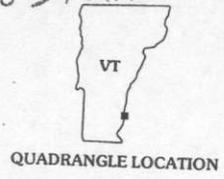
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2-18 707556E 4778542N



3-18 707912E 4778232N

4-18 707912E



Pr  
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QUADRANGLE LOCATION



















## Vermont Advisory Council on Historic Preservation

### Vermont Advisory Council

The Advisory Council on Historic Preservation is a volunteer board appointed by the Governor to carry out a number of preservation activities under federal and state law. The seven members represent the public and four qualify in specific professional areas - architecture, history, architectural history, and archeology. Under federal law, the Council is the "state review board" that evaluates and recommends Vermont properties for the National Register of Historic Places.

Under state law, they approve properties for inclusion on the State Register of Historic Places, comment on the significance of potential historic properties under Act 250, and comment on the impacts of state-funded projects that involve historic and archeological resources. The Council also reviews and recommends projects to receive federal and state grants for historic preservation. The Council meets once a month, in Montpelier and other locations around the state.

### Meetings in 2006

January 18, February 27, March 23, April 3, May 11, June 14, July 19, September 20, October 19, November 21, December 8 (phone), December 14.

Meetings held in Montpelier, Burlington, Middlebury, Plymouth, Calais

### Duties and Activities

This bulleted list is derived from the Vermont Historic Preservation Act ( 22VSA14) and Rule 12 of the Division's Administrative Rules (<http://www.dhca.state.vt.us/HistPres/rules.htm> )

### Approve nominations of properties to the National Register of Historic Places

- \* means used the RITC

#### Final Reviews

Whitingham Village HD, 37 contributing buildings  
Fort Vengeance, Pittsford (historic period archeological site)  
Rattlin' Bridge, New Haven/Weybridge  
Kent's Corner HD Update  
Bridge No. 32, Waterbury/Duxbury  
The Toll House, Burke\*

Newport Downtown HD, 121 contributing buildings (part of Downtown Designation process)  
Ludlow Village HD, 26 contributing buildings  
Giroux Furniture Co. Building, St. Albans\*  
Willard Manufacturing Co./ Leader Evaporator, St. Albans\*  
Ascutney Mill Dam HD, Windsor, 5 contributing buildings  
Estey Organ Factory Boundary Increase, Brattleboro, 1 contributing building\*  
School Street Duplexes, Bennington, 2 buildings\*  
MPDF "Fire Stations of Vermont" (cooperative project with UVM's Graduate Program in Historic Preservation)

### **Preliminary Reviews**

Lauzon Building, Groton (pursue as district)  
Burlington, 44 Front St., 163-175, 171-173, 177 Intervale Ave.  
(one individual, others under MPDF for multi-family housing)  
Corse-Shippee House, Dover (not as stand alone)

### **List properties on the State Register of Historic Places**

Old North End, Burlington - public meeting in Burlington, 400 buildings  
Discussion of methodology for designation of older surveys  
Odd Fellows Hall, Village Hall, Derby Line  
Knoll Motel, Barre, (1950 motel that claims to be the first in the state,, built after owner saw motels in California)

Delisting requests  
Former Howard Johnson's, Shelburne Road, Burlington - Delisted due to alteration  
436 Maple St., Burlington, - Not delisted, retains historic features

### **Review and approve the Vermont Historic Sites and Structures Survey and Vermont Archeological Inventory (VAI)**

#### **Award matching Historic Preservation Grants**

Awarded \$201,450, 16 buildings, \$798,263 of work  
- steeple/cupola/bell tower repair, masonry restoration, roof, foundation/floor, windows, ceiling

#### **Award matching Barn Preservation Grants**

Awarded \$125,269, 14 buildings, \$662,823 of work  
- foundation, framing, roof

**Award Certified Local Government (CLG) Grants**

Awarded \$9,945 – Bennington Design Guidelines, Support of HP Conference through Shelburne CLG, Waterville NR nomination

**Review and comment on state undertakings that may have a negative effect on historic and archeological resources**

- State House expansion – report on committee meeting where modified cafeteria Expansion was approved
- Visitor Center, Calvin Coolidge State Historic Site, Plymouth
- Pinney Hollow Dam, Plymouth
- Municipal Public Safety Facility, Waterbury

**“Provide an advisory and coordinative mechanism by which state undertakings of every kind which are potentially deleterious to historic preservation may be discussed, and, where possible, resolved, giving due consideration to the competing public interests which may be involved.”**

- MOU with BGS signed
- Meeting with Governor Douglas
- Dam Removal discussion with ANR staff
- VELCO
- Wind towers

**Provide testimony as deemed necessary on the historical, architectural and archeological significance of State Register and National Register sites**

- Identification and Treatment of Archeological Sites under Act 250

**Undertake other activities that promote historic preservation and benefit the people of the state of Vermont**

**OTHER**

Members travels to New Orleans and Gulf Coast – impacts of Katrina

**HISTORIC  
PRESERVATION NEWS**

SPRING 2006

**THE VERMONT ADVISORY COUNCIL ON HISTORIC PRESERVATION****INSIDE THIS  
ISSUE:**

<b>GRANT AWARDS</b>	<b>1</b>
<b>NATIONAL REGISTER</b>	<b>2</b>
<b>STATE HOUSE PLANS</b>	<b>2</b>
<b>STATE BUILDINGS AGREEMENT</b>	<b>2</b>
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<b>JAMES PETERSEN</b>	<b>4</b>

The Vermont Advisory Council on Historic Preservation is a volunteer board appointed by the Governor to carry out a number of preservation activities under federal and state law. The seven members represent the public and four qualify in specific professional areas - architecture, history, architectural history, and archeology. Under federal law, the Council is the "state review board" that evaluates and recommends Vermont properties for the National Register of Historic Places.

Under state law, we approve properties for inclusion on the State Register of Historic Places, comment on the significance of potential historic proper-

ties under Act 250, and comment on the impacts of state-funded projects that involve historic and archaeological resources. The Council also reviews and recommends projects to receive federal and state grants for historic preservation. The Council meets once a month, in Montpelier and other locations around the state.

In this second annual newsletter of the Council we are pleased to highlight some of the Advisory Council's activities during 2005.



The National Historic Preservation Act turns 40 this year. Besides establishing designation and protection for historic and prehistoric resources, it authorized a state review board like the Advisory Council in every state.

**SPECIAL FEATURES**

In each annual newsletter, the Advisory Council will cover one topical area in greater depth. In this issue we feature historic barns — their vulnerability and their promise.

**GRANT AWARD HIGHLIGHTS**

The Advisory Council awards grants under three programs: Historic Preservation Grants; Barn Preservation Grants; and Certified Local Government Grants. The total awarded under the Historic Preservation Grant program in 2005 was \$171,100, which resulted in \$649,224 of work due to the required match. Under the Barn Program, the Advisory Council awarded \$153,750 which leveraged \$441,945 of work.

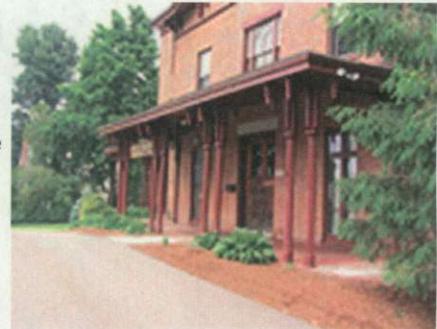
The Council awarded \$48,066 in grants to 9 Certified Local Governments for projects totaling \$93,473, with work ranging from planning to education to survey of historic structures.



A \$15,000 grant contributed to the \$164,000 restoration of the steeple of the Strafford Town House, a 1799 landmark overlooking the common in Strafford.

## NATIONAL REGISTER NOMINATIONS

Over the past year, the Vermont Advisory Council on Historic Preservation approved 80 buildings for inclusion on the National Register of Historic Places. The nominees included several projects with multiple buildings. The diverse nature of these sites exemplifies the architectural richness found in our Vermont landscape. The multiple structure nominees included such properties as the Josiah and Lydia Shedd Farmstead in Peacham, the St. Johnsbury Fish Culture Station in St. Johnsbury, the Dickson Estate in Brattleboro and Camp Billings in Thetford. After approval by the Advisory Council, the nominees are reviewed and then officially listed on the National Register by the National Park Service.



Income-producing properties listed in the NR are eligible for the federal Rehabilitation Investment Tax Credit, and if located within a downtown or village center designated by the Vermont Downtown Board, are also eligible for state tax credits. These tax credits are an incentive for such projects as the rehabilitation of the historic Lucy Ruggles House in Burlington. Located near the University of Vermont green, this Italianate style house served for many years as a home for retired teachers. After rehabilitation and expansion last year, the building now provides 14 units of affordable and market rate senior housing. Without these tax credits to provide financial help for rehabilitation such important historic buildings would be without a second life.

## THE ADVISORY COUNCIL'S ROLE AS ADVOCATE

During the second half of 2005 a legislative committee met to consider the planning and design necessary to accommodate increased space needs in the State House. I represented the Advisory Council on Historic Preservation on the committee which was led by the Chairs of the Senate and House Institutions Committees.

We were charged with reviewing designs for additions that had been developed and considered in the recent past, as well as proposals for a stand-alone facility to be located to the west on Baldwin Street. The extra space is needed for larger legislative committee meeting rooms, offices for legislators, and an expanded cafeteria.

Over the past several years, the Advisory Council has taken a keen interest in proposals for expansion of the State House, recognizing that the building is probably the most significant, iconic historic structure in the state, located in an equally exceptional setting. I testified to the outstanding importance and vulnerability of the State House and its environs and I urged the committee to take a broad and

long-term view of space needs and possible solutions that would not compromise these outstanding resources. At the same time, many of the legislator-members of the committee expressed concern about the limited fiscal capacity of the State, especially committing significant capital to a project for the legislature's benefit when the State is facing many other needs. Ultimately, the committee supported a modest plan to add a new level above the existing cafeteria addition (which was built to accommodate a third story), creating a larger cafeteria and new committee rooms.

Although the proposed addition appeared to be comparatively benign in terms of its impact on the State House, all recognized that it was a short-term measure. This limited addition would not address the future space needs of the Legislature, and I urged the group to advocate for a long-term plan for the Capitol Complex. Short-term solutions might ultimately compromise this crown jewel of Vermont.

David Donath, Chair

## State Buildings Agreement

The Advisory Council, Division for Historic Preservation and Department of Buildings and General Services recently signed an agreement to cooperate in planning for the treatment of state-owned historic buildings and archeologically sensitive areas.



(L-R) Council Chair David Donath, BGS Commissioner Tasha Wallis, and SHPO Jane Lendway.

## BARNs: STATE OF THE STATE

Each year the Advisory Council faces the difficult task of reviewing applications for **Barn Grants**. Since 1993, 175 grants have been awarded for a total of \$1,145,000. This was funding for 24% of the 721 requests made during that time, totaling \$4,580,922. There is a maximum of \$10,000 allocated to any one project and the matching funds typically significantly exceed the grant funds. For the most part funds go towards basic stabilization: roofs, foundations, and emergency repairs to the frames. A preservation assessment of the building and a clear description of the tasks to be undertaken accompany the best applications. In each grant round many worthy applications go unfunded due purely to insufficient funds.

What makes all of this so difficult is the knowledge that 75% of the requests go unfunded and the assumption that what we are seeing is just the tip of the iceberg. The fact is that we simply do not know exactly how many barns there are in Vermont. Early historic building surveys did not usually include barns or the even more ephemeral outbuildings of the historic agricultural

landscape like milk houses, sheds, granaries, etc. Estimates are that there were some 30,000 barns in the state in 1840 and perhaps 10,000 today.

Deterioration may be inevitable. Since the decline of the agricultural economy in the past 50 years, most barns have lost the animals and insulating blankets of hay that kept them warm. Many barn owners are overwhelmed by their building repair needs. They have neither the economic resources nor the technical skills required. A conservative guess is that there is an average of 4-5 barns in each of the 250 towns that are on the verge of collapse. The resource is in great peril and we are not doing enough to slow or reverse this trend. It is hard to imagine the future of the Vermont landscape without the iconic presence of its barns linking the present with the past.



## MOUNT HOLLY BARN PRESERVATION

A highlight of the Council's recent Barn Grant selection meeting came courtesy of the **Mount Holly Barn Preservation Association (MHBPA)**. This grass roots organization was formed in 2002 as a result of a "visioning" session sponsored by the local planning board. According to Annette Lynch, the president of the MHBPA, there was a strong preference that Mount Holly remain rural and scenic and when people started looking around they soon realized that the barns in town were key to that quality. With help from **The Preservation Trust of Vermont** (who provided grant assistance), the **Division for Historic Preservation, Historic Windsor, and The Nature Conservancy**, the group first did a survey and determined that they had approximately 50 historic barns in town. One of the key sources for locating the barns was the [Historic Architecture of Rutland County](#) (published by the Division for Historic Preservation). Once they knew the age and location of the barns, an assessment was made by historic preservationist Steve Melansen of the 25 structures in most

critical condition. Five of the barns were included in a group application which received Barn Grant funding.

The Association has also sponsored a successful Barn Tour during the summer of '05. There are plans in the works with Historic Windsor to conduct training workshops to develop local knowledge in restoration of the barns. Volunteers from the **International Peace Corps** are expected this summer to provide labor on a range of projects. The group is now working on developing their capacity to manage all that they have started.

This is an inspiring story that addresses so many of the issues presented by the deterioration and loss of barns. The MHBPA has organized a grass roots, low cost approach that deserves to be adopted by communities across the state. If that were done we might just make a significant difference!

Join us at this year's Historic Preservation  
Conference in St. Albans on June 9th.

#### VERMONT ADVISORY COUNCIL ON HISTORIC PRESERVATION

The Advisory Council's administrative rules of procedure are available at:

<http://www.historicvermont.org/general/rules.htm>.

Further information about the programs mentioned in this report is available at the Division for Historic Preservation's website, [www.historicvermont.org](http://www.historicvermont.org). For information on Advisory Council meeting dates and locations, contact Nancy Boone at the Vermont Division for Historic Preservation at 828-3045 or [nancy.boone@state.vt.us](mailto:nancy.boone@state.vt.us).

#### Members of the Vermont Advisory Council on Historic Preservation

David A. Donath, Woodstock, Outgoing Chair

Glenn Andres, Salisbury, Outgoing Vice-Chair

Elizabeth A. Boepple, Manchester, Incoming Chair

Susan Cady Hayward, Middlesex

Peter Thomas, Richmond

George W. Turner, Hartford, Incoming Vice-Chair

Ron Kilburn, Swanton



#### IN MEMORY OF JAMES B. PETERSEN (1954-2005)



James Petersen, Associate Professor and Chair of the Anthropology Department at the University of Vermont, joined the Advisory Council as its archaeologist member in March 1999. He brought a record of expertise in and contributions to the field of archaeology that ranged from New England to the Caribbean and Amazonian Brazil.

Over his six years on the Council, he served as an important public voice, resource, and advocate for archaeological issues in Vermont. With characteristic clarity, sincerity, and knowledge, he helped steer the Council through complex considerations of threatened resources, participated in and critiqued the refinement of the state's predictive modeling system, guided interpretive visits to sites under investigation, and provided the Council with regular reports on the course of our regional archaeology. He was unwavering in his advocacy for the fair treatment of the Abenaki, his pursuit of a curation center for Vermont's accumulating artifacts, and his concerns over finding a reasonable system of funding archaeological excavation within the state.

His tragic death in August, 2005, while doing research in the Manaus region of Brazil has deprived the

Council and Vermont of a person of inestimable value. It is with sadness and gratitude that we dedicate this year's Newsletter to the memory of our colleague and friend.



The Advisory Council at Chimney Point State Historic Site, Addison, 2002

Glenn Andres, former member Peter Mallery, George Turner, David Donath, Elizabeth Boepple & James Petersen.



**State of Vermont**  
**Advisory Council on Historic Preservation**  
 National Life Drive, Floor 2  
 Montpelier, VT 05620-1201

**NOTICE**  
**April 13, 2007 Advisory Council Meeting**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Friday April 13, 2007 at the Asa Bloomer Building, Room 266, 88 Merchants Row, Rutland, Vermont.

*Minutes moved  
 for second  
 4-0x*

*start →*

*Approved  
 4-0*

- I. Schedule Meeting Dates 9:30
- II. Minutes – March 14, 2007 *- March to May* 9:40
- III. Process for State Register Designation of Archeological Sites 9:45
- IV. Old Business
  - A. Archeology and Act 250 - Update 10:15
- V. State Register Review and Designation 10:30
  - A. Okemo Mountain Archeological Sites, Ludlow
    - 1. VT-WN-273, prehistoric site
    - 2. VT-WN-289, prehistoric site
    - 3. VT-WN-271, Bixby-Lawrence Farmstead site
- VI. National Register Final Review 11:00
  - A. MRDF – Multi Unit Worker Housing, Burlington *-4-0*
  - B. 165, 173, and 177 Intervale Ave, Burlington *-4-0*
- VII. Annual Meeting - Election of Officers *171-173*  
*177* 11:45
- Working Lunch *↑* 12:00
- VIII. SHPO Report
- IX.. Old Business - continued
  - A.. Advisory Council Newsletter 1:00
- X. Tuttle Building Tour 1:45

*need to  
 ask*

*David George - is yes return 01-10*





**State of Vermont**  
**Advisory Council on Historic Preservation**  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201

**Minutes**  
**April 13, 2007**

**Members Present:** George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Glenn Andres, Architectural Historian  
Susan Hayward, Citizen Member  
Peter Thomas, Archeologist (attended by phone)

**Staff Members:** Nancy Boone, State Architectural Historian  
Giovanna Peebles, State Archeologist  
Scott Dillon, Survey Archeologist  
Suzanne Jamele, SR/NR Specialist  
Diane McInerney, Executive Administrative Assistant

**Guests:** Thomas Huges, Middlebury (Crown Point)  
Mary O'Neil, Burlington CLG Coordinator  
Warren Foster, Dist. 8 Commissioner, Act 250

This meeting was brought to order by George Turner at 9:50 a.m. in the Asa Bloomer Building, Room 266, 88 Merchant Row, Rutland, Vermont.

**III. Process for State Register Designation of Archeological Sites**

Giovanna explained to the Council that there is a need to accelerate the listing of archeological sites on the State Register since formal action of this kind has been delayed. She noted that the Natural Resources Board seems focused on having archeological sites listed on the State Register. Notification of formal listing must be sent to towns and land owners as well as the offer of a public meeting. Giovanna then presented a Power Point outlining several ideas for accelerating listing of archeological sites to the State Register.

Giovanna presented 4 ideas for discussion: Use of "Area" Historic Contexts to list many sites; Listing Archeological Districts; Peter Thomas conducts substantive review at DHP – brings to AC for final approval; List Archeologically Sensitive Areas with no recorded sites. Examples of #1 are the sites along the Lower Winooski Watershed that follow the path of 17 miles of the Circumferential Highway with a mile wide corridor. A matrix for site evaluation filled out with the proper data could fulfill State and National Register criteria. The Council was concerned with the term "area" and its relation to multiple properties. It was agreed that there could be multiple "themes" in a watershed "area" and that the Lower Winooski is just a beginning model since that

historic context already exists and is ready to list. The Council felt that each theme, state wide or within an area, should have its own Multiple Property Documentation Forms. The Council would appreciate these MPDF's to be easily understood and defensible as well as encourage use of state wide contexts to facilitate State and National Register evaluations and listings.

The Intervale area is highly sensitive with many treasures from the archaic period forward, and was presented as an archeological district. Villages and base camps are well preserved. Specific site areas appear sparse on the GIS map, but some sites are as large as 6-10 acres. In the Monument Road area of Swanton, 50% of test pits are sensitive and archeological data coincides with model data. Council members were interested in who might be doing the research work for these listings. The Council was concerned with the lack of capacity to accomplish the necessary work of developing historic context, evaluating the sites, and so forth. It was mentioned that Peter could do the preliminary work with assistance from Scott Dillon and Giovanna Peebles that would then be presented to the Council for final questions and approval. Peter and the Council felt there may be a conflict of interest if Peter is the sole contributor. Since numbers are limited for this volunteer work Peter explained that he had nothing to gain by the listings and that if there was a question about a conflict then he would not vote in the final approval. It was also suggested that several archeologists from the state may want to collaborate with Peter and the Division, perhaps set up a series of colloquia. The Council intends to insure listings are defensible and properly understood by well defined district boundaries. Peter asked about areas with no recorded sites, and the probability of site encounter through density. Scott used the example of Monument Road; the preponderance of it is that sites are very likely to be found even though there is no documentation about the space between recorded sites. When "dots" become "polygons" the empty space between sites is reduced. Scott felt boundaries between sites with obvious high density could be expanded.

#### **IV. Update on Archeology and Act 250**

Scott Dillon shared information from his meeting with the Natural Resources Board. The Board reviewed potential problems with testimony and agreed to create a joint fact sheet for the archeological process to be distributed to state coordinators and planners.

#### **V. State Register Review and Designation**

##### **A. Okemo Mountain Archeological Sites, Ludlow**

The Council received this nomination prior to the meeting. Three archeological sites located in the Jackson Gore have been nominated to the State Register and are eligible for listing under Criteria A and D. Scott noted that sites VT-WN-273 and VT-WN-289 are the first two prehistoric sites found in this area so far. Site VT-WN-271 is a complex occupied in 1786, but abandoned in 1920, and is eligible under Criteria D only. Scott presented his work in a Power Point where GIS maps of the location could be viewed in more detail by Council members. In an e-mail from Alabama prior to the meeting, Peter informed the Council that he had "first hand experience with the Paleoindian sites and concur with the Division staff as to the significance of all three sites." Glenn moved for listing site 273 and 289 to the State Register under Criteria A and D and for the listing of site 271 under Criteria D. Ron seconded, and the approval was unanimous. George asked Scott if the Council should expect to see more of these site nominations in the future. Since this area has been designated a Paleoindian travel corridor from 11,000 years ago, and site 289 is located on a glacial terrace, Scott felt there will most likely be many similar land forms discovered in this area. Listing

these sites on the State Register is a way of preserving them for the future

## **VI. National Register Final Review**

### **A. MPDF – Multi Unit Worker Housing, Burlington**

Council members received this nomination prior to the meeting. This style of multi-unit worker housing is found throughout the city of Burlington, Vermont, although it is concentrated in certain areas historically associated with immigration and proximity to industry on the waterfront and at Winooski Falls. Worker housing of the multi-unit type represents the physical and associative qualities of significance described by Criteria A and C. The units have evolved over time and are organic with their changes in architectural style. Mary O'Neil informed the Council that the Mayor of Burlington, Bob Kiss, and CLG Coordinators have reviewed the nomination, approved it, and signed off. Glenn moved to approved the MPDF nomination and Ron seconded. The vote was unanimous for approval. The Council felt that future MPDF's should describe the baseline architecture from which other styles were built off of for understanding the typology of the area. This MPDF was specific, yet general, and Council members felt that housing patterns were missing from the text. Themes and variations in housing architecture reveal insight into the people who inhabit them, but the Council would also like information disclosing architectural origin.

### **B. 165, 173, and 177 Intervale Ave., Burlington**

#165 Intervale Ave: This Italianate style house with Queen Ann elements was first constructed in 1869 as a single family dwelling with a gabled roof. In 1903 it was remodeled as multi-family unit housing and the roof was changed. The shed roof sloping to the rear from the bracketed cornice of the façade is a local architectural treatment characteristic of the North End in Burlington. Ron motioned to approve the nomination under Criteria A and C and Glenn seconded. The nomination was approved unanimously by the Council.

#171-173 Intervale Ave: This irregularly massed, Queen Ann style, three unit apartment building was constructed in 1888, originally as a two family residence numbered #167. Significant under Criteria A for a long association with multi-family working class housing and the complex connections with the social fabric of the ethnic neighborhood, it is also eligible under Criteria C for its unique interpretation of the Queen Ann style design features. Glenn moved to approve the listing under Criteria A & C and Susan seconded. The Council noted that the social history of the building was well documented and they approved the nomination unanimously.

#177 Intervale Ave: Built in 1898, this single family home was converted in 1939 to multi-unit worker housing in the vernacular Colonial Revival style with a unique stained glass window on the façade. Formerly numbered #169, a one-story grocery store was added to the front of this two-story building. Reflecting multi-ethnic diversity and well preserved representation of the Colonial Revival architectural style, this multi-unit worker housing is eligible under Criteria A and C. Ron moved to approve the nomination under Criteria A and C and Glenn seconded. The Council unanimously approved.

### **I. Schedule Meeting Dates**

Meeting date May 23<sup>rd</sup> in Brandon is firm. June meeting will be arranged by e-mail with the possibility of Windsor as the location. The July meeting date will be determined at the June meeting.

### **II. Minutes**

A change from the meeting date of March 23<sup>rd</sup> to May 23<sup>rd</sup> was made. Glenn moved to approve the minutes with the change and Ron seconded. The minutes were approved 4-0.

### **VII. Annual Meeting – Election of Officers**

George Turner and David Donath were awarded term positions as members of the Advisory Council on Historic Preservation by Governor James Douglas. George was asked if he accepted this position and he answered yes. David was not present at the meeting to answer, but will be informed of the award at the next meeting.

### **VIII. SHPO Report**

Jane Lendway asked Nancy Boone to express her appreciation and delight that the State Historic Sites would be open for the season; grateful that the Legislature approved the site budgets for staff that will be needed for the many educational family events that will occur this summer and fall.

Sue Jamele, Nancy Boone and Jackson Evans presented a history of architectural types of barns and agricultural buildings to the Woodbury Historical Society. In May there will be another meeting and the volunteers will be trained with survey equipment, with the intention to record the barns in Woodbury for potential listing on the State Register.

### **IX. Advisory Council Newsletter**

Nancy presented the Council with a draft of the Advisory Council Newsletter that will be distributed at the Preservation Conference on May 16<sup>th</sup> at College Hall in Montpelier. Council members made minor changes to the language, but agreed on the work presented.

### **X. Tuttle Building Tour**

Council members and staff were given an extensive tour of the Tuttle Building by Elizabeth Kulas. The building was recently renovated and is now providing space for affordable housing, state office facilities, and two businesses.

The meeting was adjourned at 3:25 pm.

177

The Mintzer House at #175-177 Intervale Avenue in the North End of the City of Burlington, Chittenden County, Vermont, is a good example of the a former single family home built c. 1898 that was converted c. 1939 into multi-unit worker housing in the vernacular Colonial Revival style when owned by Bessie Mintzer. The first occupants of the house early numbered #169 Intervale Avenue was the family of a French Canadian immigrant barber, William T. Bessette, who moved to take advantage of the economic opportunities available in the thriving port on Lake Champlain and the Winooski River. William and Bessie Mintzer, Jewish immigrants from Russia, raised their family in the house after 1906 and added a one-story grocery store to the front of the two-story building. Bessie spent many years in the house after her husband died in the Great Depression, creating a rental unit in 1939 after her sons moved the grocery business to other buildings. The Mintzer House is historically significant under Criterion A for its association with the lives of the various working class immigrants and their complex ethnic interactions that created the cultural and economic network of the North End. It is also significant under Criterion C for its well preserved representation of the vernacular Colonial Revival style and its unique stained glass window on the façade. The apartment house is being nominated to the National Register under the "Historic and Architectural Resources of Burlington, Vermont" multi-property documentation form, context on multi-unit worker housing in Burlington, Vermont. It meets the Registration Requirements for the multi-unit worker housing property type.

171-173

The c. 1888 LeFerriere House is a 2-1/2 story, irregularly massed, Queen Anne style, three unit apartment building that was originally built as a two family residence originally numbered #167 Intervale Avenue. The overall ell plan of the original portion of the frame building features two gable wings on the east front set side by side which project forward differing amounts from a rear, gable roofed ell with a brick chimney stack centered on the ridge of the slate roof. Vermont, features a unique interpretation of the Queen Anne style that continues to convey the majority of its architectural integrity despite cosmetic alterations. The multi-unit worker dwelling was originally numbered #167 Intervale Avenue and is located in the North End, historically significant under Criterion A for this long association with multi-family working class housing and the complex connections with the social fabric of the ethnic neighborhood. The LeFerriere House is also important under Criterion C for its special vernacular Queen Anne style design features.

165

The Normand House is a two story, 4 x 3 bay, late Italianate style, 3-unit apartment building with Queen Anne style elements located at the northern end of Intervale Avenue in the North End of Burlington, Chittenden County, Vermont. First constructed in 1869 as a residence for Louis LaValle and his family, the wood frame house had a gable roof and was apparently remodeled c. 1903 as a multi-family unit, with later modifications dating from c. 1940.

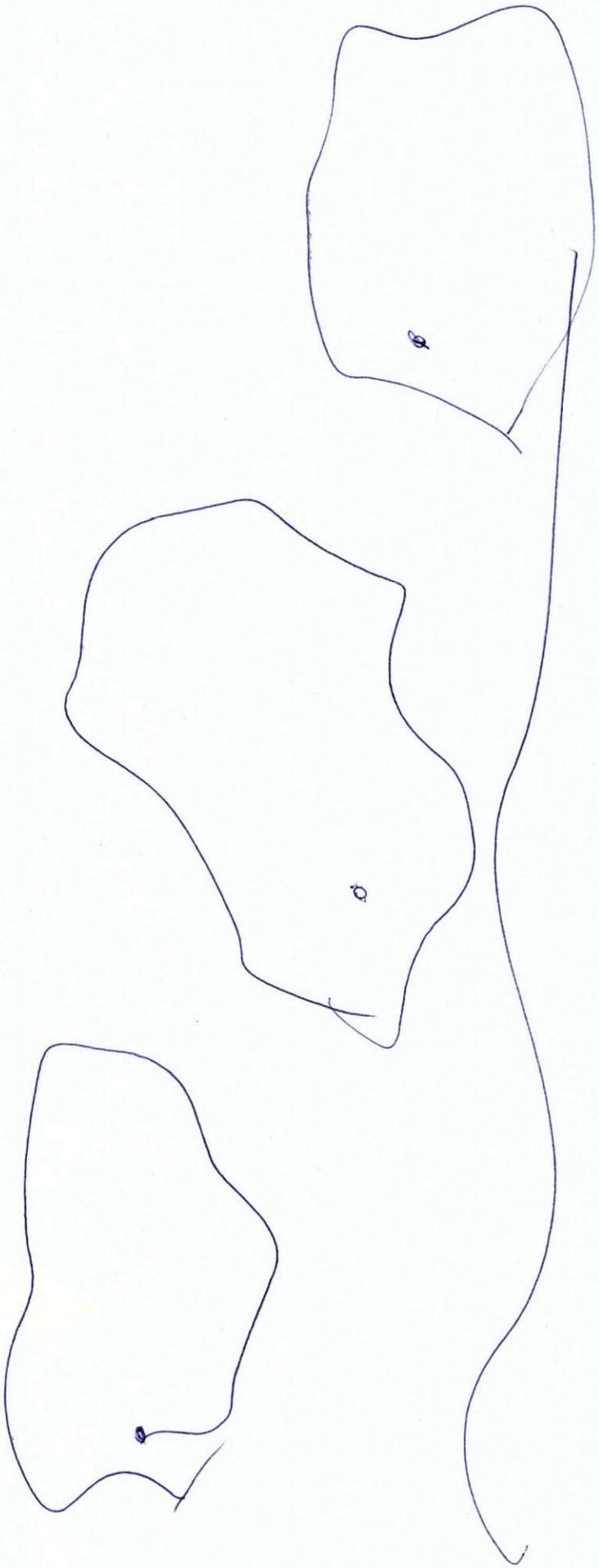
The Normand House at #163-165 Intervale Avenue in the City of Burlington, Chittenden County, Vermont, is a good representative of a single family home built by working class

immigrants that was converted into multiple family housing to accommodate newly arrived citizens moving to Burlington for employment opportunities in the lumber and textile industries of this burgeoning port on Lake Champlain. It is historically significant under Criterion A for this long association with immigrant, multi-family, working class housing, embodying the social fabric of the complex web of interconnection in the closely knit ethnic neighborhood among changing immigrant groups and the dynamic process of settlement and business creation. The Normand House is also significant under Criterion C with its well preserved vernacular Italianate style architectural design features with Queen Anne style elements. The shed roof sloping to the rear from the bracketed cornice of the façade is a local architectural treatment characteristic of the North End of Burlington where the Normand House is located.

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## Listing Archeological Sites on the State Register:

1. Use of "Area" Historic Contexts to list many sites.
2. Listing archeological districts.
3. Peter Thomas conducts substantive review at DHP – brings to AC for final approval.
4. Listing Archeologically Sensitive Areas, with no recorded sites. *list*



**McInerney, Diane**

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**From:** Thomas, Peter [peter.thomas1@dhs.gov]

**Sent:** Tuesday, April 10, 2007 2:41 PM

**To:** McInerney, Diane

**Subject:** Comments for Advisory Council

Diane,

I'm in Alabama and will not be back before the next Advisory Council meeting. If you would convey to the Council members the facts that I have reviewed all of the materials you sent on VT-WN-271, 273 and 289, have a first-hand experience with the two Paleoindian sites, and concur with the Division staff as to the significance of all three sites. Since I won't be there to cast a vote, I figured I'd put in my two cents worth beforehand.

Peter

4/10/2007

and the Vermont Advisory Council on Historic Preservation (Council) with respect to the Act 250 Environmental Board process, designation of resources to the State and National Registers of Historic Places, and other functions with which the Division, the SHPO, and the Council are charged pursuant to the VHPA.

## Rule 2. DEFINITIONS

The Definitions set forth herein apply to the rules of the Division for Historic Preservation, with the exception of Rule 3. Additional explanatory information, citations, and examples may be found in supplemental materials prepared by the Division.

**2.1 "Act 250"** means 10 V.S.A. chapter 151, as amended from time to time.

**2.2 "Adverse effect"** means a change in a historic property's or historic resource's integrity of location, design, setting, materials, workmanship, feeling, and association resulting from: physical destruction, damage or alteration; introduction of incongruous or incompatible effects such as isolation of a historic structure from its historic setting; new property uses; or new visual, audible or atmospheric elements.

**2.3 "Agency" (including "state agency" or "independent agency")** means any agency, board, department, division, commission, committee, branch or authority of the state.

**2.4 "Applicant"** means the property owner, developer of the project, or other person who has applied for an Act 250 permit.

**2.5 "Archeological Guidelines"** means the Guidelines for Conducting Archeological Studies in Vermont, adopted or promulgated by and periodically updated by the SHPO to provide guidance on statewide policies and on appropriate archeological field methodology, documentation, reporting, management of archeological collections, and public education requirements for archeological investigations.

**2.6 "Archeological landmark"** means an archeological site of significance to the scientific study or public representation of the state's historical, prehistorical or aboriginal past designated pursuant to 22 V.S.A. § 763.

**2.7 "Archeological site"** means any aboriginal mound, fort, earthwork, village location, burial ground, historic or prehistoric ruin, mine, cave, or other location which is or may be a source of important archeological data, as set forth at 22 V.S.A. § 701(8).

**2.8 "Area of potential effects"** means the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, should such properties exist. Such area shall include the project area, and may include additional areas outside of the project area. Identification of the area of potential effects shall be determined after consideration of the scale and nature of an undertaking, and may vary with different kinds of effects caused by the same undertaking.

**2.9 "CLG"** means Certified Local Government, a federal program established by the National Historic

Preservation Act (NHPA) that is administered by the Division under Rule 3 of these rules.

**2.10 "Council" or "Advisory Council"** means the Vermont Advisory Council on Historic Preservation as created by the VHPA at 22 V.S.A. § 741.

**2.11 "Cultural Landscape"** means a geographic area associated with a historic event, activity, or person which exhibits other cultural values. There are four general types of cultural landscapes, not mutually exclusive: historic sites; historic designed landscapes; historic vernacular landscapes; and sites of non-western and western world view landscape value, including places of religious or other traditional significance to other ethnic or cultural communities.

**2.12 "Days"** means calendar days. If the final day of an allowed timeframe falls on a Saturday, Sunday, or holiday, the timeframe shall extend to the following business day.

**2.13 "District"** means a group of buildings, sites, structures, objects, and/or landscape features linked together by a common history and development and forming a cohesive and recognizable entity such as, but not limited to, a historic village center, residential neighborhood, adjacent historic farms along a rural valley, the archeological remains of such areas, or a group of related archeological sites in a given geographic area.

**2.14 "Division"** means the Division for Historic Preservation as created by the VHPA at 22 V.S.A. § 721.

**2.15 "Effect"** means an alteration of a characteristic or characteristics of a historic property which characteristics may qualify such property for inclusion in the State or National Register.

**2.16 "Eligible for the State and National Register"** means meeting the criteria for listing, though not officially listed in either Register. See Rules 2.27 and 2.40.

**2.17 "Field inspection"** means visiting a project area to quickly assess the physical landscape for archeological sensitivity, to identify areas that have been significantly disturbed in the past, and to identify potential archeological issues that should be considered during project planning.

**2.18 "Field investigation"** means the study of the traces of human culture at any land or water site by means of surveying, digging, sampling, excavating, removing surface or subsurface objects, or going on a site with that intent, as set forth at 22 V.S.A. § 701(4).

**2.19 "Ground disturbance" or "soil disturbance"** means a natural or man-made alteration of the soil that alters or destroys the integrity of any archeological sites contained in that soil.

**2.20 "Historic preservation"** means the research, protection, restoration, and rehabilitation of buildings, structures, objects, districts, areas, and sites significant in the history, architecture, archeology or culture of this state, its communities, or the nation, as set forth at 22 V.S.A. § 701(5).

**2.21 "Historic property" or "resource"** means any building, structure, object, district, area, or site that is significant in the history, architecture, archeology or culture of this state, its communities, or the nation, as set forth at 22 V.S.A. § 701(6). When used without the term "historic" in these rules, the term "resource" shall mean any building, structure, object, district, area or archeological site which is the subject of evaluation, though not yet identified as significant.

**2.22 "Historic site"** means, for the purposes of Act 250 and as defined in 10 V.S.A § 6001(9), any site, structure, district or archeological landmark which has been officially included in the State Register of Historic Places and/or the National Register of Historic Places, or which is established by testimony of the Council as being historically significant.

**2.23 "Historically Significant"** means a historic property or historic resource that is eligible for the State Register or National Register.

**2.24 "Mitigation"** means one or more measures that would modify an undertaking in order to avoid an adverse or an undue adverse effect on a resource, or otherwise compensate for its damage or loss.

**2.25 "National Historic Preservation Act (NHPA)"** means 16 U.S.C. §§ 470 – 470x-6, as amended from time to time.

**2.26 "National Register"** means the National Register of Historic Places established by the NHPA.

**2.27 "National Register Criteria"** means the criteria set forth at 36 CFR 60.4, used by the Secretary of the Interior and related National Register Bulletins published by the U.S. Department of the Interior, National Park Service to evaluate the qualifications of historic properties for the National Register.

**2.28 "Participation"** means under 22 V.S.A. § 742(a)(8), the performance by the SHPO and Division of certain functions in federal and nonfederal undertakings, as delegated by the Council.

**2.29 "Potential archeological site"** means an area that has a high probability of containing a significant archeological site.

**2.30 "Potentially significant property or resource"** means a property or resource that may meet the criteria for eligibility for the State and National Registers, or that shows a likelihood of containing historic or prehistoric archeological sites based on historic maps, information provided by individuals knowledgeable about the history or prehistory of the area, a predictive model(s) adopted by the Council, or other archival sources. (See Rule 2.21.)

**2.31 "Predictive model"** means an analytical tool developed and used by professional archeologists to identify the archeological sensitivity of a particular property or landscape. A predictive model predicts where archeological sites are likely to be found based on a clustering of needed human resources such as food, water, shelter, and raw materials, and other environmental factors. Predictive models must be approved by the Council.

**2.32 "Project Area"** means, for the purposes of review by the Division and the Council of an Act 250 application, the entire area subject to the application, including portions to be developed and those to be left undisturbed.

**2.33 "Qualified Professional"** means a person who meets the Professional Qualifications Requirements published by the National Park Service at 36 CFR 61, as may be supplemented by the SHPO's policies from time to time. In addition, a Qualified Professional may be a professional who meets the standard for historic preservationist or other discipline, as adopted and published by the Division and/or the National Park Service.

**2.34 "RPC"** means a regional planning commission in Vermont.

**2.35 "Secretary"** means the Secretary of the Vermont Agency of Commerce and Community Development.

**2.36 "Secretary of the Interior's Standards"** means the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68, July 12, 1995 Federal Register (Vol, 60, No. 133), as they may be amended from time to time, and accompanying Guidelines. The Standards for Rehabilitation will apply to work on buildings, except in unusual cases involving reconstruction or museum-quality restoration of buildings when the Standards for Reconstruction or Restoration will apply.

**2.37 "Section 106"** means the section of the NHPA that requires each federal agency, and, by extension, any state agency, municipality or other entity using federal money or applying for a federal permit or license for a particular undertaking, to take into account the effects of its actions on historic properties.

**2.38 "State Historic Preservation Officer" or "SHPO"** means the person appointed under 22 V.S.A. § 723(a), consistent with the requirements of the National Historic Preservation Act, for consultation on federal undertakings.

**2.39 "State Register"** means the State Register of Historic Places, which is the state's official listing of buildings, structures, objects, districts, and sites that are significant in local, state, and/or national history, architecture, archeology, and culture, as authorized by 22 V.S.A. § 723.

**2.40 "State Register criteria"** means the standards the SHPO has adopted pursuant to 22 V.S.A. § 723 (a)(2) for listing a property on the State Register. The adopted State Register criteria are identical to the National Register criteria.

**2.41 "Undertaking"** means any project, activity, or program, including action on approval, authorization, license, and permit applications, that can result in a change in the character or use of an historic property or historic resource.

**2.42 "Undue adverse effect"** on a historic site for Act 250 purposes means an adverse effect that is not appropriately mitigated or reasonably avoided.

**2.43 "Vermont Archeological Inventory (VAI)"** means the written, photographic, and/or digital record of archeological sites that is maintained by the Division as the inventory of the state's archeological sites. Such archeological sites may be minimally or extensively documented, and may not necessarily meet the criteria for listing on the State or National Registers.

**2.44 "Vermont Historic Preservation Act (VHPA)"** means 22 V.S.A. chapter 14, as amended from time to time.

**2.45 "Vermont Historic Sites and Structures Survey (VHSS)"** means the written, photographic, and/or digital record of historic buildings, districts, structures and objects that is compiled in a standardized format and maintained by the Division as an inventory of the state's resources that are significant for their architectural, historic or engineering merit and that appear to meet the criteria for the State and National Registers of Historic Places.

### **Rule 3. REGULATIONS FOR THE VERMONT CERTIFIED LOCAL GOVERNMENT PROGRAM**

# ARCHEOLOGICAL SITE EVALUATION FORM

SITE NUMBER: VT-WN-271 TOWN: Ludlow

PROJECT NAME: Okemo Mt. Resort-Jackson Gore Development DHP ER #: WN99-031

Phase of study completed to make this determination: Phase I [ ] Phase II [ X ] Other [ ]

[ ] Not eligible

[ ] Insufficient Information

## National/State Register of Historic Places Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

[ ] **Criterion A.** Sites that are associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **Criterion B.** Sites that are associated with the lives of persons significant in our past.

[ ] **Criterion C.** Sites that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

[ X ] **Criterion D.** Sites that have yielded, or may be likely to yield, information important in prehistory or history.

[ ] Advisory Council Review: determined to meet criteria. Date: \_\_\_\_\_  
(attach minutes of meeting)

[ ] Listed on State Register Date: \_\_\_\_\_

[ ] Listed on National Register Date: \_\_\_\_\_

### Significance Statement

The Division for Historic Preservation (Division) is requesting the Vermont Advisory Council on Historic Preservation (Council) to list prehistoric site VT-WN-273 on the State Register for Historic Places (Register). The Division believes that VT-WN-273 is eligible for listing under Criterion D. Eligibility under Criterion D is based on the site's ability to yield or have yielded information important in prehistory or history.

VT-WN-271 consists of the Bixby-Lawrence Farmstead site, a historic complex located on either side of an abandoned section of the Green Mt. Turnpike to the north of the Ranta residence in Jackson Gore. The complex is extensive and is the most intact historic period archeological site in the Jackson Gore area. The farmstead was first settled in 1786 and was more or less continuously occupied until 1902. Surface remains of the farmhouse, outbuildings, and lime processing area, along with the largely preserved section of the turnpike are currently visible and were first documented archeologically in 1998 and 1999. In 2003, the University of Vermont Consulting Archaeology Program (UVM CAP) completed a partial Phase II evaluation of the complex in advance of a proposed golf course in southern portion of the site. This work was sufficient to establish a southern extent of the significant site deposits, and UVM CAP recommended that an existing conservation buffer be extended to include the entire significant site area. This request for State Register listing refers to all parts of the site to the north of this line (see attached maps).

VT-WN-271 clearly preserves structural and historic archeological deposits important to the entire sequence of historic settlement in this part of Ludlow. In addition to the farmstead itself, outbuilding remains minimally include barns, a cooperage, a lime kiln and quarry, as well as the remains of a toll house to control access to the Green Mt. Turnpike. Most of these structural and related deposits date to late 18<sup>th</sup> and early portion of the 19<sup>th</sup> centuries, and the high degree of integrity will

allow a similar clarity in the interpretation of the archeological information. The articulation of the residential farmstead complex and toll house with the building and use of the Green Mt. Turnpike is also exceptional because of the intact nature of the abandoned section of the roadway.

**Evaluating Significance:**

**Section 4.4. of the VT SHPO's Guidelines for Conducting Archeology in Vermont:**

**Integrity:** exceptional

**Relevant Historic Context (s):** Early Euroamerican settlement  
Early Agricultural farmsteads  
Transportation  
Industry and Commerce

# ARCHEOLOGICAL SITE EVALUATION FORM

SITE NUMBER: VT-WN-273 TOWN: Ludlow

PROJECT NAME: Okemo Mt. Resort-Jackson Gore Development DHP ER #: WN99-031

Phase of study completed to make this determination: Phase I [ ] Phase II [ X ] Other [ ]

[ ] Not eligible

[ ] Insufficient Information

## National/State Register of Historic Places Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

[ X ] **Criterion A.** Sites that are associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **Criterion B.** Sites that are associated with the lives of persons significant in our past.

[ ] **Criterion C.** Sites that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

[ X ] **Criterion D.** Sites that have yielded, or may be likely to yield, information important in prehistory or history.

[ ] DHP Staff Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

[ ] Advisory Council Review: determined to meet criteria. Date: \_\_\_\_\_  
(attach minutes of meeting)

[ ] Listed on State Register Date: \_\_\_\_\_

[ ] Listed on National Register Date: \_\_\_\_\_

### Significance Statement

The Division for Historic Preservation (Division) is requesting the Vermont Advisory Council on Historic Preservation (Council) to list prehistoric site VT-WN-273 on the State Register for Historic Places (Register). The Division believes that VT-WN-273 is eligible for listing under Criteria A and D. Eligibility under Criterion A is predicated on a site's association with events that have made a significant contribution to the broad patterns of our history while eligibility under Criterion D is based on the site's ability to yield or have yielded information important in prehistory.

VT-WN-273 is one of two prehistoric sites (see also VT-WN-289) found during archeological investigations for the Jackson Gore development at Okemo Mt. Resort. Both sites date to the Paleoindian cultural period and based on the characteristics of a fluted projectile point found at VT-WN-289, and on the presence of distinct red chert which link the two areas, both sites appear to be the result of occupations from the early portion of the period, ca. 9000-8000 B. C., or 10,000 to 11,000 years ago. VT-WN-273 is located on a narrow ice contact terrace to the north and approximately 70 ft. higher than the broader ice-contact terrace containing VT-WN-289. Like the latter site area, VT-WN-273 is situated at a location with a commanding view to the east and of the Branch Brook and Black River valleys below. The site was found to be eligible for the State and National Registers of Historic Places based on a Phase II site evaluation study completed by the University of Vermont Consulting Archaeology Program in 1999 and is protected under Land Use Permit #2S0351 and by special conditions of a U.S. Army Corps of Engineers permit issued for the Jackson Gore development. The current request is to complete the formal State Register listing procedure for the protected areas depicted on the attached maps.

VT-WN-273 is eligible under Criterion D since it has and will continue to yield information important in prehistory. The site contains stone tools and stone tool byproducts in a patterned distribution that can provide important information on range of

prehistoric activity including hunting, food processing, tool manufacture, and trade. The site has a high degree of integrity and despite the relatively limited sample recovered to date, the cultural material and deposits currently documented at VT-WN-273 conform to data requirements 1-3, 5, and 8 in the matrix used for evaluating site significance in VTSHPO Guidelines for Conducting Archeology in Vermont (July 2002 and below). These data requirements are highlighted below and show that VT-WN-273 contains archeological information which can address eight of the ten research topics identified as priorities in Vermont's archeological guidelines.

Like VT-WN-289, VT-WN-273 is also eligible for listing under Criterion A. Taken together, these two sites constitute the entire known sample of Paleoindian sites professionally documented on the east side of the Green Mountains in Vermont. The archeological information preserved in these sites represents a significant contribution to our understanding of the early settlement of Vermont, a time period that is not yet well documented and crucial to discerning the broad pattern of prehistoric settlement in the Northeast.

**Evaluating Significance**

**Section 4. 4.1. of the VT SHPO's Guidelines for Conducting Archeology in Vermont:**

RESEARCH TOPICS	DATA REQUIREMENTS (see details below)							
	1	2	3	4	5	6	7	8
Adaptation	X	X	X	-	-	-	-	-
Chronology	X	X	X	-	-	-	-	-
Technology	X	X	-	-	-	-	-	-
Exchange/trade	X	X	-	-	X	-	-	-
Settlement system	X	X	X	X	X	-	-	-
Subsistence system	X	X	X	X	-	-	-	-
Socio-political organization	X	X	X	X	-	-	-	-
Human biology	X	X	X	-	-	X	-	-
Belief system	X	X	X	-	-	-	X	-
Environmental change	-	X	-	-	-	-	-	X

Data requirements for a site to address the respective research topics. Highlighted categories represent data present at VT-WN-289:

1. Site contains items, deposits, and/or surfaces that can provide inferences about relevant past activities.
2. Site contains items or deposits that can identify the site's time period
3. Site possesses spatial relationships among items, deposits and/or surfaces which can be reconstructed.
4. Site contains deposits with floral, pollen, faunal or other botanical and zoological data.
5. Site contains items whose potential source area(s) can be identified.

April 9, 2007

6. Site contains the remains of at least one inhumation sufficiently preserved to permit analysis of diet, health, pathologies, or demographic data; or contains evidence of at least one cremation.
7. Site contains non-utilitarian items or deposits that can provide inferences about past beliefs.
8. **Site contains natural or cultural deposits or surfaces with data pertinent to paleo-environmental reconstruction (including past vegetation, fauna, landscape, water sources, or climate) of the locale or larger region**

# ARCHEOLOGICAL SITE EVALUATION FORM

SITE NUMBER: VT-WN-289 TOWN: Ludlow

PROJECT NAME: Okemo Mt. Resort-Jackson Gore Development DHP ER #: WN99-031

Phase of study completed to make this determination: Phase I [ ] Phase II [ X ] Other [ ]

[ ] Not eligible

[ ] Insufficient Information

## National/State Register of Historic Places Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

[ X ] **Criterion A.** Sites that are associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **Criterion B.** Sites that are associated with the lives of persons significant in our past.

[ ] **Criterion C.** Sites that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

[ X ] **Criterion D.** Sites that have yielded, or may be likely to yield, information important in prehistory or history.

[ ] **Advisory Council Review: determined to meet criteria.** Date: \_\_\_\_\_  
(attach minutes of meeting)

[ ] **Listed on State Register** Date: \_\_\_\_\_

[ ] **Listed on National Register** Date: \_\_\_\_\_

### Significance Statement

The Division for Historic Preservation (Division) is requesting the Vermont Advisory Council on Historic Preservation (Council) to list prehistoric site VT-WN-289 on the State Register for Historic Places (Register). The Division believes that VT-WN-289 is eligible for listing under Criteria A and D. Eligibility under Criterion A is predicated on a site's association with events that have made a significant contribution to the broad patterns of our history while eligibility under Criterion D is based on the site's ability to yield or have yielded information important in prehistory.

VT-WN-289 is one of two prehistoric sites (see also VT-WN-273) found during archeological investigations for the Jackson Gore development at Okemo Mt. Resort. Both sites date to the Paleoindian cultural period and based on the characteristics of a fluted projectile point found at VT-WN-289, and on the presence of distinct red chert which link the two areas, both sites appear to be the result of occupations from the early portion of the period, ca. 9000-8000 B. C., or 10,000 to 11,000 years ago. The significant part of VT-WN-289 consists of two discrete loci, or activity areas, located on a glacial ice-contact terrace southwest of Branch Brook, a major tributary of the Black River. Both loci were found to be eligible for the State and National Registers of Historic Places based on a Phase II site evaluation study completed by the University of Vermont Consulting Archaeology Program in 1999 and are protected under Land Use Permit #2S0351 and by special conditions of a U.S. Army Corps of Engineers permit issued for the Jackson Gore development. The current request is to complete the formal State Register listing procedure for the protected areas depicted on the attached maps.

VT-WN-289 is eligible under Criterion D since it has and will continue to yield information important in prehistory. The site contains stone tools and stone tool byproducts in a patterned distribution that can provide important information on range of prehistoric activity including hunting, food processing, tool manufacture, and trade. In addition, the presence of the remnant of fire hearth or cooking pits and recovery of burned animal bone suggests the site contains important and rare information about

subsistence practices active during the earliest part of the prehistoric record in Vermont. The site has a high degree of integrity and despite the relatively limited sample recovered to date, the cultural material and deposits currently documented at VT-WN-289 conform to data requirements 1-5 and 8 in the matrix used for evaluating site significance in VTSHPO Guidelines for Conducting Archeology in Vermont (July 2002 and below). These data requirements are highlighted below and show that VT-WN-289 contains archeological information which can address eight of the ten research topics identified as priorities in Vermont's archeological guidelines.

Like VT-WN-273, VT-WN-289 is also eligible for listing under Criterion A. Taken together, these two sites constitute the entire known sample of Paleoindian sites professionally documented on the east side of the Green Mountains. The archeological information preserved in these sites represents a significant contribution to our understanding of the early settlement of Vermont, a time period that is not yet well documented and crucial to discerning the broad pattern of prehistoric settlement in the Northeast.

**Evaluating Significance**

**Section 4. 4.1. of the VT SHPO's Guidelines for Conducting Archeology in Vermont:**

RESEARCH TOPICS	DATA REQUIREMENTS (see details below)							
	1	2	3	4	5	6	7	8
Adaptation	X	X	X	-	-	-	-	-
Chronology	X	X	X	-	-	-	-	-
Technology	X	X	-	-	-	-	-	-
Exchange/trade	X	X	-	-	X	-	-	-
Settlement system	X	X	X	X	X	-	-	-
Subsistence system	X	X	X	X	-	-	-	-
Socio-political organization	X	X	X	X	-	-	-	-
Human biology	X	X	X	-	-	X	-	-
Belief system	X	X	X	-	-	-	X	-
Environmental change	-	X	-	-	-	-	-	X

Data requirements for a site to address the respective research topics. Highlighted categories represent data present at VT-WN-289:

1. Site contains items, deposits, and/or surfaces that can provide inferences about relevant past activities.
2. Site contains items or deposits that can identify the site's time period.
3. Site possesses spatial relationships among items, deposits and/or surfaces which can be reconstructed.
4. Site contains deposits with floral, pollen, faunal or other botanical and zoological data.
5. Site contains items whose potential source area(s) can be identified.

6. Site contains the remains of at least one inhumation sufficiently preserved to permit analysis of diet, health, pathologies, or demographic data; or contains evidence of at least one cremation.
7. Site contains non-utilitarian items or deposits that can provide inferences about past beliefs.
8. **Site contains natural or cultural deposits or surfaces with data pertinent to paleo-environmental reconstruction (including past vegetation, fauna, landscape, water sources, or climate) of the locale or larger region**

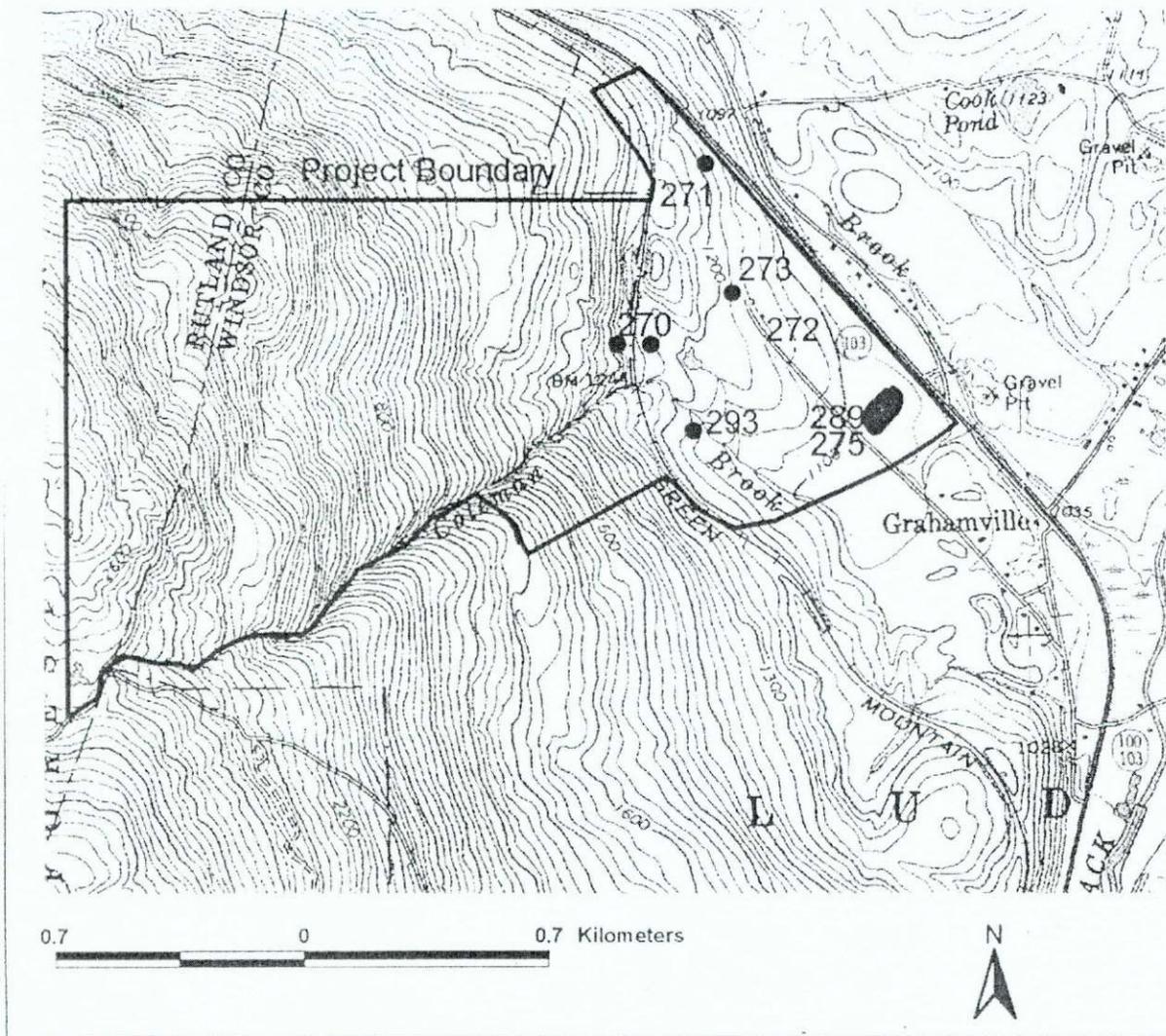


Figure 2. Archaeological sites investigated by UVM CAP in the Jackson Gore development area.

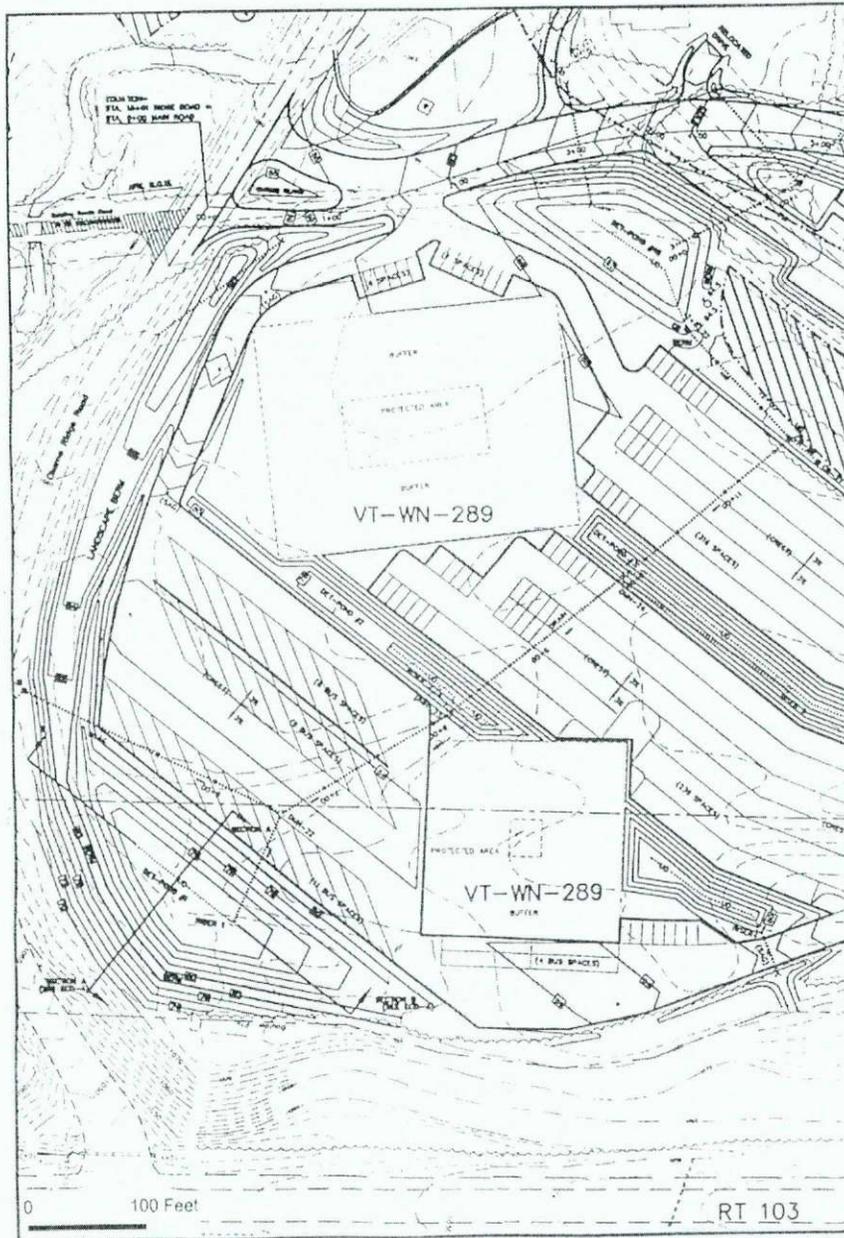
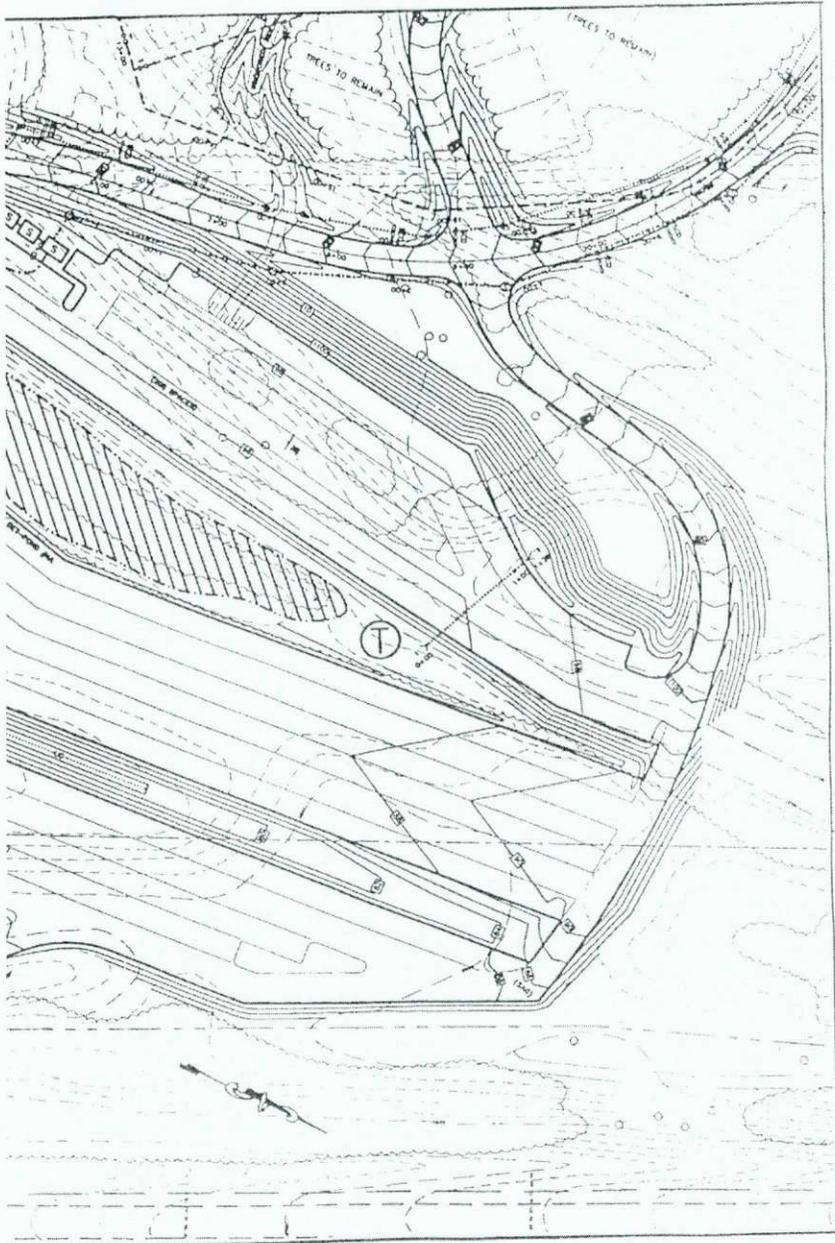


Figure 45. Locus 1 and Locus 2, VT-V



VN-289 site and buffer perimeters.

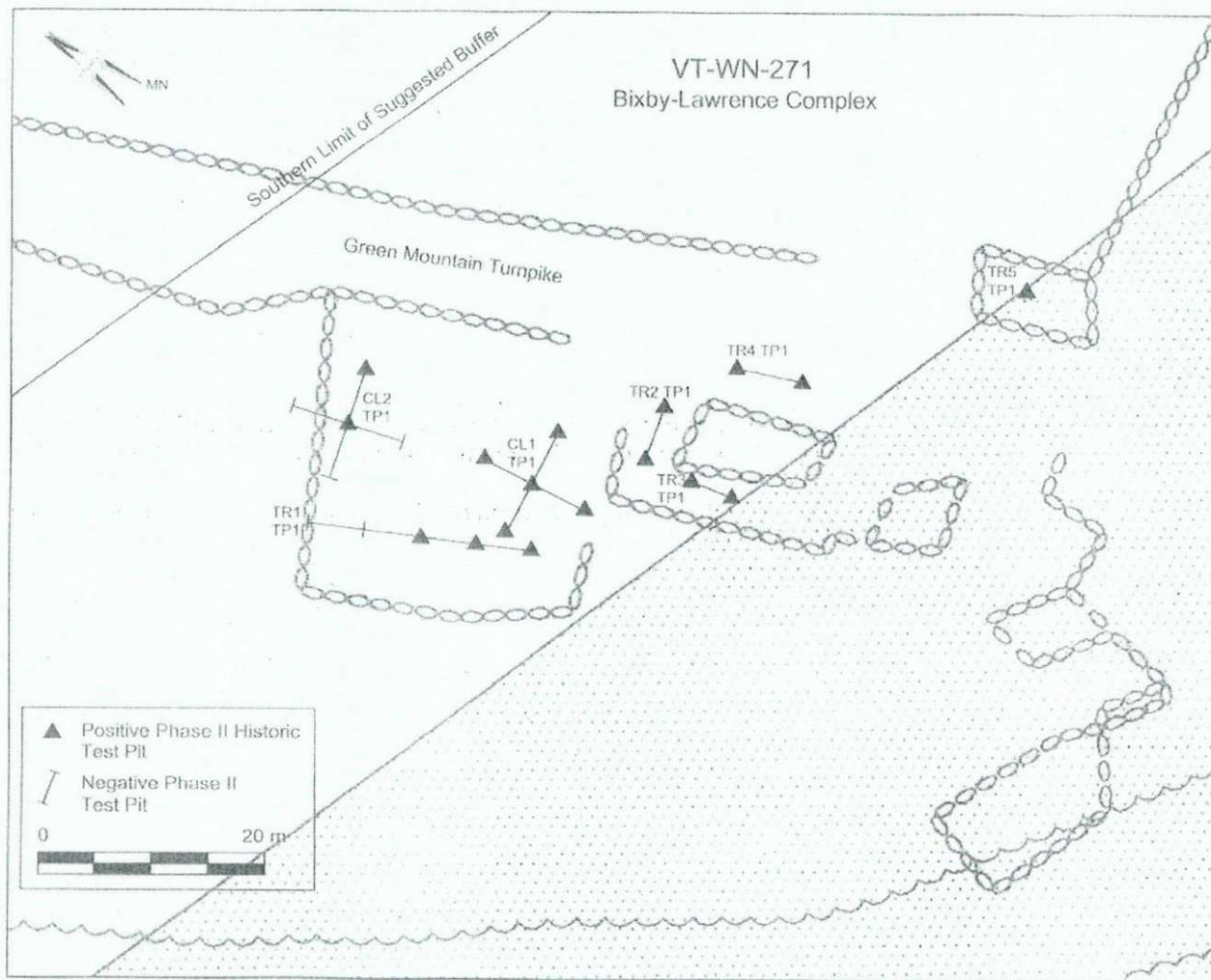


Figure 3. Map showing the location of the Archaeological Phase II Site Evaluation Work in a Portion of the Bixby-Levi Lawrence Farmstead, VT-WN-271, in the Jackson Gore Project Area, Okemo Mountain Resort, Ludlow, Windsor County, Vermont.

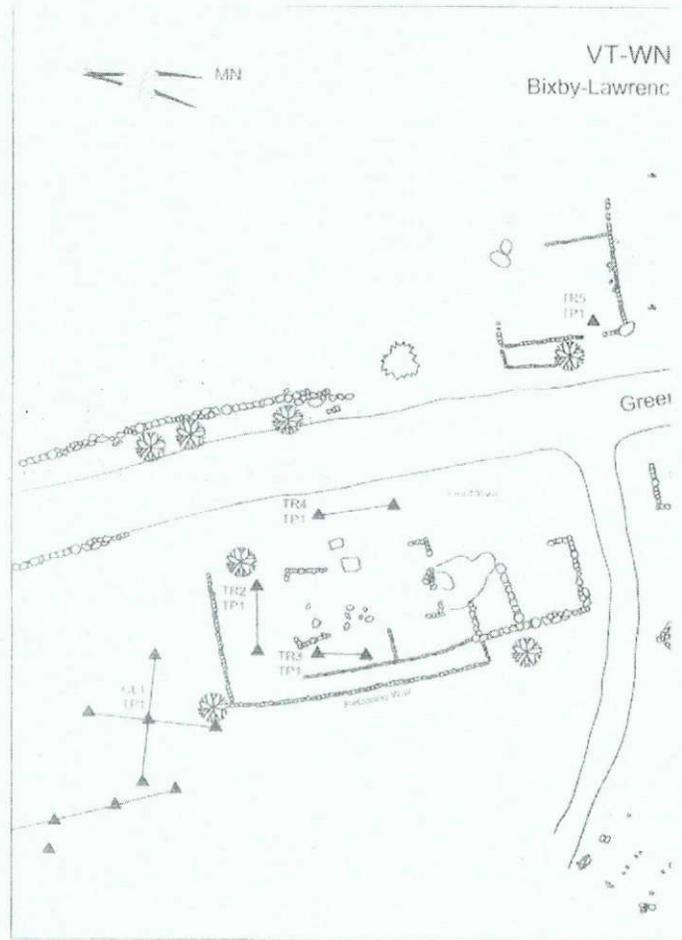
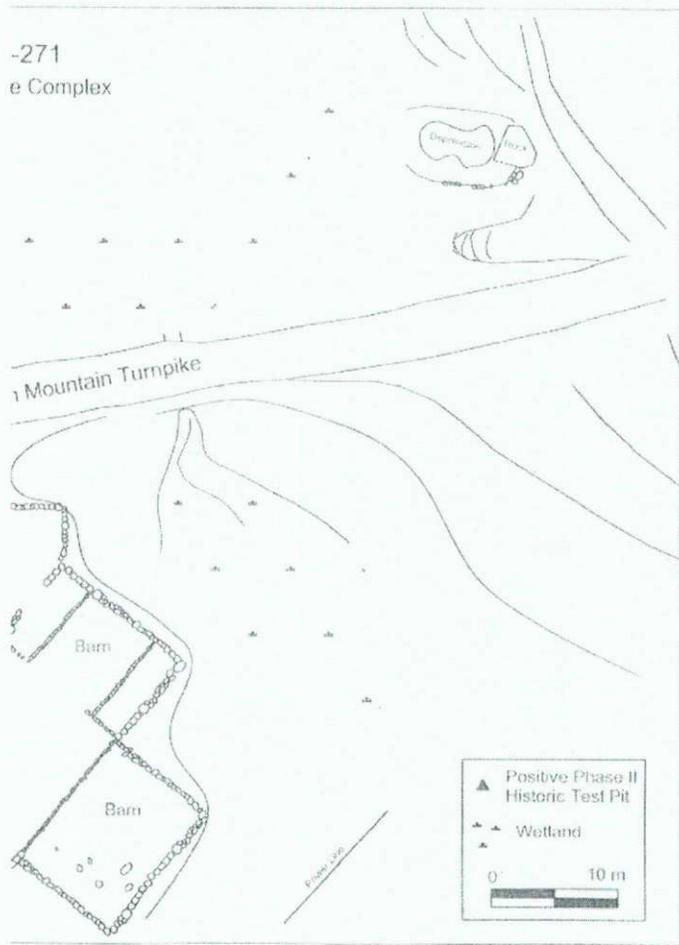


Figure 4. Field sketch map showing the location of hi  
in a Portion of the Bixby-Levi Lawrence Farmstead, V  
Okemo Mountain Resort, Ludlow, Windsor County, V



Historic remains and Phase II Site Evaluation Work  
 T-WN-271, in the Jackson Gore Project Area,  
 Vermont.

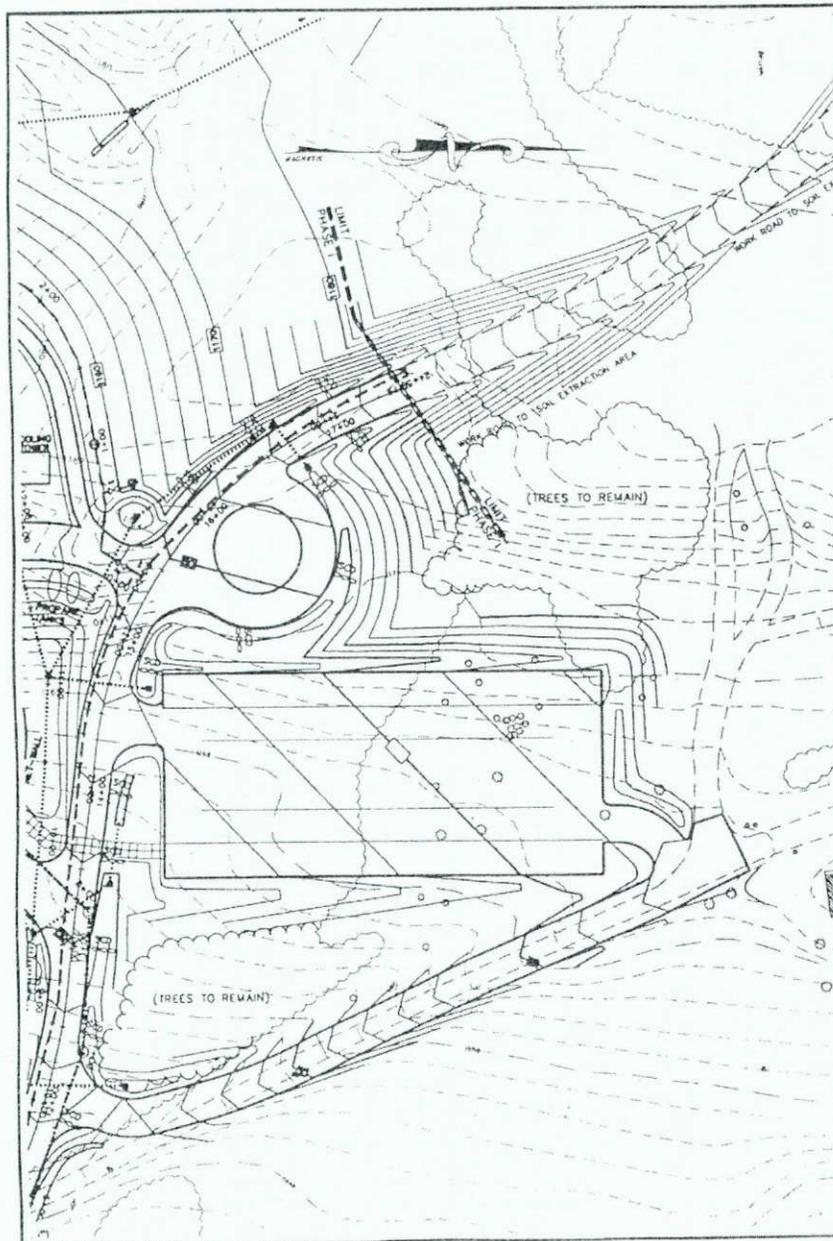


Figure 44. VT-WN-273 s



177 Intervale Avenue

Grocery store wip added and then removed  
in early 20th century. Also reflects  
multi-ethnic diversity in area over  
time. Colonial Revival architectural  
elements.

Ran non-retail w/ A+C.

Owner succeeded

Unanimous.



State of Vermont  
Advisory Council on Historic Preservation  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201

**NOTICE**  
**May 23, 2007 Advisory Council Meeting**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Wednesday, May 23, 2007 at the Congregational Church, Fellowship Hall, 3 Carver St., Brandon, Vermont.

- |  |       |
|--|-------|
| I. Schedule Meeting Dates  | 9:30  |
| II. Minutes – April 13, 2007   | 9:40  |
| III. National Register Final Review  | 9:45  |
| A. Foundry Bridge, Tunbridge   |       |
| B. “Crown Point Road, 1759-1797” – Multiple Property Documentation Form                        |       |
| C. Crown Point Road – Socialborough South Line to Otter Creek Crossing Road Segment, Clarendon |       |
| D. Crown Point Road: Stevens Site South Road Segment, Proctor                                  |       |
| IV. Review of 2006 AOT Annual Report   | 11:00 |
| V. New Business  |       |
| A. Report from Brandon CLG <i>there was no report</i>  | 11:30 |
| Working Lunch  | 12:30 |
| VI. SHPO Report  | 1:30  |
| VII. State Register Review and Designation   | 1:45  |
| A. VT-CH-1002, Prehistoric Archeological Site, Colchester                                      |       |
| VIII. Old Business   | 2:15  |

**Minutes**  
**May 23, 2007**

- Members Present:** Beth Boepple, Chairman  
George Turner, Vice Chair (left at 3:10)  
Ron Kilburn, Citizen Member  
Glenn Andres, Architectural Historian  
Susan Hayward, Citizen Member  
David Donath, Historian
- Members Absent:** Peter Thomas
- Staff Members:** Nancy Boone, State Architectural Historian  
Scott Dillon, Survey Archeologist  
Jane Lendway, SHPO  
Diane McInerney, Executive Administrative Assistant
- Guests:** Bart Frisbee, Colchester

This meeting was brought to order by Beth Boepple at 9:50 a.m. in the Fellowship Hall, 3 Carver St., Brandon, Vermont.

**I. Scheduled Meeting Times**

The June meeting will be held on Wednesday the 27<sup>th</sup> at Chimney Point. The July meeting is scheduled for Friday the 27<sup>th</sup> and may be in Swanton or Brattleboro. The September meeting is scheduled for Thursday the 20<sup>th</sup> but this date is tentative.

**II. Approval of Minutes - April 13, 2007**

Two grammatical corrections were made to the minutes. Glenn moved to approve the minutes of the April, 13, 2007 meeting and Ron seconded. The Council unanimously approved the minutes with corrections.

Nancy noted that the Advisory Council Annual Report was not distributed at the Preservation Trust Conference because it was not complete.

**III. National Register Final Review**

The Council received copies of all National Register nominations prior to the meeting.

#### **A. Foundry Bridge, Tunbridge**

Council members agreed that this rare wrought iron bridge was an excellent nomination. David moved to approve the bridge being listed under Criteria A & C and George seconded. The Council unanimously approved of the Foundry Bridge being listed on the National Register.

This nomination led to further discussion about bridges in the Swanton area and Ron shared information from a project he is currently working on, moving the toll house from the Missisquoi Bay Bridge, where he did not feel that terms of the Memorandum of Agreement (MOA) had been followed. Ron was concerned with VTrans' ability to fully anticipate and fund needed work on buildings that are slated for preservation in highway projects. The toll house in question was not funded for needed foundation or interior work. With no security, there is a chance the toll house will be vandalized before it is moved. Another project VTrans said would be funded, the West Milton truss bridge reconstruction, was not funded this session. Ron questioned if it was appropriate for the Council to approach VTrans about these discrepancies. Nancy felt that weak MOA's are a valid point and need to be followed up with enforcement. She suggested that the Council express their concerns as part of their review of the VTrans Annual Report. (See IV below.)

#### **B. "Crown Point Road, 1759-1797" – MPDF**

This Multiple Property Documentation form has been a long term project that VTrans has worked on, compiling extensive research, and meets the Register standards and requirements for listing. David felt that, though the research was extensive, it was lacking 1760 journal information from Lt. Jacob Bayley who was directly involved with building the road. According to David there were graphic descriptions of mutiny, corporal punishment and unhappy militia workers in this journal along with information about numerous burials along the side of the road that are not mentioned in the MPDF. He suggested that burials be added to the MPDF as a property type at a later date. David moved to approve the nomination of the MPDF under criteria A, B,C & D and Glenn seconded. The Council unanimously approved of the "Crown Point Road,1759-1797" MPDF listing to the National Register.

#### **C. Crown Point Road – Socialborough South Line to Otter Creek Crossing Road Segment, Clarendon**

Documentation indicates that this section of the road was in use until 1771. Construction of a new alignment east of Otter Creek during the Revolutionary War relegated this road segment to a secondary road. The road was only used for 3 years and then plowed. Members noted that any artifacts related to the use of the road would have been in the plow zone. Concerns were raised about whether a site should be listed when there is no surface evidence and no subsurface archeological investigation has been conducted to verify the existence of the resource. It was suggested that the nomination be sent to the National Park Service to see if they feel primary research is enough to base this listing on. Members decided to table this discussion until Scott arrived.

#### **D. Crown Point Road – Stevens Site South Road Segment,Proctor**

The Council felt that this nomination is a significant linear resource. Glen moved to nominate the

Stevens Site and David seconded. Members decided to table further discussion until Scott's arrival.

#### **IV. Review of 2006 AOT Annual Report**

The programmatic agreement that was signed with AOT in 2000 requires them to send an Annual Report to the Division for Historic Preservation. The Council had received copies prior to the meeting. The Division will be holding the Annual Review meeting with AOT on May 30<sup>th</sup> and will include in the discussion any concerns that the Council has. Nancy reported that the Division has been pleased with the work AOT has conducted, catching potential adverse effects early on and reconstructing project plans to avoid them. Their funding for work on important historic railroad buildings in Vergennes and Waterbury is especially commendable.

One of the issues that will be discussed at the Annual Meeting is intentional burial of archeological sites which the Division for Historic Preservation does not agree with as a blanket policy, or Standard Mitigation Measure. The Division believes it should be considered only on a case by case basis. The Division will also ask about contracting procedures that would allow for archeological consultants who contracted for Phase I & II of a project to continue on Phase III since they are already familiar with the findings of the earlier phases. In addition, projects are delayed when Phase III contracting has to wait until reports are done from Phases I and II if a separate Phase III contract is to be bid.

The Division agreed to discuss the concerns raised by Ron (see III A above) about ensuring adequacy of and compliance with MOA stipulations.

#### **VI. SHPO Report**

Jane said that the Legislature passed language for VTrans to give priority consideration for work in Designated Downtowns.

There will be a public meeting in Crown Point concerning the Champlain Bridge rehabilitation and the proposed alternatives for this work. This bridge is a necessity for New Yorkers who are working in Vermont. The Quadracentennial Commission endorses having a memorandum of intent between New York and Vermont for the bridge's rehabilitation signed by 2009. Elsa Gilbertson and Tom Hughes at the Crown Point, NY, State Site are planning a 2009 Festival of Nations event when the bridge will be closed down part of a day so people can walk between the two states.

#### **V. New Business**

##### **A. Report from Brandon CLG**

The Brandon CLG did not attend this meeting.

##### **B. Other**

George asked about the status of the VELCO project, and if VELCO had violated the construction

limits of their permit. Jane suggested that the Council call the Public Service Board for information or contact Eric Gilbertson for information on the Division's review of the project.

Ron began a discussion about the concerns for state owned buildings that are being "demolished by neglect." He cited 3 buildings at the Swanton Fish Hatchery that have not been maintained for the past 9 years. Fish & Wildlife owns them. Jane said that Fish & Wildlife has suffered from a drop in fees and needs more revenue to be able to do maintenance work on the buildings and Fish and Wildlife may have the same problem. Ron proposed that the buildings be deeded to a non-profit organization who would take care of them if lack of funding was the issue. Nancy noted that the state is working on a model program to lease state buildings to people who would restore and use them. Jane noted that the Quad Commission wants to compile a list of priority projects in the Champlain Basin in case funding becomes available.

**VII. State Register Review and Designation**  
**A. VT-CH-1002, Prehistoric Archeological Site, Colchester**

Bart Frisbee, owner of the property, was in attendance for this review. He is applying for an Act 250 permit to develop housing on the site and described the project to the Council with a topographic map and site plan. He objects to the Division's recommendation to list the site on the State Register.

Scott Dillon, Survey Archeologist, said that although small amounts of cultural material were found in sites VT-CH-1000 and VT-CH-1001, there was considerably more found in VT-CH-1002 which focuses on activity in the area. At this point confusion arose about the information submitted by Mr. Frisbee's archeological consultant, U Maine- Farmington. There had been two different versions of the end-of-field letter report submitted to the Council, one, an earlier draft version that concluded that the area was not eligible for the State Register, and, one, the final version saying that it was eligible and calling for Phase III mitigation. The latter was submitted in hard copy to the Division and received and date stamped. When Scott requested an electronic version of the report to e-mail to Council members in preparation for the meeting, U Maine-Farmington sent him an earlier draft version. Scott did not read it before e-mailing it to the Council and so did not realize that it was different from the official end-of-field letter. The e-mailed version directly contradicted the end-of-field letter. Beth said that the report that had been date stamped by the Division should be the official report used. Mr. Frisbee felt that he was being asked to respond to confusion and that the first report that found no significance should be respected although not officially date stamped. He questioned whether the Division had influenced his consultant to change their final recommendation. Scott noted that he had discussed the findings in general with the consultant, a typical practice, but was unaware of the draft end-of-field letter's preliminary conclusion.

Scott summarized the significance of the site, as outlined in the State Register Evaluation Form (copy attached to record copy of minutes). Beth explained that a decision needed to be made by the Council. She asked Mr. Frisbee how the Council's decision would impact his project if they

listed the site on the State Register, which would support the Division's recommendation that a Phase III study be done on the area that would be disturbed. The Council discussed alternatives to the project with Mr. Frisbee such as shifting the parking area or moving buildings. He said that the building site has many physical constraints because of its close proximity to wetlands and that it is not economically feasible to abandon the portion of the project area with the proposed archeological site. Scott felt that the site is significant enough to merit mitigation through a Phase III study. Some Council members expressed dismay over the confusion caused by the two versions of the report.

Beth asked that the Council make their decision. To get a motion on the table, Glenn moved to approve the nomination of VT-CH-1002 to the State Register under Criteria D and Beth seconded. Beth called for the vote. The nomination was rejected by a 2-4 Council vote. Voting in favor were Council members Turner and Boepple. Voting against were Council members Donath, Hayward, Kilburn, and Andres. The site was not listed on the State Register.

The Council expressed their respect for Scott's knowledge concerning the significance of this archeological site, and that because of U Maine-Farmington's negligence, significant archeology has been sacrificed to support appropriate protocol.

#### **C. Crown Point Road – Socialborough South Line to Otter Creek Crossing Road Segment, Clarendon, Continued**

Scott felt that, although there is a low density of materials present, the close proximity to Otter Creek suggests camping and further investigation would most likely reveal artifacts. Scott also felt that other sites, like one at Shoreham, were more significant and could have been used for this nomination. Glen also felt that this was a poor choice for nomination and that the Council should only send convincing sites to the National Park Service for review and listing. Nancy suggested that the Council send the nomination and state clearly their request for feedback since this is unusual and uncharted territory for the Council. Beth called for the vote. The Council recommended sending the nomination to the Park Service for listing by a 4-1 vote with the caveat that it be noted that the Council is looking for feedback and guidance from the Park Service. Council members voting in favor were Donath, Boepple, Hayward, and Kilburn. The Council member voting against was Andres. George Turner left the meeting before the vote.

#### **D. Crown Point Road – Stevens Site South Road Segment, Proctor, Continued**

Glen asked if evidence was required if the predictive model was used in this case. The Council felt that this is a known site with significant features. Beth called for the vote and the Council unanimously approved of the Stevens Site nomination.

### **IV. New Business**

#### **B. Other**

Beth suggested that Velco's visual impact on Salisbury be on the agenda for the June meeting.

Budget information will be reviewed at this time and Jane suggested that Kevin Dorn attend the meeting and talk about funding archeological work required for act 250 permits.

The meeting was adjourned at 3:36 pm.



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

MINUTES

June 10, 2002

Members Present: Peter Mallary, Chair, Citizen Member  
Glenn Andres, Vice-Chair, Architectural Historian  
David Donath, Historian  
Elizabeth Boepple, Citizen Member  
George Turner, Architect  
James Petersen, Archeologist

Staff Present: Emily Wadhams, State Historic Preservation Officer  
Nancy Boone, State Architectural Historian  
Shari Duncan, Administrative Assistant

Visitors: Sharon Yorke, Bennington Historic Preservation Commission  
Mike McDonough, Better Bennington Corporation  
Jane Nicholls, Park-McCullough House Association  
P.J. Van Houten, Southern Vermont College

The meeting came to order at 10:10 at the Park-McCullough House in North Bennington.

**I. Schedule** - Meetings are scheduled for July 16 in Barre, August 9 with the location to be decided at the July meeting, September 12 at Chimney Point in Addison, and October 17 in Bradford.

**II. Minutes** - Glenn moved to accept the minutes, Jim seconded. The following changes were made: Jim was not absent from the meeting. Page 4 under c, change to George expressed that he would like to see the needs of the building and note that the current design had functional problems such as circulation on the ground floor to the media center. Remove "bad solution" and add, "reconsider other program options." The vote was unanimous.

OVER

violations and enabled residential space. The Downtown Fund awarded \$225,000 to Bennington in the past year for 6 buildings, leveraging another \$262,000 in private investment.

A program was developed in Bennington to get folks interested in preservation. Many projects came forward that might not have without the program. Some have been funded and others are waiting for funding, but at the very least, the level of interest in preservation in Bennington has grown. From his experience on the Board, Mike states that projects outnumber the funding available. He thanked the Council for coming to Bennington.

Beth asked how many designated downtowns are there? Mike says it just changed to 14 with the Town of Poultney coming on board. The village center component has expanded the project availability. There are examples of projects that have come to the Board and not been funded, but have continued anyway. Emily said some communities are inspired by the program even if they don't get funded and gave the example of the Brooks House in Brattleboro. Emily stated that Mike has done an excellent job on the Downtown Board and is an active and thoughtful participant.

### III. Old Business

A. Archeological Priorities and Revised Guidelines (Chapter 4) – The Council was given a copy of the revised guidelines at the May AC meeting. Emily stated that much work had been put into the revisions and the Division is looking for comments. She noted that one of the objectives with the revisions was to streamline the process. Peter asked if the guidelines required final approval from the Council. Emily stated that she was looking for any concerns the Council may have. Nancy explained that the Council could approve the guidelines with conditions. Emily noted that it is the role of the Council to determine significance; therefore, it is appropriate for the Council to be involved. Jim added that the guidelines are moving in the right direction and he felt confident, as does the Division, that they are well thought out and ready to put into use. He noted that the guidelines will become available on June 14 and on June 26 there is a workshop for consultants. Beth made a motion to accept the May 15<sup>th</sup> draft of the guidelines and approve it in substance, subject to concurrence from Jim Petersen on any technical revisions. Jim said he is confident that this is a huge step in the right direction. Jim seconded the motion and the vote was unanimous.

### V. Archeology Report – as written and read by Jim Petersen

Following up on my last report on May 23, there is good news to report this month on several fronts. First, the Winooski project mentioned last month as threatening an important ancient, stratified site along the Winooski River will be likely redesigned to avoid site disturbance. The storm water system that was to impact this prehistoric site will be redesigned given the likely alternative, that is, the project would have required an expensive archeological Phase III data recovery effort.



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

MINUTES

July 19, 2001

Members Present: Peter Mallary, Chair  
Ann Lawless, Citizen Member  
Beth Boepple, Citizen Member  
David Donath, Historian  
George Turner, Architect  
James Petersen, Archeologist

Members Absent: Glenn Andres, Vice Chair

Staff Present: Emily Wadhams, SHPO  
Nancy Boone, State Architectural Historian  
Shari Duncan, Administrative Assistant  
Giovanna Peebles, State Archeologist  
Scott Dillon, Survey Archeologist  
Sue Jamele, NR/SR Specialist  
Chris Cochran, Tax Credit Specialist

Visitors: Richard Ewald  
Ellen Howard

The meeting was called to order by the Chair in the Bellows Falls Town Hall.

**I. Schedule**

Meetings are scheduled for August 21 in Montpelier, September 21 in Burlington and October 29. Locations are subject to change.

OVER

## **II. Minutes**

George moved to accept the June 11, 2001 minutes as is. Jim seconded the motion. The vote was unanimous.

## **III. CLG Welcome**

Richard Ewald and Ellen Howard were present from the Bellows Falls CLG. They had handouts and photos to depict what Bellows Falls is in the process of doing. There was discussion about upcoming projects and concerns in Bellows Falls.

## **IV. New Business**

A. Reallocation of FY2000 CLG Funds – Chris Cochran asked the Council to reallocate CLG funds to provide training that is tentatively set for September 7, 2001. Jim made a motion to reallocate the money. Ann seconded the motion. The vote was unanimous.

## **V. SHPO Report**

- Two RFQ's were received by the Division for the survey planning project. The Division is in hopes to start the project in the fall of this year.
- The Historic Preservation Fund in Washington has been cut to levels below last years money. Currently in the House is 42 million which is more than half of last years dollar amount.
- Emily attended the Preservation Roundtable Retreat in Grand Isle. There was a good turn out and gave preservationists an opportunity to discuss what is happening across the state.
- Nancy has been involved in Act 250 hearings at Middlebury College. The Division does not agree with the proposed changes.
- There is an Upper Story Task Force being formed. Emily and Nancy will be a part of the group that will meet until December. A report will be given to Legislature.
- Emily asked if they might invite Jim Richardson to the next Council meeting to discuss the State House Expansion Project. The Council agreed they should.

## **VI. Archeological Guidelines**

Giovanna Peebles and Scott Dillon gave an overview of the draft guidelines (attached). They explained some of the information included in the guidelines and how they work. Division staff are now reviewing the draft and will comment to Giovanna. The guidelines will remain interim until final comments are received. Discussion followed.

## Criteria for Evaluating the Effect of Proposed Telecommunications Facilities, Transmission Lines, and Wind Power Facilities on Historic Resources\*

The installation of telecommunications facilities, transmission lines, wind power facilities and other similar projects may affect historic resources directly and indirectly. Evaluations of project impacts are made on an individual case-by-case basis and focus on direct and indirect impacts of a substantial nature. Use of these criteria further implements any applicable state and federal review standards. Projects may have an adverse or an undue adverse effect under the following circumstances:

**Direct Impact: The installation of a telecommunications facility, transmission line, wind power facility or other similar project would cause physical damage, alteration or destruction of an historic resource.** For example:

1. If installation of project components would require the whole or partial demolition or abandonment of an historic building;
2. If installation of a tower, pole or other related structure would cause ground disturbance at the installation site that would impact known archeological sites or archeologically sensitive areas;
3. If construction or expansion of access roads, staging or storage areas, borrow areas, disposal or waste areas and/or transmission lines would cause ground disturbance that would impact archeological resources along a corridor connected to the installation site;
4. If attachment of any devices to an historic building would cause immediate or potential structural or physical damage of the building, cause a significant visual intrusion to the architectural character of the building, or pose a proven threat to the continued use of the building;
5. If installation of a tower, pole or other related structure would cause physical damage or destruction of historic features of the landscape surrounding and/or part of an historic resource, such as stone walls, historic roadways and drives, important tree lines, orchards, etc.

**Indirect Impact: The installation of a telecommunications facility, transmission line, wind power facility or other similar project would cause significant alteration and deterioration of the setting or character of an historic resource.** For example:

6. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion into important public views of an historic building, group of historic buildings, or historic landscapes, especially when those views are identified in municipal or regional plans;



7. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion into a hillside backdrop of an important historic building or group of buildings;

8. If the siting of a telecommunications facility, transmission line, wind power facility or other similar project would create a focal point that would overwhelmingly disrupt and distract from the elements of an historic landscape and the public's ability to appreciate it;

9. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create an intrusion in the setting of a National Historic Landmark (which requires additional federal review by the national Advisory Council on Historic Preservation);

10. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion in a rural historic district or historic landscape with a high degree of integrity, i.e. with little incompatible modern development;

11. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would significantly impair a vista or viewshed from an historic resource if that vista or viewshed is a significant component of the character of the historic resource and its history of use (e.g. the home of an important artist whose work portrayed the vista or viewshed landscape);

12. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would significantly interfere with the public's ability to interpret and appreciate the qualities of a historic cultural facility, including impairment of the vista or viewshed if experiencing the view from the site is an important part of experiencing the site;

13. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would introduce a structure that would be dramatically out of scale with and would visually overwhelm an historic resource or its setting;

14. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would isolate a historic resource from its historic setting, or introduce incongruous or incompatible new uses, or new visual, audible or atmospheric elements to a historic setting.

June 2007\*\*

\*This document is a revision of and supersedes the Division for Historic Preservation's document "Criteria for Evaluating the Effect of Telecommunications Facilities on Historic Resources".

\*\*This document may be updated periodically. Please be sure to check our website for the most recent version. ([www.historicvermont.org](http://www.historicvermont.org))

# Revised Vermont Archeology Guidelines

7/11/01

1989 Guidelines	Revised Guidelines 01
Technical document intended mainly for consultants; contains minimal additional information.	Technical document intended mainly for consultants; contains explanatory and reference information.
Stated that all sites are considered significant unless demonstrated otherwise.	States that the DHP is interested in identifying and considering only <b>significant</b> sites in accordance with state and federal laws.
Followed conventional Phase I (identification), Phase II (evaluation), and Phase III data recovery track.	Puts more emphasis on: <ol style="list-style-type: none"> <li>1) Research Design that explains why an investigation is justified and describes the significant types of sites likely to be found (prior to Phase I and not just before Phase II and III).</li> <li>2) Considering site significance, or lack of it, during Archeological Resources Assessment and Phase I to whatever extent possible; evaluating significance as early as possible.</li> <li>3) Encouraging flexible and creative approach if justified.</li> </ol>
Prehistoric and historic sites lumped together.	Differences between prehistoric and historic sites are explained and how this effects significance and other considerations.
Provided no guidance for involving the public; vague guidance for involving with Native Americans.	Provides guidance for involving the public, including Native Americans.
Provided no information on predictive modeling, deep testing, and other topics of importance to consulting archeologists, managers, and developers.	Provides information on predictive modeling, deep testing, and other useful topics. Includes a copy of the predictive model (revised 4/01), relevant web sites, etc.
Provided no guidance for Archeological Resources Assessment (formerly called a Field Inspection).	New Archeological Resources Assessment section.
Provided no guidance for Phase IA.	New Phase IA section.
Had no provisions for writing shorter, less costly report if no sites are found at Phase I.	Provides for a short and simpler Alternative Report Format when no sites are found at Phase I – End of Field Letter and Alternative Report Format combined as one in this case.

<b>Page 2</b> <b>4/3/01</b> <b>1989 Guidelines</b>	<b>Revised Guidelines</b>
Review of draft reports was required.	Eliminates DHP review of draft reports except in unusual cases.
	Includes copies of the Vermont Archeological Inventory form.
	Requires completion of an electronic Report Database Documentation Form so that DHP can track reports and results on database and quickly provide summaries to consultants and managers.
Included public education and outreach discussion in general discussion of Phases.	Emphasizes importance of public education and outreach and provides more detailed guidance.
	Includes a lengthy Appendix with useful information.
Provided minimal and not very useful guidance on curation of archeological collections.	Includes a new detailed section on dealing with the Care and Management of Archeological Collections in the absence of a state curation facility.
<b>Sections below are pending and are not included in 7/11/01 draft of Guidelines.</b>	
Provided minimal guidance on dealing with accidental discovery of sites and human remains during archeological field investigations.	Provides specific guidance and information on dealing with accidental discovery of sites and human remains during archeological field investigations.
Provided minimal guidance on treating human remains during archeological studies or after commencement of construction.	Provides specific guidance and information on treating human remains during archeological studies or after discovery after commencement of construction.



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**State of Vermont**  
**Advisory Council on Historic Preservation**  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201

On July 27, 2007, at the monthly meeting of the Vermont Advisory Council on Historic Preservation, Nancy Boone presented the possibility of a Preserve America Grant that would allow the Division for Historic Preservation to create a Barn Census project to identify and evaluate all barns in Vermont over a two year period. The Council enthusiastically endorsed this project.

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Elizabeth Boepple, Chairman  
Advisory Council on Historic Preservation

**State of Vermont**  
**Division for Historic Preservation**

National Life Building, Floor 2  
Montpelier, VT 05620-1201

[www.HistoricVermont.org](http://www.HistoricVermont.org)

[phone] 802-828-3211

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*Agency of Commerce &  
Community Development*

MEMORANDUM

To: Vermont Advisory Council on Historic Preservation

From: Jane Lendway, State Historic Preservation Officer

Date: June 20, 2007

RE: Vermont Archeological Guidelines



The Vermont Archeological Guidelines were adopted by the Advisory Council as a Working Draft in July 2002 and have been implemented by the Division through the Vermont Historic Preservation Act Rules, as part of the Division's Section 106 review for federal projects, and for all other archeological projects during the past five years.

The 2002 revision of the 1989 Guidelines was prompted by specific requests for guidance and standards from consultants, the archeological community, the development community, and the Native American Affairs Commission and was the result of an extensive peer review and public comment process.

The Guidelines have been successfully applied by the Division for the past five years and have a proven track record for identifying, evaluating, protecting, and interpreting Vermont's archeological resources. Therefore, the Division respectfully requests the Advisory Council adopt the 2002 Working Draft of the **Vermont State Historic Preservation Office's Guidelines for Conducting Archeology in Vermont** as a final document.





STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

February 3, 2003

Dear Colleague:

The Vermont Division for Historic Preservation is pleased to provide you with a copy of the revised *VTSHPO Guidelines for Conducting Archeology in Vermont*. This is a Working Draft, effective July 2002, that replaced the 1989 Guidelines.

Some of the highlights of the new Guidelines:

- Although a technical document intended mainly for archeological professionals, they are also useful for state and federal agencies, developers, and engineering consultants since they contain a lot of explanatory and reference information.
- They explicitly state that the State of Vermont is only interested in identifying and considering **significant** sites in accordance with state and federal laws.
- They encourage evaluation of site significance as early as possible in the assessment process, even at the completion of the Archeological Resources Assessment or Phase I if enough information is available.
- Section 4 provides specific guidance for evaluating site significance, including a site significance matrix for pre-contact sites and a focused list of priority research topics for historic period sites. Section 4 is the heart of the new Guidelines.
- They provide information on the Division's predictive model, deep testing, and other useful topics.
- They offer detailed guidance for conducting Archeological Resources Assessments.
- They provide for a short report format when no sites are found at Phase I.
- They require completion of an electronic Report Database Documentation Form so that the Division can track reports and results on database and quickly provide summaries to consultants and managers.
- They emphasize the importance of public education and outreach and provide more detailed guidance.

The Guidelines contain 13 appendices containing useful information, including relevant web sites that can be immediately accessed.

VT Archeology Guidelines Appendices:

- A. Relevant Federal and State Laws, Regulations, Rules, and Guidelines
- B. Procedures and Criteria for Listing on the State of Vermont's Archeological Consultant's List

DEPARTMENT  
OF HOUSING &  
COMMUNITY  
AFFAIRS

Divisions for:

- \* Community Development
- \* Historic Preservation
- \* Housing
- \* Planning

National Life  
Office Building  
Drawer 20  
Montpelier, VT  
05620-0501

Telephone:  
802-828-3211  
800-622-4553

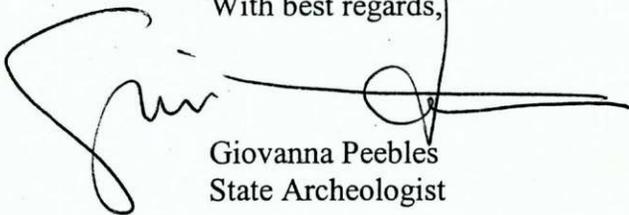
Fax:  
802-828-2928

Historic  
Preservation  
Fax:  
802-828-3206

- C. Environmental Predictive Model for Locating Precontact Settlement Sites (revised 4/01 and 5/02)
- D. Vermont Division for Historic Preservation Resource Center: Selected List of Available Information
- E. Sources of Historic Context Information
- F. Application and Instructions for Field Investigation Permits under 22 VSA 14
- G. Advisory Council on Historic Preservation *Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites*  
<http://www.achp.gov/archguide.html>
- H. Detailed Supplementary Guidance for Phase I Investigations
  - 1. Phase I research design checklist
  - 2. Supplementary guidance for background research
  - 3. Detailed guidance for completing the End of Field letter
  - 4. Detailed guidance for short report format
  - 5. Detailed guidance for Phase I investigation reports
  - 6. Detailed guidance for Phase II investigation reports
- A. Vermont Archeological Inventory Form (2002 form)
- B. Historic Map Reference Information on the Web
- C. DHP Report Database Documentation Form and Instructions for Use
- L. Advisory Council on Historic Preservation Policy Statements on *Treatment of Human Remains and Grave Goods* (1988)
- M. Sample Letter of Transfer and Deed of Gift.

The Guidelines are available on the Division's web site at [www.historicvermont.org](http://www.historicvermont.org). (currently, the Appendices are not on the web). However, to access the interactive web links, it's best if I email to you an electronic copy of the Guidelines and Appendices. Send me an email at [giovanna.peebles@state.vt.us](mailto:giovanna.peebles@state.vt.us) if you are interested in an electronic copy.

With best regards,



Giovanna Peebles  
State Archeologist

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Multiple Property Documentation Form**

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission     Amended Submission

**A. Name of Multiple Property Listing**

The International Style in Vermont

*Changes*

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)  
Residential Use of the International Style 1937 – c. 1975

**C. Form Prepared by**

name/title Jackson Evans, historic preservation consultant date 03/16/2007

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city or town Vergennes state VT zip code 05491

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature and title of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

MPDF Name

State

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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## E. STATEMENT OF HISTORIC CONTEXT

### Residential Use of the International Style in Vermont 1937 – c. 1975

This multiple property listing will cover historic and architectural resources relating to the use of the International Style of architecture in residential buildings in Vermont. As an understanding of the International Style of architecture is key to this multiple property listing, emphasis is placed on the specific elements, influences and phases of the style and how they are reflected on a national and state scale, in relation to residential architecture.

The International Style dominated five decades of architectural design. It began in Europe and North America in the 1920s and had spread globally by the 1960s. It became a dominant model for twentieth century building. In Vermont, International Style architecture appeared in the mid 1930s, approximately ten years later than other parts of the nation and was popular for about forty years into the 1970s.

Around the turn of the twentieth century in Europe and the United States, architects and designers were experimenting with new concepts in art and architecture. They eschewed previous ideas of historicism and classical styles in favor of design that did not look to past precedents, and instead combined modern technology and new materials to express form, structure and volume in different ways. Most influential of the new designers were Le Corbusier in France, Walter Gropius and Mies van der Rohe in the Bauhaus School of industrial design in Germany, J.J.P. Oud and Gerrit Thomas Reitveld in Holland, and Frank Lloyd Wright in the United States. The defining characteristics of the work of each architect is distinct, yet together they were united in pursuing a new aesthetic in building and furniture design suitable for living and working in the modern age.

The new design concepts were linked by theories of simplifying architecture and eliminating unnecessary detail. For example, Mies van der Rohe coined the phrase “less is more” to emphasize his goals for pure form and volume with limited detail. Linking technology and modern appliances with design, Le Corbusier wrote a house should be “a machine for living”. Many designers upheld Louis Sullivan’s late nineteenth century credo “form follows function”, meaning a building’s form and massing visually expressed its use (this definition of functionalism goes back to Vitruvius in the early First Century AD). Others expressed form and function by designing from the inside out stating that a building’s design should be based on its “program”, meaning all interior spaces should have a purpose, and no space should be wasted or unnecessary.

While the European architects were developing their new design concepts, Frank Lloyd Wright was also experimenting with his own ideas of form and space, which in turn influenced trends on the

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continent. Wright is considered the first architect to conceive of architectural design in terms of planes existing freely in three dimensions rather than enclosed blocks (Roth p. 242). As early as 1906-09 Frank Lloyd Wright designed the Robie House in Chicago which displays numerous characteristics of his Prairie houses that were later incorporated into the International Style such as rectilinear structural forms and massing, cantilevered roofs that integrate the structure with the contours of the landscape, ribbon windows, a bold contrasting vertical chimney mass, a predominant use of machine made materials, smooth wall surfaces, an open interior plan with exposed mechanical fixtures and built in cabinetry, and major living quarters on elevated levels to better view the landscape. A few years later the German publication of his Wasmuth folio of drawings and photographs helped spur the development of the modern movement in Europe.

When the Art Deco movement became popular in the US, soon after it was introduced to the international audience by the Exposition des Arts Decoratifs in Paris in 1925, the modern movement that lead to the International Style rejected the decorative façade ornament and angular stepped planes of Art Deco design for a direct expression of building materials without superfluous details. The favored materials - poured concrete, structural steel, plate glass, and glass blocks, replaced wood, sash windows, and ornate millwork details.

In 1932 an important (and the first) architectural exhibition at the Museum of Modern Art in New York included the work of forty architects representing building in fifteen countries. Museum director Alfred Barr, asked architect Philip Johnson, and architectural historian Henry-Russell Hitchcock to organize the event, which featured Le Corbusier, Oud, Gropius, and Mies van der Rohe, with Wright for "contrast", as well as other Americans, notably Raymond Hood, Howe & Lescaze and Richard Neutra. Concurrently with the exhibit, Johnson and Hitchcock prepared the book *The International Style: Architecture since 1922*, which became a textbook for defining the foundations and characteristics of the International Style. The treatise also gave the new modern style its name.

Philip Johnson and Henry-Russell Hitchcock, in *The International Style: Architecture since 1922*, state three distinguishing aesthetic principals of the International Style.

1. Architecture as Volume
2. Regularity of features
3. Avoidance of Applied Decoration

In principal one, volume is expressed by space that is enclosed by thin planes or surfaces, as opposed to the suggestion of mass or solidity through masonry construction or other means. Regularity, principal two, is embodied in the use of modular forms such as a structural skeleton or repetition of

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design elements, as opposed to symmetry, which is usually avoided in fenestration patterns or other basic design features. The avoidance of applied decoration speaks to the dependence on the intrinsic elegance of materials, and the goal of technical perfection and fine proportions of the overall design, without the need for applied ornament.

Johnson and Hitchcock define three characteristic types of interiors in *The International Style*. The first is a large volume of space creating a single entity such as a church or theater. The second is “the invention of the International Style” – interiors which open up into one another without definite circumscribing walls or partitions. And, third, the enclosed room that is successful by means of suitable proportions and appropriate contents, especially growing plants and fine paintings.

The International Style was introduced to the United States primarily by architects that emigrated from Europe to escape the unsettling political climate there. Rudolph Schindler, from Vienna, arrived in 1914 and soon became an assistant to Frank Lloyd Wright. His compatriot, Richard Neutra, spent several years in Wright’s Taliesin atelier somewhat later. Schindler was sent to California to oversee construction of Wright’s Hollyhock House and then stayed. Neutra also moved west, and the two designed for Dr. Phillip Lovell the first landmark International Style buildings in the country. Schindler’s beach house for Dr. Lovell (1925-26) and Neutra’s house for Lovell (1927) both project the distinguishing characteristics of the new style expressed by rectilinear volumes, smooth white wall surfaces, cantilevered roofs and balconies, and open interior spaces. Also significant, the Lovell house was one of the first private residences framed in steel. It is raised on slender pilotis or columns similar to the work of Le Corbusier, and its horizontal emphasis of forms relate to the hillside setting. About ten years later, Wright designed his famous Falling Water (1936), which exhibits similar forms and massing.

In 1933 Walter Gropius came to the United States after the Nazis closed the Bauhaus School. He became head of the architecture department at Harvard, and invited Marcel Breuer, a former Bauhaus colleague to join him. They designed houses for themselves in Lincoln, MA that foretold a new direction of International Style domestic architecture in the use of vertical board wood siding and wood framing, both features that soon became stylistic characteristics of New England International Style regionalism. In 1945 Gropius formed The Architects Collaborative (TAC), which remained an International force into the 1970s. TAC was organized around team oriented projects lead by prominent architects such as Norman Fletcher, Sarah Pillsbury Harkness, and Benjamin Thompson, with projects world wide, such as the Harvard Graduate Center in Cambridge, MA (1948-50) and the US Embassy in Athens (1956).

During the depression years Wright began to work on a plan for a cluster of homes, rather than just scattered, individual houses for the wealthy. He developed an idea for a new social order based on

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his Usonian house design in which low cost houses were sited in groups. In the Usonian house, unnecessary elements like the garage and basement were eliminated, and at the center were a carport, kitchen and bath arranged around a utility core. Typically the Usonian houses turned their backs on the street, as the arms of the L plan dwellings enclosed a private backyard, and the rear elevation was emphasized with many windows for natural light.

After World War II the elements of the International Style softened. The materials used in construction began to be mass-produced, standardized, and less expensive, and the style became less rigid in definition and more widespread. Some architectural historians categorize this as the American International Style, dating from 1950 to 1970. During this time designs are similar in form and detail to earlier examples, but the materials are modified, in particular the stark white stucco facade typical of earlier European and American buildings is rejected for a combination of wood, brick or stone for defining smooth wall planes. In this manner, the American International Style moves beyond a pure curtain wall system and uses sections of supporting masonry for contrast and often functional and structural purposes. Landscaping elements are added as part of the design, and the integration of a building with the landscape is also stressed, in contrast with the earlier settings where pristine, white, International Style structures were set in the landscape like a piece of sculpture with the landscape generally left in a less modified, natural state.

In the 1970s, the so-called "New York Five" (Charles Gwathmey, Michael Graves, John Hejduk, Richard Meier and Peter Eisenman), inspired by a purist modern approach harkening back to work of Le Corbusier, began a revival of the International Style. Their work represents the diversity of design that characterizes late International Style architecture. Two other groupings of architects in the 1970s called the Whites and the Grays (three of whom were also part of the New York Five), further complicates the variety in points of view. The Whites, (Eisenman, Meier and Graves) who primarily designed residential buildings, were influenced by Le Corbusier's work from the 1920s and asserted that architecture is a complex formal language unrelated to exterior reference. The opposing group, the Grays (Robert Venturi, John Rauch, and Robert Stern) felt complex formal language acknowledges its context and associations with the past, which is primarily the design philosophy of Robert Venturi. Thus the Whites and the Grays embodied once again the conflict between abstract and historic reference that underlies much of modern architecture of the 20th century.

## THE INTERNATIONAL STYLE IN VERMONT

The International Style of architecture appeared in Vermont by the 1930s. The architects and builders that were then designing structures statewide clearly understood the changing artistic trends in the national and international arena, as a significant number of Vermont buildings dating from c. 1935 to c. 1975 embody the new modernism that became known as the International Style.

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Prominent architects from out of state, such as Benjamin Thompson, Pietro Belluschi and Robertson Ward designed a number of the buildings, but most of the structures are the designs of noteworthy Vermont architects who were primarily located in the state's larger cities and towns. These Vermont architects, such as William Freeman and his wife Ruth Freeman, Marcel Beaudin and others, have made an important contribution to the history of modern architecture in Vermont and the northeast.

International Style buildings in Vermont represent a number of historic contexts that have been identified and developed within statewide themes or patterns of history by the Vermont Division for Historic Preservation in their Historic Preservation Plan. Contexts within the theme of Historic Architecture and Patterns of Town Development include Architectural Styles, House Forms, Architects and Builders, Building Technology, Interiors, and Landscape Design. The theme of Culture and Government is represented by the contexts of Religious Trends, Education, Growth of Government, and Entertainment and Popular Culture. Buildings that are associated with Automotive Travel embody the theme of Transportation. Buildings used by Private or Public Utilities, or that represent Commercial Development in Urban Areas qualify as examples under the context of Industry and Commerce. Examples of International Style buildings exist as Spas or Hotels, or are owned by Seasonal Residents under the theme of Tourism.

In the late 1930s and early 40s, the few Vermont architects, and a number of builders that were working in the state, began to experiment with the new modernist vocabulary that was identified in the 1932 exhibit at the Metropolitan Museum of Art and gave it the name, International Style. The earliest known example of the International Style in Vermont is the house (1937) designed by local builder, Angelo Pizzagalli, for his family in South Burlington. This two-story, flat roof dwelling with its geometric massing, smooth, stucco parged exterior walls, simple roof coping, corner casement windows, and balcony with curved pipe railing and cantilevered deck, recalls late 1920s residential architecture in Holland by J. J. P. Oud, an influential International Style designer in Europe. Around the same time in the southern part of the state, Buckminster Fuller was teaching at Bennington College. According to North Bennington poet, Stephen Sandy, Fuller designed his first geodesic dome while he was teaching at Bennington in the late 30s and 40s. He built the geodesic dome with students on campus, however its fate is unknown, and Sandy (perhaps in jest) stated that it might have been given to a local farmer to store hay.

In 1937 the architectural firm of Freeman French Freeman was established by William Freeman, from Richmond, Vermont, his wife Ruth Freeman, and John French. This Burlington firm is highly significant for its work that represents a wide range of International Style architecture in Vermont, spanning the years from around 1940 to the late 1960s. The firm is also important as one of the first, if not the first, architectural firms in Vermont to provide marketing and design skills to Vermonters, and to develop a "program" for each project that met the specific needs of the client.

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The Freemans attended Cornell's School of Architecture in the 1920s and 30s, which stressed the need for a "program" before aesthetics, meaning a building should be designed for a particular use, rather than have its function fit into a standard building form. John French received a strong technical background at Boston's Wentworth Institute. During the Depression, Bill Freeman worked for a time for Frank Lyman Austin, designing residential buildings in the Colonial Revival style. As a result most of the early commissions of Freeman French Freeman were Colonial Revival style houses.

In the early 1940s a number of buildings designed by Freeman French Freeman represent a transition from classical designs to a newer expression that embodies characteristics of International Style architecture also appearing in other parts of New England, California, and Europe, and, as described above in the National Context, has overtones of Frank Lloyd Wright. A duplex (1946) at 217 Church Street recalls Wright's residential work, and International Style design, in its orientation away from the street, its spare and simple horizontal and vertical lines that define spaces and lack ornamentation, and the cantilevered roofs and decks that serve as solar visors. St. Mark's Church (1941) at 1251 North Avenue in Burlington represents an important transitional project for the firm. It is one of the earliest examples of the International Style in Vermont distinguished by its smooth brick wall surfaces, geometric massing, and its use of new materials in the glass block windows and clerestory, and the decorative metal grillwork on interior doors. While the firm was experimenting with modernist concepts, local products were used as much as possible in order to keep costs down, but they also made an effort to incorporate new materials in their buildings. Bill Freeman kept samples of new products in his office so that contractors and clients could become familiar with them, and interested in their use.

After World War II the strong national economy was clearly reflected in a building boom in Vermont. Nationwide, construction expenditures rose nearly every year from 1946 to 1969 and constituted the longest continuous period of growth in United States history (Jester, p. 42). During this time a remarkable number of International Style buildings were constructed around the state. At UVM alone, approximately 30 buildings were constructed in the International Style (the most well-represented architectural style on campus), with over twenty designed by local firm Freeman French Freeman.

In their work at UVM and statewide, Freeman, French, Freeman evolved "as the state's major interpreter of a rational movement in architecture that became known as the International Style... Their modest budgets, straightforward construction, and conservative and pragmatic approach, reflects not only Freeman French Freeman's interpretation of the modern aesthetic but Vermont's influence on modernism." (Holden, p. 18) This firm left a legacy of thousands of buildings in New England, and hundreds in Vermont. Along with the considerable number of buildings the firm

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designed for UVM, they were also retained by the Burlington School Commission to develop a ten-year building program. Ruth Freeman headed the firm's design team for the UVM and school department projects and is remembered for her thoughtful designs that provide ample natural light, and which project characteristics of the International Style in their rectangular forms and curtain walls reminiscent of the work of Mies van der Rohe.

Soon after Freeman French Freeman were recognized as a preeminent Vermont firm, other architects began to form partnerships or developed successful individual practices around the state, generally in the larger urban communities. As the largest city, Burlington attracted the most architects. Around 1956 Jay Henderson Barr and Bill Linde formed a partnership, and a few years later it expanded to include Charles Hubbard, Tom Cullins and Willem DeGroot under the name of Burlington Associates. Barr was a talented artist, and had produced the renderings for Eero Saarinen's award winning design for the St. Louis Gateway Arch. In Burlington, Barr designed among other buildings, Votey Engineering, (1962) and the University Store (1966) at UVM; and Burlington Associates was responsible for St. Paul's Cathedral and Southwick Music Center, both important Brutalist style buildings in Burlington. In 1975 the firm went bankrupt and DeGroot and Cullins started a new partnership that has evolved today into Truex Cullins & Partners Architects. Julian Goodrich is another notable local architect. He worked with Roland Whittier and others beginning in the late 1950s, designing schools, commercial buildings and apartment buildings such as the crescent shaped International Style apartment house just northeast of the Vermont State House in Montpelier.

Marcel Beaudin worked for a few years in Julian Goodrich's firm after he graduated with a degree in architecture from Pratt Institute where a number of the professors had been associated with the Bauhaus School of Design. During this time he designed McAuley Hall (1959) for Trinity College, and developed its innovative lift slab floor construction system, by which concrete slabs are hydraulically lifted in place. McAuley Hall is an important and early example in Vermont of true curtain wall construction with metal frame windows and mullions, and it also features Beaudin's characteristic slate spandrel panels. Beaudin worked for Marcel Breuer while he was in school and embraced the simple, direct style that Breuer became famous for in his home in Lincoln, MA and his design for the Exhibition House at the Museum of Modern Art in 1949 that was built in the MOMA garden as "The New American House" for contemporary living. Breuer's influential house design featured a shed roof, large glass walls, vertical board siding, and a floating exterior stairs under canopy roof. The residential work of Marcel Beaudin and others in the state, such as Freeman French Freeman and Dan Kiley in Burlington, and builder Howard O'Brien of Brattleboro reflects the regionalized International Style led by Breuer and Gropius who modified the characteristics through their contact with the New England wood vernacular, and west coast steel frame translated into timber with flush board siding.

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This regionalized International Style that is often called the American International Style, emerged in the 1950s in Vermont and other parts of the United States. It is distinguished by smooth wood siding often mixed with sections of brick or stone, massive rectangular brick chimneys that intersect rooflines and often project from the wall plane, shallow gable roofs, and bands of casement or awning windows. Marcel Beaudin captures the evolving American aesthetic in his statement, "I am a minimalist by nature... I developed my own style", which reflects the trend toward simple, straightforward architecture, that is not tied to rigid design tenets, but rather allows for variations in expression by each architect using the available materials at hand.

At the same time as the Burlington architects were active in the north and central parts of Vermont, a number of important architects were working in the southern parts of the state. A remarkable number of highly significant International Style buildings exist on the Bennington College campus dating from 1959 to 1974. Internationally acclaimed architect Pietro Belluschi, working in Portland, Oregon, and Massachusetts, was ahead of his time with the aluminum curtain wall design of the Equitable Life Assurance Building (1944-47) in Portland, and in the early 1940s, he was one of first modernists to consider context and employ local materials to reflect that context. Belluschi expressed these ideas of context and materials in his design for Crossett Library (1959) on the Bennington campus. The use of vertical board siding, and the height and massing of the library are appropriate to the site and compatible with the surrounding wood frame buildings, some of which are classically inspired and some that are modified, vernacular barns. However, the regularity of forms, cantilevered roofs and decks, floating stairs, bands of windows, and sun visors all project the image of International Style architecture. Similarly, Robertson Ward reflected respect for setting and context with his three buildings at Bennington College, Dickinson Science (c. 1970), the Visual and Performing Arts Building (1974), and the Meyer Recreation Barn (c. 1970). Ward's structures are set into the landscape in a manner that does not dominate, and his use of post and beam frames and wood siding are compatible with the agricultural heritage of Vermont. In addition, his use of prefabricated materials, ribbon windows and low, rectangular massing reflect his period of study with Mies van der Rohe in Chicago in the 1960s. Edward Larrabee Barnes designed three identical dorms on the Bennington Campus in 1968. The buildings' angular and square edged massing, and geometric forms are characteristics of Barnes work in which he uses prefabricated materials to order his designs.

Nearby, Benjamin Thompson, who, like Barnes, attended Harvard's Graduate School of Design, and was influenced by its prime mover, Walter Gropius, designed Mt. Anthony Union High School (1967) in Bennington, and the new Fire Station (c. 1967) in North Bennington. While both buildings reflect Thompson's ability to create bold, rectangular forms with window openings that define the design, the Fire Station is a single, self-contained volume, the expansive, original H-plan High

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School that embraces a circular courtyard suggests a corporate campus, such as IBM (1957) that like the high school would experience substantial additions.

While much of the known International Style architecture in Vermont is located in the more densely populated areas, a number of important residences are scattered around the state in rural environments, and only a representative few have been identified through this historic context. Besides those mentioned above, others in the inventory include the beautifully maintained, white stucco, Corbusier influenced Mills House (1969) in Old Bennington, the structurally complex and highly acclaimed House II (1970) designed by Peter Eisenman in Hardwick, the Hubbard House (1961) in Shelburne with its shallow, hip roof main block, slightly lower-roofed appendages, and grouped, vertical windows that suggest the influence of Wright, and the unique Scoville-Klimock House (1965-68) in Mount Holly that recalls Corbusier's cube-elevated pedestal houses in France. Significant to all the houses is the care taken in selecting an appropriate site for each - not a hill top setting but rather one that serves as a backdrop to the building on the side of a hillside, with views not necessarily directly in front but often obliquely aligned, and gardens that are not formally arranged but instead follow the natural curve of the landscape. *Stuck*

Another example of rural modernism based upon some of the principles of the International Style is found in Warren, Vermont. Here, in 1965, a group of Yale trained architects, led by David Sellers and Bill Rienecke, bought 450 acres of forest and farmland and began work on a collection of modern inspired, organic buildings. Recruiting other Yale students with the promise of a place to stay and the chance to see their academic drawings come life, Sellers and company set to work on a series of houses which would eventually make up "Prickly Mountain." The design for the buildings that went up were loosely planned out in rough sketches and grew organically from the landscape, mirroring the freedom of form fostered by the cultural revolution of the 1960's. As Prickly Mountain grew and expanded, national media took note, eventually leading to recognition by the highly respected magazine, *Progressive Architecture*. (Morris)

The complex of buildings at Prickly Mountain arose from well educated, inspired and creative individuals who were re-evaluating the way in which buildings should interact with their surrounds, and the means by which they should be constructed. The design/build ideal was being shaped in rural Vermont during the 1960's and 70's as schooled architects tested their traditional roles by putting into action their theoretical creations. The activities at Prickly Mountain attracted other design/builders who would follow suit in neighboring towns and around the state of Vermont. While the form arrived at through these projects may be dissimilar, the spirit of creativity and excitement that brought about their beginnings are the same: open minded people sharing the desire to create and enjoy the fruits of their academic training. The results differ widely in their interpretation of the

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International Style, from flowing organic forms to more strict geometry, yet the inspiration and motives have much in common.

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### F. ASSOCIATED PROPERTY TYPES

I. NAME OF PROPERTY TYPE: Houses

### II. DESCRIPTION:

Houses reflecting the International Style of architecture will cover a range of forms, sizes, locations and settings. From houses located in more densely built up urban areas, to small towns and pastoral rural settings, the residential use of the International Style has been used in constructing single family homes, duplexes, apartment buildings and seasonal homes. Existing typically as one to three story buildings, these houses will have a main entrance with additional means of egress located at other points in the building, and an exterior that will reveal some elements of what is occurring behind the walls in the various parts of the house. Through window type and location, projecting balconies, and exterior massing the house will reflect a clear "program" in its function and relation to the environment in which it was constructed. Large, rectilinear chimneys or towers may project from roof plans, creating a visual connection between the exterior and interior. Other exterior features of the International Style house include careful landscaping with a minimalist approach that seeks to offer other environments (or "rooms") from which the house may be viewed, outdoor artworks that may be viewed from within the house, and garages or carports reflecting similarities in style and intention. Houses located in rural settings will present intentional views of the surrounding landscape from both the houses interior spaces and the spaces adjacent to and surrounding the house.

Interiors of International Style houses will reflect a careful floor plan organized around one or more axis's and ordered with a careful flow of space and use of rooms. Spaces include those intended for gathering, either familial or for entertaining guests, kitchen spaces with modern appliances and workspaces organized for efficient use. Individual bedrooms may be located in a more confined and private section of the house intending to mark a clear separation between public and private areas. Additional spaces and features include office or studio space, formal dining area, reading or music rooms, fireplace(s) and outdoor living areas such as, balconies and patios.

The International Style in Vermont evolved from relatively pure expressions of form. Two major influences were the Meisian branch of the style, expressed through the use of rigid,

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rectangular forms with curtain walls and massing, defining the interior use, and the stark, white walled buildings reflecting the work of Le Corbusier, which are often set in a pristine, wooded landscape. Many Vermont resources reflect the emergence of a softened, American International Style with shallow gable roofs, wood framing, and wood and brick siding replacing steel frames and curtain walls, and increased landscape elements. By the 1970s most Vermont architects rejected the ideas of "less is more" and "form follows function" for a broader philosophy of architecture that more fully embraced historical associations in new construction as well as in designs for compatible new additions.

Additional features and elements are found in Section IV: Registration Requirements.

### III. SIGNIFANCE:

Houses in the International Style clearly reflect the modernist movement's acceptance in the United States and in Vermont in particular. While earlier examples exist, the majority of houses built in the International Style followed the post-World War II economic and population boom. The growth of suburban developments during this time in the nation's history provided a housing market that readily adopted the International Style for its obvious modernity, optimism, and efficient use of space and materials. The quest for modernity in all aspects of American life during the mid 20<sup>th</sup> century pushed the house form to new levels of efficiency and sophistication in design and function. Moving beyond the traditional homes of their parents, children of the later half of the 20<sup>th</sup> century sought new directions for their living space. These were new times with new struggles and new social practice; the home should reflect this.

Many single story homes were built that reflect the so-called American International Style, which was evolving at this time. Horizontal bands of casements windows, rectilinear massing with flat or shallow pitched hipped or gable roofs, flat smooth surfaces contrasting occasionally with brick or stone veneers all mark the presence of the International Style in residential homes of this period.

Not limited to newly built suburbs or urban in-fill, the International Style house was also constructed in pristine rural settings. As the post-World War II boom was giving way to the unrest of the 1960's, there was a conscious movement to reconnect with the natural environment. Children of the 1950's suburbs, seeking the romantic vision of getting back to the earth, purchased rural acreage and planned their secluded homes. Many of these homes

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The International Style in Vermont  
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took traditional house forms, others displayed more organic, free form expressions of architecture, and still others adopted the tenets and ideals of the International Style. The complex of organic buildings constructed at Prickly Mountain in Warren, Vermont during the 1960's and 70's is a prime example of this desire to reconnect with landscape while advancing the goals of modern architecture. Here the relationship of the house to the landscape takes center-stage with the building's orientation intended to direct one's gaze to various vistas, frequently at intentionally oblique angles. Careful and often understated landscaping presented further means by which the house could interact with the surrounding environment, offering new vantage points and framing. This movement "back to nature" had an effect on the form taken by the International Style house in Vermont. Similar to the emergence in the previous decade of the New England International Style in residential buildings in Massachusetts, the construction of a number of International Style homes in Vermont utilized local materials, and blended strict geometry with more curvilinear forms. The use of local materials such as wood and stone, either by conscious selection, economics, or simple lack of choice creates a clear connection of building to site. This linking of two seemingly disparate environments, the built and the natural, through use of material is a distinct feature of residential, International Style buildings in Vermont.

The organization of interior space is another notable aspect of the International Style's applications to the house form. With Le Corbusier's notion of that the house should be a "machine for living," spaces are laid out with an eye towards efficiency. The main entrance provides a conscious transition from the exterior to the interior from which rooms flow into one another with simple partitioning or none at all. Public spaces may be large and open with ample lighting, as if to welcome the inhabitants and encouraging conversation, while private spaces like bedrooms or studies are often enclosed and organized for work or quiet repose.

**IV. REGISTRATION REQUIREMENTS:**

International Style buildings, structures and sites in Vermont are eligible for the National Register of Historic Places if they are significant representations of this modern movement in architecture and design, and display some or all of the features of the style specified below. Based on a survey of International Style buildings in Vermont it was determined that buildings can appear eligible for the National Register for their architectural and historic merit despite the fact that they may be less than fifty years old. The International Style was not common in Vermont until after World War II, and most examples studied were constructed between c. 1955 to c. 1975. Therefore, even though many of the outstanding

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examples of the style are less than fifty years old, their distinguishing characteristics that represent the International Style, qualify them for inclusion in the National Register.

In order to be considered of statewide significance under this context a resource in most cases should be the work of a recognized architect or designer, although some may be the work of a prominent local builder. The resource must be recognized as a good example of the International Style through scholarly evaluation, or critical claim in major architectural and design publications. Local significance will be determined by the International Style's representation in the given area, importance of local events or people associated with the property, being a locally outstanding example of design or construction, or relating to local patterns of development.

Resources must have been completed by c. 1975 or earlier. This termination date reflects the end of this period of architecture in Vermont and shifts in modern design. This termination date may be reevaluated in the future with the passage of time and with analysis of further commentary and scholarship.

Eligible resources should have integrity of location, design, setting, materials, and workmanship. Resources should have few alterations. Essential features that should be present for a property to convey its significance include its original facades, fenestration, principal entries, important public spaces inside the building, and other highly visible and important interior and exterior spaces that define the particular property's character and use. Interior alterations that are reversible have much less impact on a property's integrity than permanent changes. An addition will not disqualify a resource if it is compatible with the original building and if it is not opposed to the intention of the original designer, and if it does not obscure the qualities for which the building is significant. Among the tenets of International Style architecture are the relationship of the building with landscape design (whether a natural site in the early years or with designed gardens later), and interior design features such as veneer paneling.

Sufficient features should be intact to relate the property to the International Style as an important component of modernism in Vermont in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and minimized ornamentation. Some characteristics may be critical in defining a particular resource and should not be altered. For example, the flat roof and cube form in the Pizzagalli House and Scoville House are original and highly visible features of modern residential structures that identify the buildings as being part of the International Style of architecture. Another

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example is the relationship between interior and exterior space seen in Crossett Library, and the Visual and Performing Arts Center at Bennington College. For each resource, these critical characteristics will vary.

Primary Features that should be evident in a resource (as identified by H. R. Hitchcock and Philip Johnson in *The International Style* (1933)).

1. Volume that is enclosed by thin planes or surfaces such as curtain walls rather than having heavy masonry suggest mass or solidity. The building's frame may be visible behind the walls, or exposed as a skeleton to which the walls are attached. Smooth exterior finishes of stucco & wood are typical, less often bricks; ceramic tile possible.
2. The building's design displays regularity, but not necessarily symmetry. Regularity is achieved by the arrangement of various elements that are often standardized to create a balanced pattern of parts, and to create interest but not monotony; i.e. a symmetrical frame may have an asymmetrical, but well-balanced arrangement of modular details.
3. The dependence on the intrinsic elegance of materials as opposed to applied ornament. The materials without ornament provide interest and create the design. Smooth unadorned wall surfaces are without decorative details at windows and doors.

Secondary Features of which several are usually present:

1. Flat roof, usually with no more than a simple roof coping; shallow gable or hip roof is less common.
2. Windows set flush with outer wall, often metal casements, no double hung sash.
3. Rectilinear forms predominate with a minimum of curved forms for contrast.
4. Ribbon windows, often wrap around corners.
5. Floor to ceiling plate glass windows.
6. Cantilevered projections stress non-supporting nature of walls – as roofs, balconies, terraces; also function for solar control.
7. Natural landscape provides setting, formal gardens not typical.
8. Restrained colors typical, sometimes mixed with bright accent colors, such as for mechanical features; for instance, "Breuer blue", a pure, bright sky blue, became a trademark of the architect Marcel Breuer's work.
9. Open plan interiors without definite fixed partitions for flexible room layout (the function influences the plan).
10. Interiors have large blank walls where windows not necessary.

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## National Register of Historic Places Continuation Sheet

The International Style in Vermont  
Property Type: House

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11. Interiors are simple with built-in cabinetry, little ornamentation; plants and artwork are a focus.
12. Natural finish, light-colored wood interior details, such as flush doors and cabinetry, wood veneer wall paneling

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# National Register of Historic Places Continuation Sheet

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Geographical Data

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## G. GEOGRAPHICAL DATA

The geographical area for this multiple property submission is the state of Vermont.

United States Department of the Interior  
National Park Service

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Continuation Sheet

The International Style in Vermont  
Major Bibliographical References

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STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Advisory Council Members  
FROM: Giovanna Peebles, State Archeologist  
DATE: July 11, 2001  
RE: Draft Revised Archeological Guidelines

Enclosed is a new draft of the revised Archeological Guidelines. We plan to discuss it at the July 19 Council meeting and ask you to comment on the draft Guidelines. We would then like to circulate them for use and comment by the archeological consulting community for a period of 4-6 months before finalizing them.

The attached chart summarizes the differences between the 1989 Guidelines and the revised Guidelines. To make it easier to prepare for next week's discussion, we'd like to direct your attention to several key sections, issues and questions in the enclosed draft. We don't expect you to read the entire document (unless of course the mood strikes...)

- **Evaluating Archeological Site Sensitivity**

Chapter 4 is really the heart of the document emphasizing that our regulatory archeology efforts should focus on identifying and treating significant sites. This section describes what is a significant site and what is not. Can you read this section, paying particular attention to the threshold for significance and research questions for historic period archeological sites?

- **Earlier evaluation of significance**

In the Preface, Introduction, and ARA and Phase I chapters, the Guidelines encourage archeologists to evaluate significance earlier in the process than before, when evaluation typically did not occur until Phase 2. Assessing site significance as early as possible is especially important in the Act 250 process so that a site meets the threshold of "historic site." Does the Council support this concept of earlier evaluation of significance?

- **Public Education**

The Guidelines are more explicit in requiring greater public education efforts from people doing regulatory archeology. Chapter 9 details the requirements. What do you think?

- **Collections Care and Management**

The Guidelines provide detailed guidance for dealing with collections found on private or state lands or during investigations conducted in accordance with Section 106 and state laws. Curation of archeological artifacts and other data classes is an important component of an archeological investigation but raises questions about

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cost, responsibilities for caring for collections in perpetuity, and the current lack of a state facility for archeological collections recovered during regulatory archeology. What do you think about this section?

Sections 11.0 and 12.0 on accidental discovery of archeological sites and human remains during federal or state regulated construction and on treating human remains once discovered in such contexts have been drafted. However, they are pending additional review by Emily to ensure they are compatible with other burial policies and protocols on which the Department is working. Thus, they are not in the attached draft.

# Revised Vermont Archeology Guidelines

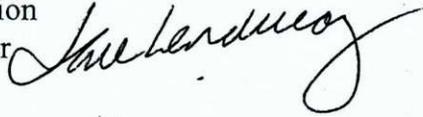
7/11/01

1989 Guidelines	Revised Guidelines 01
Technical document intended mainly for consultants; contains minimal additional information.	Technical document intended mainly for consultants; contains explanatory and reference information.
Stated that all sites are considered significant unless demonstrated otherwise.	States that the DHP is interested in identifying and considering only <b>significant</b> sites in accordance with state and federal laws.
Followed conventional Phase I (identification), Phase II (evaluation), and Phase III data recovery track.	Puts more emphasis on: <ol style="list-style-type: none"> <li>1) Research Design that explains why an investigation is justified and describes the significant types of sites likely to be found (prior to Phase I and not just before Phase II and III).</li> <li>2) Considering site significance, or lack of it, during Archeological Resources Assessment and Phase I to whatever extent possible; evaluating significance as early as possible.</li> <li>3) Encouraging flexible and creative approach if justified.</li> </ol>
Prehistoric and historic sites lumped together.	Differences between prehistoric and historic sites are explained and how this effects significance and other considerations.
Provided no guidance for involving the public; vague guidance for involving with Native Americans.	Provides guidance for involving the public, including Native Americans.
Provided no information on predictive modeling, deep testing, and other topics of importance to consulting archeologists, managers, and developers.	Provides information on predictive modeling, deep testing, and other useful topics. Includes a copy of the predictive model (revised 4/01), relevant web sites, etc.
Provided no guidance for Archeological Resources Assessment (formerly called a Field Inspection).	New Archeological Resources Assessment section.
Provided no guidance for Phase IA.	New Phase IA section.
Had no provisions for writing shorter, less costly report if no sites are found at Phase I.	Provides for a short and simpler Alternative Report Format when no sites are found at Phase I – End of Field Letter and Alternative Report Format combined as one in this case.

<b>Page 2</b> <b>4/3/01</b> <b>1989 Guidelines</b>	<b>Revised Guidelines</b>
Review of draft reports was required.	Eliminates DHP review of draft reports except in unusual cases.
	Includes copies of the Vermont Archeological Inventory form.
	Requires completion of an electronic Report Database Documentation Form so that DHP can track reports and results on database and quickly provide summaries to consultants and managers.
Included public education and outreach discussion in general discussion of Phases.	Emphasizes importance of public education and outreach and provides more detailed guidance.
	Includes a lengthy Appendix with useful information.
Provided minimal and not very useful guidance on curation of archeological collections.	Includes a new detailed section on dealing with the Care and Management of Archeological Collections in the absence of a state curation facility.
<b>Sections below are pending and are not included in 7/11/01 draft of Guidelines.</b>	
Provided minimal guidance on dealing with accidental discovery of sites and human remains during archeological field investigations.	Provides specific guidance and information on dealing with accidental discovery of sites and human remains during archeological field investigations.
Provided minimal guidance on treating human remains during archeological studies or after commencement of construction.	Provides specific guidance and information on treating human remains during archeological studies or after discovery after commencement of construction.

MEMORANDUM

To: Vermont Advisory Council on Historic Preservation  
From: Jane Lendway, State Historic Preservation Officer  
Date: June 20, 2007  
RE: Vermont Archeological Guidelines



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The Vermont Archeological Guidelines were adopted by the Advisory Council as a Working Draft in July 2002 and have been implemented by the Division through the Vermont Historic Preservation Act Rules, as part of the Division's Section 106 review for federal projects, and for all other archeological projects during the past five years.

The 2002 revision of the 1989 Guidelines was prompted by specific requests for guidance and standards from consultants, the archeological community, the development community, and the Native American Affairs Commission and was the result of an extensive peer review and public comment process.

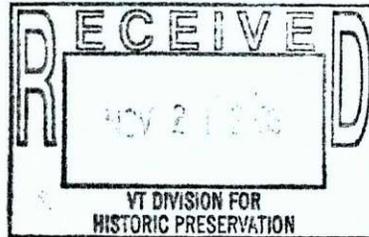
The Guidelines have been successfully applied by the Division for the past five years and have a proven track record for identifying, evaluating, protecting, and interpreting Vermont's archeological resources. Therefore, the Division respectfully requests the Advisory Council adopt the 2002 Working Draft of the **Vermont State Historic Preservation Office's Guidelines for Conducting Archeology in Vermont** as a final document.



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Bart H. Frisbie  
Sterling Construction, Inc.  
4049 Williston Rd., Ste. 8  
South Burlington, VT 05403

November 14, 2006

**RE: Archaeological Phase II Testing of the Proposed Severance Property Residential Development Project, Colchester, Chittenden County, Vermont End-of-Field Letter Report**

Dear Mr. Frisbie:

We write to inform you of the completion of the archeological phase II testing of the proposed Severance Property Residential Development Project, Colchester, Chittenden County, Vermont. The UMF ARC conducted the fieldwork on behalf of Sterling Construction, Inc. from October 17<sup>th</sup> to October 24<sup>th</sup>, 2006. The parcel is bordered on the south by the Severance/Blakely Road and on the west by Routes 2 & 7 (Figure 1). The proposed Circumferential Highway marks the southern and southeastern perimeter of the project. The proposed project includes the construction of 51 single family homes, eight duplex units (4 separate buildings), and 56 multi-family condo units with associated road work and parking areas, storm water management areas and open space within a parcel of land totaling 63 acres (25.5 hectares). Following an archaeological phase I survey of the property, conducted by the UMF Archaeology Research Center (UMF ARC) on September 6<sup>th</sup> through September 13<sup>th</sup>, 2006, three previously unrecorded Native American archaeological sites were identified. Unequivocal Native American cultural remains were recovered from seven test pits, within three distinct landforms, resulting in the identification of the three newly recorded Native American sites, VT-CH-1000, VT-CH-1001 and VT-CH-1002 (Figure 2). Recovered artifacts included a total of three quartzite and eight chert debitage fragments (waste from stone tool manufacture) and two chert flake tools.

These three sites lay on raised relatively level to gently sloping landforms overlooking two deeply incised tributaries/wetlands of an unnamed stream that flows into Lake Champlain at Mallets Bay. Project plans provided by Sterling Construction, Inc. indicated that all three sites will be impacted by the proposed project and, therefore, all three archaeological sites were included in the archaeological phase II testing.

The archaeological phase II testing included the excavation of a total of 134 0.5 m x 0.5 m test pits and four 1.0 m x 1.0 m test units and the establishment of a site grid and arbitrary elevation control system at each archaeological site.

#### *Site VT-CH-1000*

Site VT-CH-1000 was identified in archaeological phase I survey Area 5, which is centrally located within the project area on a high, gently rolling landform between two steeply incised drainages that cross the property in a north to south orientation. A total of 41 test pits spaced at 5.0 m intervals along seven transects were excavated in Area 5 during the archaeological phase I survey (Figure 3). Native American lithic materials consisting of four chert flakes, three quartzite flakes and a chert possibly utilized fragment tool were recovered from five test pits (T6 P4, T6 P6, T7 P2, T7 P3 and T10 P2). The known site area is situated in the general location of proposed driveways for buildings A, B and C.

In the course of the archaeological phase II testing of site VT-CH-1000, a total of 68 0.5 m x 0.5 m test pits and two 1.0 m x 1.0 m test units were excavated at 2.5 m increments surrounding positive phase I survey test pits. Test pit and test unit depths ranged from 15 cm (test pit N118 E93 SW, where a high water table was encountered) to 48 cm and averaged 31.8 cm. Soil deposits encountered were characterized by an uppermost plow zone (or Ap horizon) of dark yellowish brown (Munsell 10 YR 4/6) to brown (Munsell 10 YR 4/3) of very silty loam that ranged in thickness from 11 cm to 36 cm and averaged 22.6 cm. All excavations were terminated within a basal deposit of grayish brown (Munsell 2.5 Y 5/2) to light olive brown (Munsell 2.5 YR 5/4) silt and clay.

Native American lithic debitage was recovered from seven test pits and both test units, all from the context of the disturbed plow zone. In all, a total of 18 lithic flakes, representing three distinct stone material types, were recovered. These include four flakes of regionally available quartzite, ten flakes of light gray or dark gray to black chert that is also probably regionally available and four flakes of yellow/brown to yellow/red chert that was probably not obtained from a Vermont quarry source. All were flakes less than 2 cm in maximum dimension and many were less than 1 cm. Two small concentrations of scattered charcoal were excavated from contexts immediately below the plow zone in test pit N123 E100 SE and unit N111 E96 and retained for flotation and laboratory analysis. Laboratory examination of the heavy and light fractions of this possible feature fill, obtained through processing by flotation, failed to identify any definitive cultural material, only charred wood, and it is concluded both samples may have been produced by non-cultural burning episodes, such as forest fires.

A preliminary assessment of the lithic materials recovered from site VT-CH-1000 suggests that at least three stone tools were minimally modified or finished during one or a few episodes of limited Native American utilization of the site VT-CH-1000 landform. The possible utilized chert fragment tool

recovered during the archaeological phase I survey of site VT-CH-1000 consisted of a cobble fragment, which split off a parent chert cobble along a bedding plane, with one edge that is slightly rounded, possibly as a result of use. No diagnostic Native American artifacts were recovered from site VT-CH-1000 and all Native American lithic flakes were recovered from contexts disturbed by historic agricultural activity. Therefore, it is considered unlikely that construction of the Severance Property Residential Development project will adversely affect significant Native American cultural deposits at site VT-CH-1000 and site VT-CH-1000 is unlikely to be eligible for listing in the National Register of Historic Places (NRHP).

#### *Site VT-CH-1001*

Site VT-CH-1001 is located in archaeological phase I survey Area 1 to the east of routes 2 and 7 and north of a residence belonging to Edward and Celine Rathe on the margin of a high landform overlooking a drainage channel to the east. The site area is situated in an open agricultural field approximately 70 meters east of the drainage channel. A total of 21 test pits spaced at five meter sampling intervals along two sampling transects spaced 5 m apart were excavated in the course of the archaeological phase I survey of site VT-CH-1001 (Figure 4). A single chert flake was recovered from the plow zone of test pit T13 P4. This positive test pit is located about 10 meters from a proposed access driveway and 15 meters west of a proposed building envelope.

During the archaeological phase II testing of site VT-CH-1001, a total of 27 0.5 m x 0.5 m test pits were excavated at 2.5 m increments surrounding positive phase I survey test pit T13 P4. Test pit depths ranged from 15 cm (test pit N120 E98 NW, where high water table was encountered) to 40 cm and averaged 29 cm. Soil deposits encountered at site VT-CH-1001 were characterized by an uppermost plow zone (or Ap horizon) of brown (Munsell 10 YR 4/3) very silty loam that ranged in thickness from 13 cm to 33 cm and averaged 23 cm. All excavations were terminated within a basal deposit of grayish brown (Munsell 2.5 Y 5/4) silt and clay. As a result of the archaeological phase II testing, a single chert flake was recovered from the plow zone of test pit N118 E101 SE, 2.5 m north of positive phase I test pit T13 P4.

A preliminary assessment of the lithic materials recovered from site VT-CH-1001 suggests that a single chert lithic biface was minimally modified or finished during, perhaps, a single episode of very limited Native American utilization of the site VT-CH-1001 landform. No diagnostic Native American artifacts were recovered from site VT-CH-1001 and both Native American lithic flakes were recovered from contexts disturbed by historic agricultural activity. Given the low artifact density and plow zone context of the site, it is considered unlikely that construction of the Severance Property Residential

Development project will adversely affect significant Native American cultural deposits at site VT-CH-1001 and site VT-CH-1001 is unlikely to be eligible for listing in the NRHP.

*Site VT-CH-1002*

Site VT-CH-1002 is located in archaeological phase I survey Area 6 on the crest of a high narrow knoll on the opposite side of the drainage to the east of site VT-CH-1000, near the eastern boundary of the property. A total of eight 0.5 m x 0.5 m tests pits, spaced at five meter intervals along a single transect, (T11), were excavated along the crest of this high knoll during the initial phase I survey of the project (Figure 5). Three chert flakes and a chert retouched flake tool were recovered from the plow zone of a single test pit (T11 P6). The positive test pit lies on the edge of proposed building envelope F.

During the archaeological phase II testing of site VT-CH-1002, a total of 39 0.5 m x 0.5 m test pits and two 1.0 m x 1.0 m test units were excavated at 2.5 m increments surrounding positive phase I survey test pit T11 P6. Test pit and test unit depths ranged from 15 cm to 40 cm and averaged 27.1 cm. Soil deposits encountered at site VT-CH-1002 were characterized by an uppermost plow zone (or Ap horizon) of brown (Munsell 10 YR 4/3 to 10 YR 5/3) of silty loam that ranged in thickness from 7 cm to 28 cm and averaged 20.2 cm. All excavations were terminated within a basal deposit of grayish brown (Munsell 2.5 Y 5/4) silt and clay.

A total of 59 Native American chert flakes were recovered from seven test pits and both test units. A fragment of a chert biface in an early stage of reduction was also recovered from test pit N128 E200 SE. All were recovered from the context of the plow zone. A total of 56 lithic flakes (94.9% of the flakes recovered during the archaeological phase II testing of site VT-CH-1002) and the single biface fragment were recovered from a clustered area within a 36 m<sup>2</sup> area to the north and west of positive phase I test pit T11 P6 (see Figure 5).

With the exception of a few flakes that were too weathered to provisionally identify as to a source area, a preliminary assessment of the lithic materials recovered from site VT-CH-1002 suggests that all (including the three flakes and retouched flake recovered during the phase II survey of site VT-CH-1002) were of regionally available Hathaway-like chert and could have been produced during the reduction of a single large chert initial reduction biface. The tight spatial distribution of these lithic artifacts supports this idea and the assemblage could have been produced during a single episode of Native American utilization of the site VT-CH-1002 landform. The tight clustering of the artifacts suggests that they have been only minimally disturbed by agricultural plowing activity. Although no diagnostic Native American artifacts or cultural features were recovered during the phase II testing work, the potential presence of both diagnostic artifacts and cultural features is very possible.

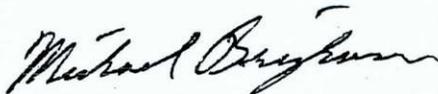
The location of the site, the character of the artifact assemblage from the site as compared to the other sites in and near the project area, suggest that this small site may be eligible for the National Register of Historic Places (NRHP). The research potential for this site lies in its relative undisturbed context and the probable single component character which with additional research could inform us about a variety of Native American issues relevant to both local and regional archaeological trends. Given the research potential of site VT-CH-1002, if the site cannot be avoided through project redesign and protected from ground disturbing activities in the future, a small phase III data recovery project is recommended.

*Conclusions and Recommendations*

Archaeological phase II testing of sites VT-CH-1000, VT-CH-1001 and VT-CH-1002 at the proposed Severance Property Residential Development Project resulted in the recovery of a small but significant assemblage of stone artifacts. Sites VT-CH-1000 and VT-CH-1001 did not produce cultural material or cultural features of great research potential, however, site VT-CH-1002 proved to be a probable small, single component encampment where stone tool production and likely other activities were carried out. No additional work is recommended at sites VT-CH-1000 and VT-CH-1001. Given the research potential at VT-CH-1002 phase III data recovery is recommended if the site cannot be avoided through project redesign.

Please call if you have any questions and thank you for the opportunity to conduct this study.

Sincerely,



Michael S. Brigham, Research Supervisor II  
UMF Archaeology Research Center



Ellen R. Cowie, Ph.D., Director  
UMF Archaeology Research Center

cc: Scott Dillon (VT DHP)

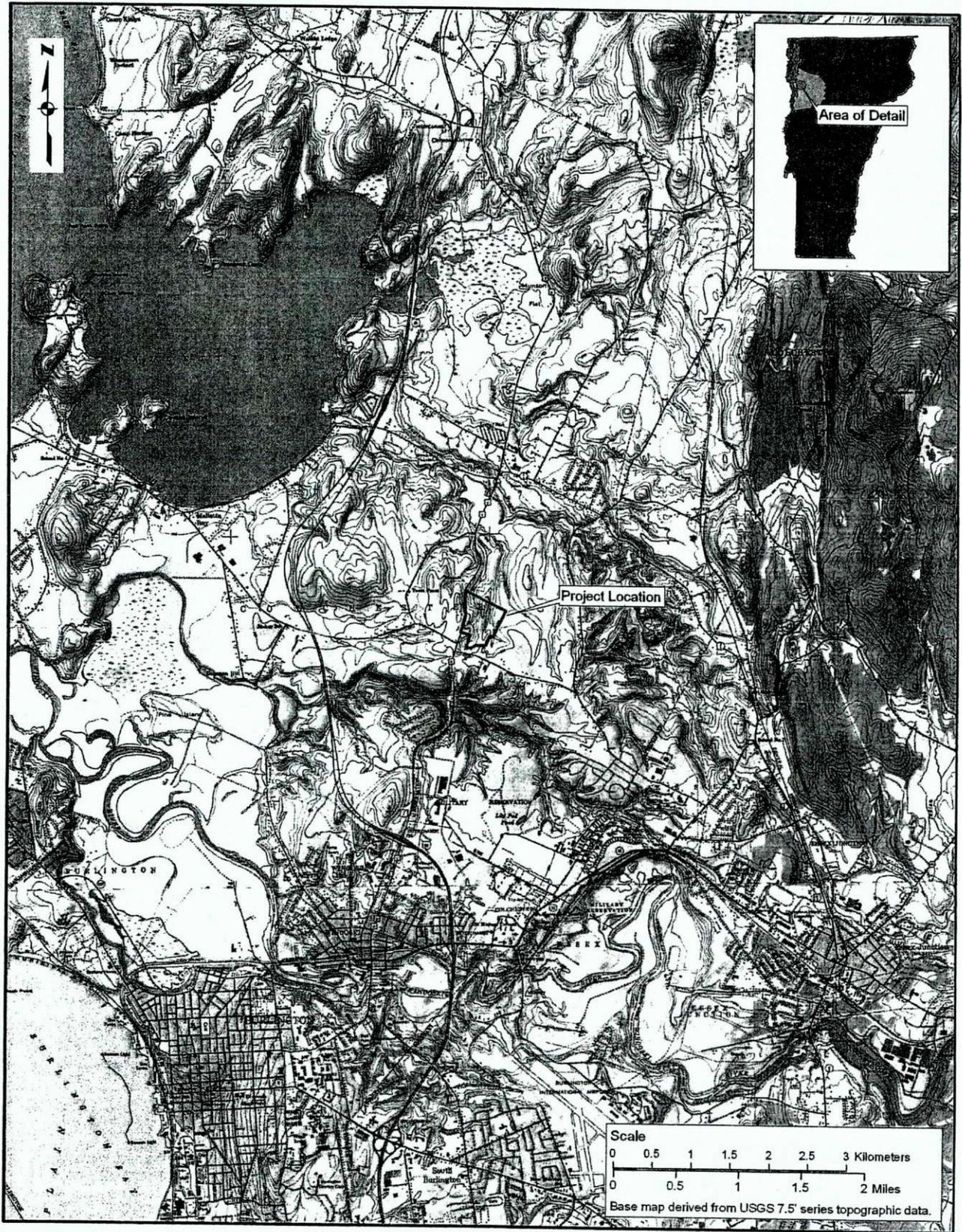


Figure 1. Topographic map showing the location of the proposed Severance Property Residential Development Project, Colchester, Chittenden County, Vermont.

**POOR QUALITY**

**ORIGINAL** DARK

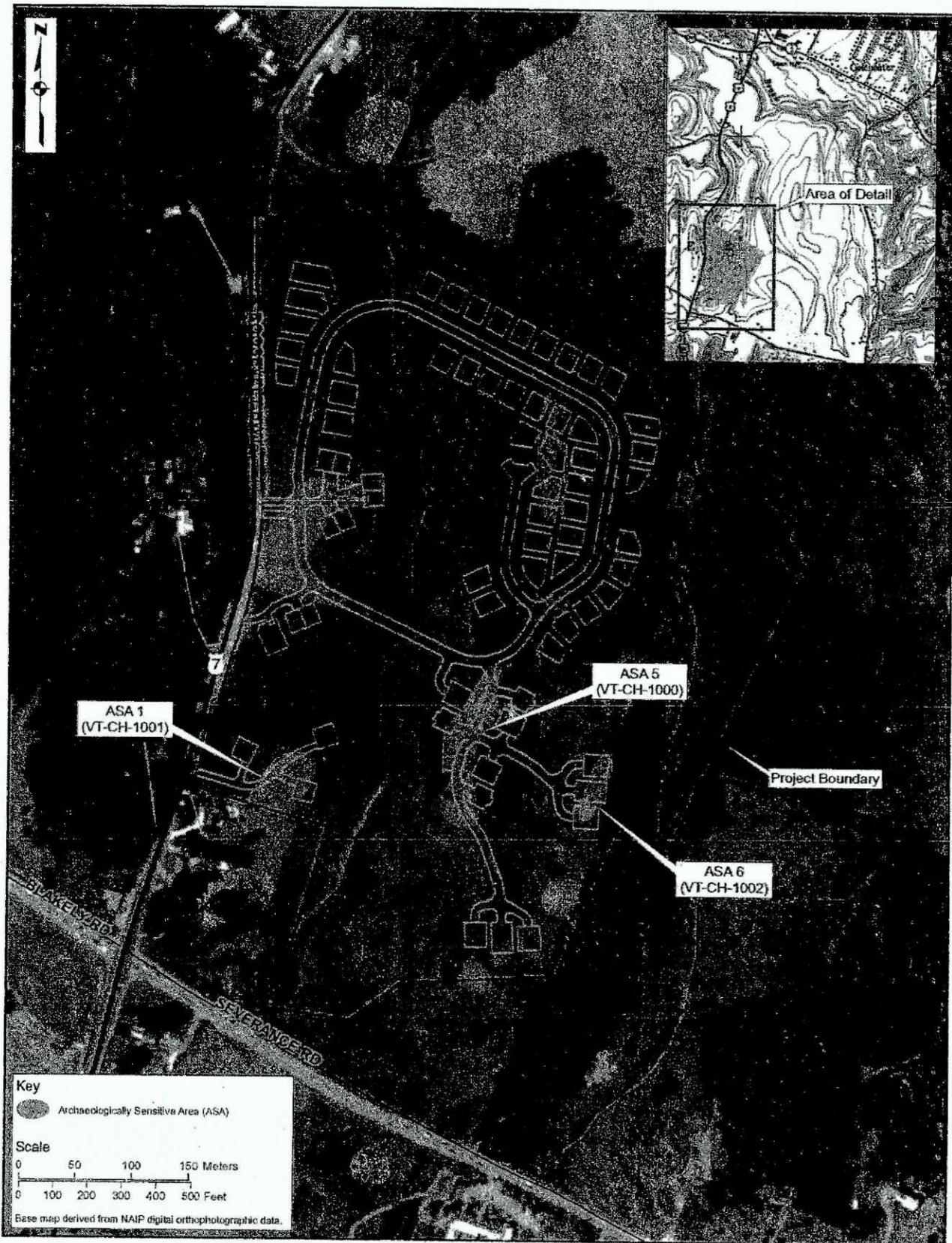


Figure 2. Aerial orthophoto showing the proposed Severance Property Residential Development Project, Archaeologically Sensitive Areas and archaeological sites VT-CH-1000, VT-CH-1001 and VT-CH-1002.

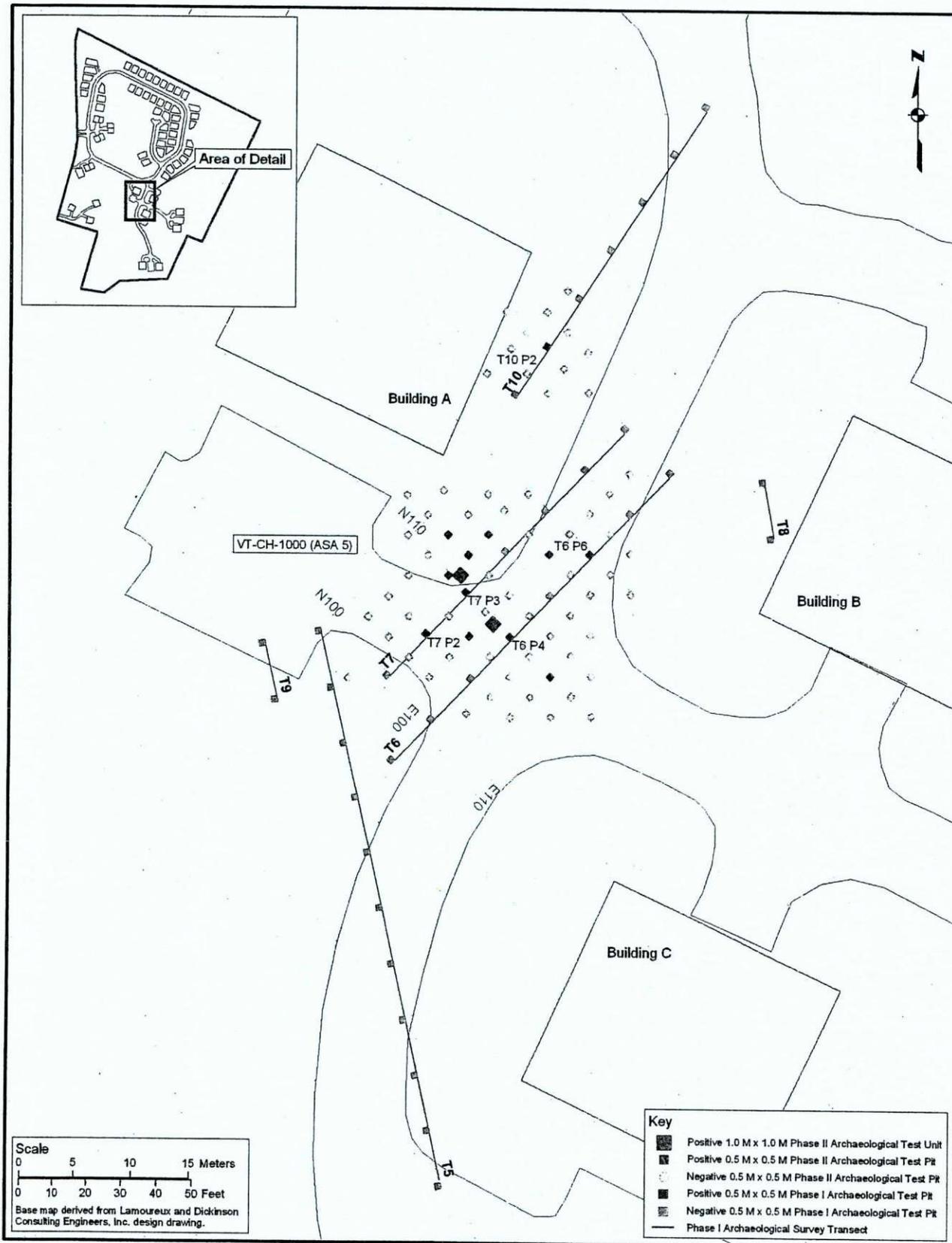


Figure 3. Schematic map of the proposed Severance Property Residential Development Project showing the location of positive and negative phase I survey test pits and phase II testing test pits and test units at site VT-CH-1000 in Archaeologically Sensitive Area 5.

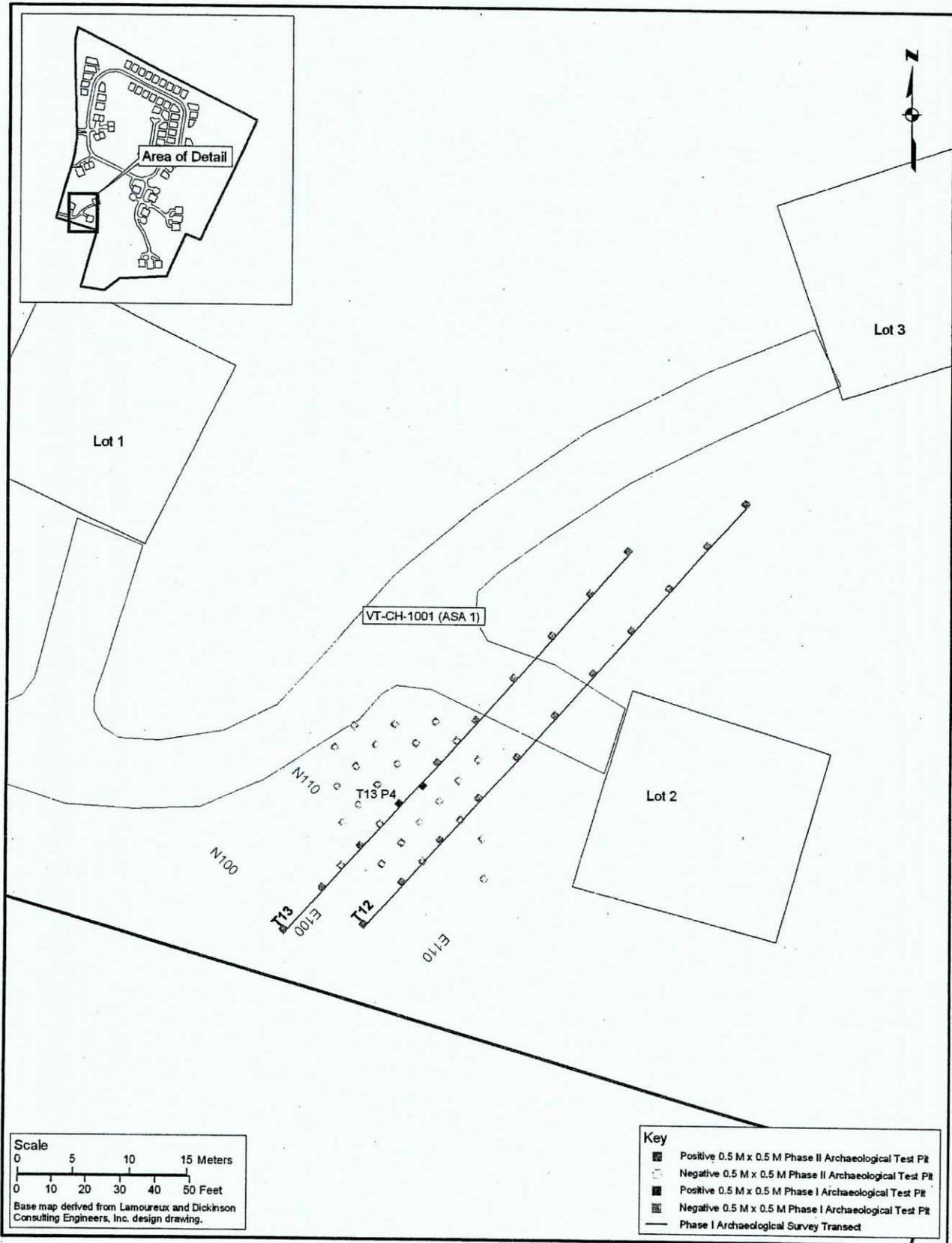


Figure 4. Schematic map of the proposed Severance Property Residential Development Project showing the location of positive and negative phase I survey and phase II testing test pits and test units at site VT-CH-1001 in Archaeologically Sensitive Area 1.

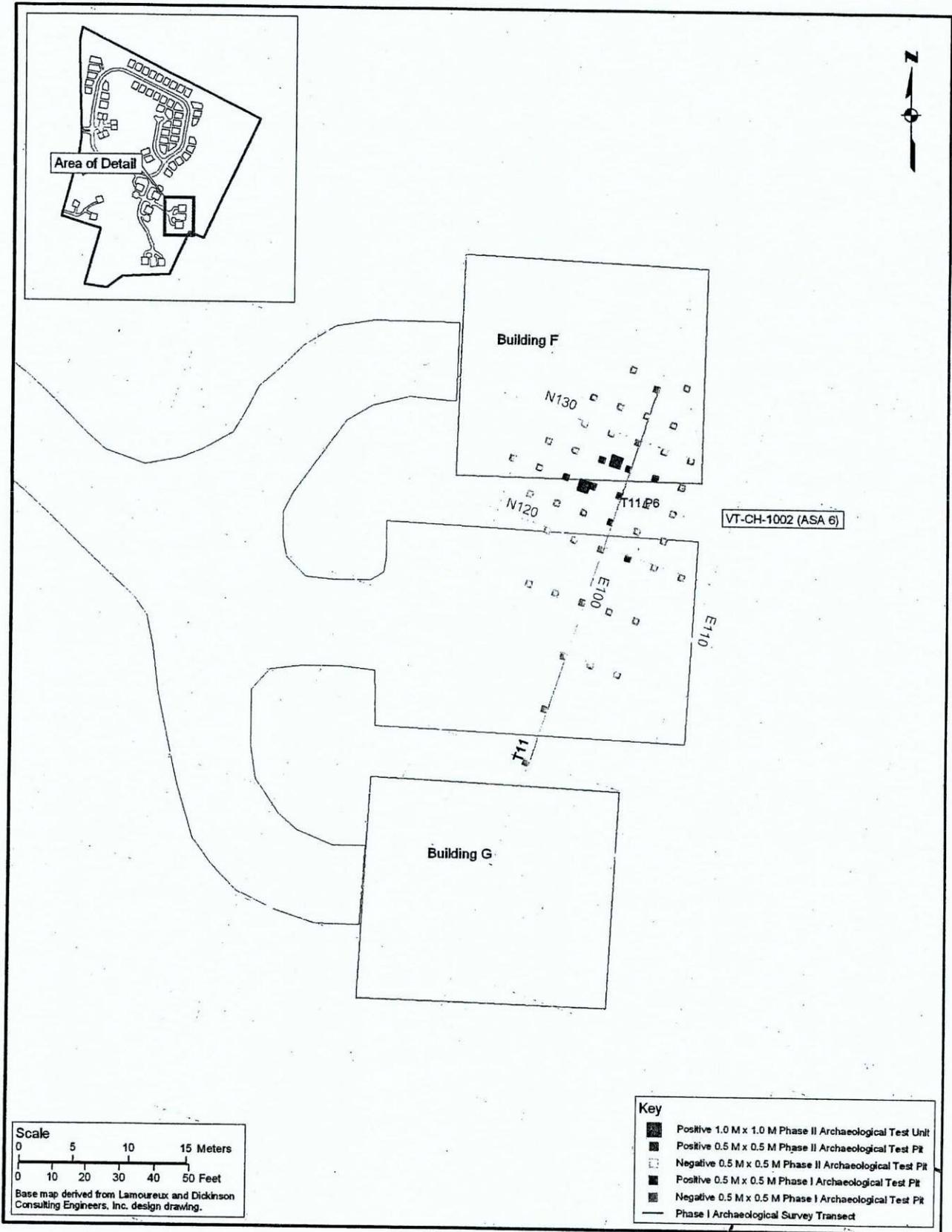


Figure 5. Schematic map of the proposed Severance Property Residential Development Project showing the location of positive and negative phase I survey test pits and phase II testing test pits and test units at site VT-CH-1002 in Archaeologically Sensitive Area 6.

# ARCHEOLOGICAL SITE EVALUATION FORM

SITE NUMBER: VT-CH-1002 TOWN: Colchester

PROJECT NAME: Severance Property Planned Residential Development DHP ER #: CH06-042

Phase of study completed to make this determination: Phase I [ ] Phase II [X] Other [ ]

[ ] Not eligible

[ ] Insufficient Information

## National/State Register of Historic Places Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

[ ] Criterion A. Sites that are associated with events that have made a significant contribution to the broad patterns of our history.

[ ] Criterion B. Sites that are associated with the lives of persons significant in our past.

[ ] Criterion C. Sites that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

[X] Criterion D. Sites that have yielded, or may be likely to yield, information important in prehistory or history.

[ ] DHP Staff Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

[ ] Advisory Council Review: determined to meet criteria. Date: \_\_\_\_\_  
(attach minutes of meeting)

[ ] Listed on State Register Date: \_\_\_\_\_

[ ] Listed on National Register Date: \_\_\_\_\_

### Significance Statement

The Division for Historic Preservation (Division) is requesting the Vermont Advisory Council on Historic Preservation (Council) to list prehistoric site VT-CH-1002 on the State Register for Historic Places (Register). The Division believes that VT-CH-1002 is eligible for listing under Criterion D. Eligibility under Criterion D is based on the site's ability to yield or have yielded information important in prehistory.

VT-CH-1002 is one of three prehistoric sites identified during a Phase I site identification survey of selected portions of a 63 acre tract proposed for residential development to the northeast of Severance Corners in Colchester. A subsequent Phase II site evaluation of the three sites conducted by the University of Maine at Farmington Archaeological Research Center indicated that VT-CH-1002 is eligible for listing on the State and National Registers of Historic Places.

In contrast to the other two sites found in the project area, VT-CH-1002 is eligible under Criterion D since it has and will continue to yield information important in prehistory. The site is situated on a ridge above a wetland associated with the upper headwaters of Indian Brook, a small drainage which enters into Lake Champlain at Mallets Bay to the northwest. The site is small with most identified material tightly clustered within a 36 square meter area of the landform. Based on this configuration, it appears that the site is the result of a single episode of activity and is largely undisturbed. Consequently, VT-CH-1002 has a high degree of clarity and will be able to provide important evidence concerning a particular occupation of the locality. The cultural material currently documented at the site consists of non-diagnostic stone tools or the byproducts of stone tool manufacture or maintenance. However, there is a high potential that diagnostic tool forms and cultural deposits such fire hearths are present in the site area. Currently, VT-CH-1002 has material that conforms to data requirements 1,3, 5, and 8 in the matrix used for evaluating site significance in VTSHPO Guidelines for Conducting Archeology in Vermont (July 2002 and below). These data requirements are

highlighted below and show that VT-CH-1002 is likely to contain archeological information which can address at least four of the ten research topics identified as priorities in Vermont's archeological guidelines.

VT-CH-1002 cannot be avoided by the currently proposed residential development and, as a result, the developer is contesting State Register eligibility. Although VT-CH-1002 is not spectacular in terms of size or content, it is important to note that single component sites and activity areas are the building blocks integral to any reconstruction of prehistoric settlement and subsistence systems on both local and regional scales. The importance of VT-CH-1002 is further underscored when viewed from the perspective that this will be the only site studied at the Phase III or data recovery level within a 63 acre section of the Indian Brook drainage.

**Evaluating Significance**

**Section 4. 4.1. of the VT SHPO's Guidelines for Conducting Archeology in Vermont:**

RESEARCH TOPICS	DATA REQUIREMENTS (see details below)							
	1	2	3	4	5	6	7	8
Adaptation	X	X	X	-	-	-	-	-
Chronology	X	X	X	-	-	-	-	-
Technology	X	X	-	-	-	-	-	-
Exchange/trade	X	X	-	-	X	-	-	-
Settlement system	X	X	X	X	X	-	-	-
Subsistence system	X	X	X	X	-	-	-	-
Socio-political organization	X	X	X	X	-	-	-	-
Human biology	X	X	X	-	-	X	-	-
Belief system	X	X	X	-	-	-	X	-
Environmental change	-	X	-	-	-	-	-	X

Data requirements for a site to address the respective research topics. Highlighted categories represent data present at VT-WN-289:

1. Site contains items, deposits, and/or surfaces that can provide inferences about relevant past activities.
2. Site contains items or deposits that can identify the site's time period
3. Site possesses spatial relationships among items, deposits and/or surfaces which can be reconstructed.
4. Site contains deposits with floral, pollen, faunal or other botanical and zoological data.
5. Site contains items whose potential source area(s) can be identified.

State Register Evaluation Form-VT-CH-1002

Page 3 of 3

May 22, 2007

6. Site contains the remains of at least one inhumation sufficiently preserved to permit analysis of diet, health, pathologies, or demographic data; or contains evidence of at least one cremation.
7. Site contains non-utilitarian items or deposits that can provide inferences about past beliefs.
8. **Site contains natural or cultural deposits or surfaces with data pertinent to paleo-environmental reconstruction (including past vegetation, fauna, landscape, water sources, or climate) of the locale or larger region**

**State of Vermont  
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*Agency of Commerce &  
Community Development*

**Draft**  
**April 13, 2007**

**Members Present:** George Turner, Vice Chair  
Ron Kilburn, Citizen Member  
Glenn Andres, Architectural Historian  
Susan Hayward, Citizen Member  
Peter Thomas, Archeologist (attended by phone)

**Staff Members:** Nancy Boone, State Architectural Historian  
Giovanna Peebles, State Archeologist  
Scott Dillon, Survey Archeologist  
Suzanne Jamele, SR/NR Specialist  
Diane McInerney, Executive Administrative Assistant

**Guests:** Thomas Huges, Middlebury (Crown Point)  
Mary O'Neil, Burlington CLG Coordinator  
Warren Foster, Dist. 8 Commissioner, Act 250

This meeting was brought to order by George Turner at 9:50 a.m. in the Asa Bloomer Building, Room 266, 88 Merchant Row, Rutland, Vermont.

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Giovanna explained to the Council that there is a need to accelerate the listing of archeological sites on the State Register since formal action of this kind has been delayed. She noted that the Natural Resources Board seems focused on having archeological sites listed on the State Register. Notification of formal listing must be sent to towns and land owners as well as the offer of a public meeting. Giovanna then presented a Power Point outlining several ideas for accelerating listing of archeological sites to the State Register.

Giovanna presented 4 ideas for discussion: Use of "Area" Historic Contexts to list many sites; Listing Archeological Districts; Peter Thomas conducts substantive review at DHP – brings to AC for final approval; List Archeologically Sensitive Areas with no recorded sites. Examples of #1 are the sites along the Lower Winooski Watershed that follow the path of 17 miles of the Circumferential Highway with a mile wide corridor. A matrix for site evaluation filled out with the proper data could fulfill State and National Register criteria. The Council was concerned with the term "area" and its relation to multiple properties. It was agreed that there could be multiple "themes" in a watershed "area" and that the Lower Winooski is just a beginning model since that



historic context already exists and is ready to list. The Council felt that each theme, state wide or within an area, should have its own Multiple Property Documentation Forms. The Council would appreciate these MPDF's to be easily understood and defensible as well as encourage use of state wide contexts to facilitate State and National Register evaluations and listings.

The Intervale area is highly sensitive with many treasures from the archaic period forward, and was presented as an archeological district. Villages and base camps are well preserved. Specific site areas appear sparse on the GIS map, but some sites are as large as 6-10 acres. In the Monument Road area of Swanton, 50% of test pits are sensitive and archeological data coincides with model data. Council members were interested in who might be doing the research work for these listings. The Council was concerned with the lack of capacity to accomplish the necessary work of developing historic context, evaluating the sites, and so forth. It was mentioned that Peter could do the preliminary work with assistance from Scott Dillon and Giovanna Peebles that would then be presented to the Council for final questions and approval. Peter and the Council felt there may be a conflict of interest if Peter is the sole contributor. Since numbers are limited for this volunteer work Peter explained that he had nothing to gain by the listings and that if there was a question about a conflict then he would not vote in the final approval. It was also suggested that several archeologists from the state may want to collaborate with Peter and the Division, perhaps set up a series of colloquia. The Council intends to insure listings are defensible and properly understood by well defined district boundaries. Peter asked about areas with no recorded sites, and the probability of site encounter through density. Scott used the example of Monument Road; the preponderance of it is that sites are very likely to be found even though there is no documentation about the space between recorded sites. When "dots" become "polygons" the empty space between sites is reduced. Scott felt boundaries between sites with obvious high density could be expanded!

#### **IV. Update on Archeology and Act 250**

Scott Dillon shared information from his meeting with the Natural Resources Board. The Board reviewed potential problems with testimony and agreed to create a joint fact sheet for the archeological process to be distributed to state coordinators and planners.

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##### **A. Okemo Mountain Archeological Sites, Ludlow**

The Council received this nomination prior to the meeting. Three archeological sites located in the Jackson Gore have been nominated to the State Register and are eligible for listing under Criteria A and D. Scott noted that sites VT-WN-273 and VT-WN-289 are the first two prehistoric sites found in this area so far. Site VT-WN-271 is a complex occupied in 1786, but abandon in 1920, and is eligible under Criteria D only. Scott presented his work in a Power Point where GIS maps of the location could be viewed in more detail by Council members. In an e-mail from Alabama prior to the meeting, Peter informed the Council that he had "first hand experience with the Paleoindian sites and concur with the Division staff as to the significance of all three sites." Glenn moved for listing site 273 and 289 to the State Register under Criteria A and D and for the listing of site 271 under Criteria D. Ron seconded, and the approval was unanimous. George asked Scott if the Council should expect to see more of these site nominations in the future. Since this area has been designated a Paleoindian travel corridor from 11,000 years ago, and site 289 is located on a glacial terrace, Scott felt there will most likely be many similar land forms discovered in this area. Listing

these sites on the State Register is a way of preserving them for the future

## **VI. National Register Final Review**

### **A. MPDF – Multi Unit Worker Housing, Burlington**

Council members received this nomination prior to the meeting. This style of multi-unit worker housing is found throughout the city of Burlington, Vermont, although it is concentrated in certain areas historically associated with immigration and proximity to industry on the waterfront and at Winooski Falls. Worker housing of the multi-unit type represents the physical and associative qualities of significance described by Criteria A and C. The units have evolved over time and are organic with their changes in architectural style. Mary O'Neil informed the Council that the Mayor of Burlington, Bob Kiss, and CLG Coordinators have reviewed the nomination, approved it, and signed off. Glenn moved to approved the MPDF nomination and Ron seconded. The vote was unanimous for approval. The Council felt that future MPDF's should describe the baseline architecture from which other styles were built off of for understanding the typology of the area. This MPDF was specific, yet general, and Council members felt that housing patterns were missing from the text. Themes and variations in housing architecture reveal insight into the people who inhabit them, but the Council would also like information disclosing architectural origin.

### **B. 165, 173, and 177 Intervale Ave., Burlington**

#165 Intervale Ave: This Italianate style house with Queen Ann elements was first constructed in 1869 as a single family dwelling with a gabled roof. In 1903 it was remodeled as multi-family unit housing and the roof was changed. The shed roof sloping to the rear from the bracketed cornice of the façade is a local architectural treatment characteristic of the North End in Burlington. Ron motioned to approve the nomination under Criteria A and C and Glenn seconded. The nomination was approved unanimously by the Council.

#171-173 Intervale Ave: This irregularly massed, Queen Ann style, three unit apartment building was constructed in 1888, originally as a two family residence numbered #167. Significant under Criteria A for a long association with multi-family working class housing and the complex connections with the social fabric of the ethnic neighborhood, it is also eligible under Criteria C for its unique interpretation of the Queen Ann style design features. Glenn moved to approve the listing under Criteria A & C and Susan seconded. The Council noted that the social history of the building was well documented and they approved the nomination unanimously.

#177 Intervale Ave: Built in 1898, this single family home was converted in 1939 to multi-unit worker housing in the vernacular Colonial Revival style with a unique stained glass window on the façade. Formerly numbered #169, a one-story grocery store was added to the front of this two-story building. Reflecting multi-ethnic diversity and well preserved representation of the Colonial Revival architectural style, this multi-unit worker housing is eligible under Criteria A and C. Ron moved to approve the nomination under Criteria A and C and Glenn seconded. The Council unanimously approved.

### **I. Schedule Meeting Dates**

Meeting date May 23<sup>rd</sup> in Brandon is firm. June meeting will be arranged by e-mail with the possibility of Windsor as the location. The July meeting date will be determined at the June meeting.

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### **IX. Advisory Council Newsletter**

Nancy presented the Council with a draft of the Advisory Council Newsletter that will be distributed at the Preservation Conference on May 16<sup>th</sup> at College Hall in Montpelier. Council members made minor changes to the language, but agreed on the work presented.

### **X. Tuttle Building Tour**

Council members and staff were given an extensive tour of the Tuttle Building by Elizabeth Kulas. The building was recently renovated and is now providing space for affordable housing, state office facilities, and two businesses.

The meeting was adjourned at 3:25 pm.

**McInerney, Diane**

---

**From:** McInerney, Diane  
**Sent:** Monday, March 26, 2007 9:01 AM  
**To:** 'Buzz Racine'  
**Cc:** Boone, Nancy  
**Subject:** RE: Advisory Council meeting

Buzz,

Thank you so much for arranging the meeting place for that day; and so close to the Café! This gesture is greatly appreciated by all. We look forward to meeting with you in May.

Diane McInerney

Executive Administrative Assistant  
 Vermont Division for Historic Preservation  
 National Life Drive, Floor 2  
 Montpelier, VT 05620-1201  
 (802)828-3540  
 diane.mcinerney@state.vt.us

---

**From:** Buzz Racine [mailto:mracine@sover.net]  
**Sent:** Monday, March 26, 2007 8:46 AM  
**To:** McInerney, Diane  
**Subject:** RE: Advisory Council meeting

I have made arrangement for your group to meet at the "Fellowship Hall" which is across the street from Cafe Provence.

-----Original Message-----

**From:** McInerney, Diane [mailto:Diane.McInerney@state.vt.us]  
**Sent:** Thursday, March 22, 2007 10:10 AM  
**To:** mracine@sover.net  
**Subject:** Advisory Council meeting

Buzz,

The Advisory Council for Historic Presentation will be holding their monthly meeting in Brandon on May 23, 2006 and will be lunching at Café Provence at 12:30. The meeting should start at 10:00 am. and adjourn about 2:30 pm. The Council would like to extend an invitation to you to join the meeting and maybe offer a short discussion on any issues Brandon is encountering concerning restoration and preservation. We would also like to know if there is a meeting place that you could suggest would be appropriate for this time and date. It needs to be wheelchair accessible. Please let me know about a meeting place, and if you would like to join us on that day. Thank you,

Diane McInerney

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*Agency of Commerce &  
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**Draft**  
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HPAC newsletter  
4 12 07

The value of historic resources and traditional landscapes for the **Vermont** "brand" is undeniable. Widely reported, recognition for **Vermont** by National Geographic Travel Scorecard and the World Travel & Tourism Council in recent months. National Geographic said "One reason that Vermont scored high is because of billboard control there. That makes Vermont look good". The state of Vermont was a finalist for the Tourism for Tomorrow Destination award. We are sure that outstanding historic resources here play a significant part in deliberations for such prizes. It is a cliché to point out the prevalence of images and stories re historic cultural resources in **Vermont Life**. Our historic connections to the culture and the land, as well as traces of those who came before us, define the Vermont experience in profound ways. Without that [threatened] resource base, what are we?  
What have we?

Why is it then that maintenance and development of state owned historic resources are chronically under funded? Why are DHP grant programs, often cited for effectiveness and clarity, also . 40% of the \$900k annual budget for the state Historic Sites program is revenue from visitors. A recent legislative initiative attempted to reduce the appropriation by \$200k . There are 81 buildings or structures involved with meager \$250k annual maintenance expenditure. Is that enough to protect the golden egg?

↑  
Statements  
not  
questions

HPAC newsletter  
4 12 07

The AC recommended 3 preliminary and 13 final nominations for listing on the National Register of Historic Places in 2006. Nominations included districts like Whitingham (37 contributing buildings) and Newport Downtown (121 contributing buildings), Fort Vengeance, Pittsford (an archaeological site) and Bridge #32 in Duxbury. A wide range of nominations had an equally wide range of motives for pursuing listing.

In many cases, listing adds value to a project by unlocking historic preservation tax credits and other financial incentives. Former industrial buildings such as the Willard Manufacturing Co. in St. Albans and the Estey Organ Factory in Brattleboro will find new uses as residential properties thanks to those tax credits.

A district listing can be part of becoming a designated downtown with numerous planning, regulatory and financial advantages. Passage of the Growth Center legislation last spring will expand the demand for towns and village centers to seek designation to fully take advantage of new programs.

The Division is gearing up for demand with new equipment and technology for Architectural Survey work which has been going on sporadically since the Division was founded in 1802.

## TWO MEMBERS OF THE ADVISORY COUNCIL ASSISTED IN RECOVERY EFFORTS AFTER KATRINA

Peter Thomas led FEMA's historic preservation team on the Mississippi coast for the first seven months. FEMA task-assigned the Corps and Coast Guard to remove and dispose of millions of tons of debris from land and water, to provide 35,000 temporary housing units, and to replace structures for governmental agencies and schools. Peter coordinated all Section 106 activities with the Mississippi SHPO for these missions, directed archaeological teams borrowed from the NPS to conduct site reviews, and coordinated the activities of FEMA's staff of architectural historians assigned to identify historic structures and the Corps' command charged with demolishing nearly 10,000 heavily damaged homes.

**NOTICE**  
**June 27, 2007 Advisory Council Meeting**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 10:00 a.m. on Wednesday June 27, 2007 at the Chimney Point State Historic Site, 7305 Vermont RT 125, Addison, Vermont.

- |   |       |
|---|-------|
| I. Schedule Meeting Dates   | 10:00 |
| II. Minutes – May 23, 2007  | 10:10 |
| III. National Register Final Review   | 10:15 |
| A. Lake Champlain Bridge, Addison   |       |
| B. Linden Terrace, Rutland  |       |
| C. Multiple Property Documentation Form<br>“The International Style in Vermont” Associated<br>Historic Context- Residential Use of the<br>International Style 1937-1975 |       |
| D. Anthony Scoville House, Mount Holly  |       |
| IV. Old Business  |       |
| A. Discussion of Archeology Fund with John Hall   | 11:00 |
| V. IMLS Grant Summary – Elsa Gilbertson   | 11:30 |
| Working Lunch   | 12:00 |
| VI. SHPO Report   | 12:45 |
| VII. Old Business (continued)   | 1:00  |
| B. Criteria for Evaluating the Effect of Proposed Telecommunications<br>Facilities, Transmission Lines, and Wind Power Facilities on Historic<br>Resources              |       |
| VIII. Archeology Guidelines - Final Adoption  | 1:15  |

(Continued on next page)

- IX. State Register Review
  - A. VT-RU-577 Prehistoric Archeological Site  
Forestdale, Brandon - Boundary Revision 1:45
- X. Annual Meeting - Election of Officers 2:00
- XI. New Business 2:15
- XII. Optional Tour of French Cellar Hole Site 2:30  
DAR State Park, Addison

National Register Final Review

Criteria

**A. Lake Champlain Bridge, Addison**

A &amp; C

The Lake Champlain Bridge, completed in 1929, is a fourteen-span, steel truss bridge that extends across an historic reach of Lake Champlain between Crown Point in Essex County, New York, and Chimney Point in Addison County, Vermont. The bridge is a nationally significant engineering landmark and one of the country's most technologically inventive and aesthetically sophisticated designs for highway bridges of its period. The crossing served as a prototype for adapting continuous-truss technology, developed for railroads during the late nineteenth and early twentieth centuries, to long-span highway bridges in America during an era of rapidly increasing automobile travel. The crossing is slightly more than 2,186 feet long and, with causeway approaches, attains an overall length of nearly 2,900 feet. Designed by the Boston engineering firm Fay, Spofford and Thorndike, the bridge is distinguished by its elegant channel approaches and crossing, a three-span continuous Warren truss, 1,014 feet in length. That continuous segment of the bridge is designed with single deck trusses flanking each side of a center channel span, and each deck truss swings gracefully into a through truss above the channel, with its curving upper chords rising to an overall height of more than 132 feet. The Lake Champlain Bridge continues to serve principal east-west routes connecting northern New York, Vermont, New Hampshire, and Maine.

Along with the bridge, the nomination includes a related toll-collector's Colonial Revival style Cape Cod house built in 1929. Also included are two free standing concrete light standards located in front of the house that once lit the toll collection area which has been removed. The nomination is being listed as nationally significant under the Metal Truss, Masonry, and Concrete Bridges of Vermont MPDF and meets the registration requirements for metal truss bridges.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**B. Linden Terrace, Rutland**

A &amp; C

Linden Terrace at 191 Grove Street in Rutland is a distinctive, gambrel roof, Shingle style-Colonial Revival style summer mansion built in 1912 for Herman Vaughan, a director of the Hollingsworth and Whitney Paper Company in New York. This large house with similarly styled carriage barn and associated garden house was designed by Rutland architect, Arthur H. Smith. Initially constructed as a summer home, Linden Terrace eventually became Vaughan's permanent residence. Extremely active during his retirement, Vaughan played an important role in social, business and political affairs in both Rutland and the state at large. A product of the enormous wealth generated during the prosperous years of the late Victorian period, large, extravagant summer residences sprang up across the state, of which Linden Terrace is a prime surviving example.

The two and one-half story, cross gambrel roofed, L-plan, wood framed house was executed through an eclectic mix of Colonial Revival and Shingle Style architectural detailing. The building is distinguished by a recessed porch that wraps the two most prominent elevations and an array of carefully arranged Palladian, tripartite, and round

windows. The one and one half story gambrel roof which caps the first story and shelters the porch is supported on two elevations by Doric columns set on stone bases in combination with large randomly course, rough-faced stone piers. The first floor of the building's interior retains much of its original fabric and layout, with the upper floor and a half having largely been adapted to serve as dwelling units. Since 1977 the building has been used as multi-unit housing and is well maintained. It is being rehabbed for continued use as affordable housing using the RITC.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**C. Multiple Property Documentation Form "The International Style in Vermont"  
Associated Historic Context- Residential Use of the International Style 1937-1975**

This MPDF documents the rise and evolution of the International Style in Vermont and its use in residential construction. In Vermont, International Style architecture appeared in the mid 1930s approximately ten years later than other parts of the nation and was popular for about forty years into the 1970s. Use of the style was rare until after World War II with the largest concentration built between 1955 and 1975. Most of the structures are the designs of noteworthy Vermont architects who were primarily located in the state's larger cities and towns.

The International Style in Vermont evolved from relatively pure expressions of form. Two major influences were the Meisian branch of the style, expressed through the use of rigid, rectangular forms with curtain walls and massing, defining the interior use, and the stark, white walled buildings reflecting the work of Le Corbusier, which are often set in a pristine, wooded landscape. Many Vermont resources reflect the emergence of a softened, American International Style with shallow gable roofs, wood framing, and wood and brick siding replacing steel frames and curtain walls, and increased landscape elements.

A regionalized International Style, often called the American International Style, emerged in the 1950s in Vermont and other parts of the United States. It is distinguished by smooth wood siding often mixed with sections of brick or stone, massive rectangular brick chimneys that intersect rooflines and often project from the wall plane, shallow gable roofs, and bands of casement or awning windows. Another form of rural modernism, based upon some of the principles of the International Style, is found in Warren, Vermont. Here, in 1965, a group of Yale trained architects bought 450 acres of forest and farmland and began work on a collection of modern inspired, organic buildings. The complex of buildings at Prickly Mountain arose from well educated, inspired and creative individuals who were re-evaluating the way in which buildings should interact with their surrounds, and the means by which they should be constructed. The design/build ideal was being shaped in rural Vermont during the 1960's and 70's as schooled architects tested their traditional roles by putting into action their theoretical creations. *← struck*

The documented property type, house, should be built before 1975 when shifts in modern design spelled an end to this period of architecture. Houses will cover a range of forms, sizes, locations and settings. Through window type and location, projecting balconies,

and exterior massing the house will reflect a clear "program" in its function and relation to the environment in which it was constructed. Large, rectilinear chimneys or towers may project from roof plans, creating a visual connection between the exterior and interior. Interiors of International Style houses will reflect a careful floor plan organized around one or more axis's and ordered with a careful flow of space and use of rooms.

**Recommendation:** Vote to approve

*A&C w/ changes pg 9 para 2 & 3  
omit House II*

**D. Anthony Scoville House, Mount Holly**

A & C

Also known as "Corbu", this house was constructed over a four-year period from 1964-68, and was designed and built by Anthony Scoville and other Yale University students, as Scoville's year-round residence. The wood frame and reinforced concrete house is composed of an outwardly projecting cubical second story supported by peeled cedar posts and set atop of a smaller cubical base. A tall rectangular third-story tower rises above the building's large flat roof. Large full height windows on the first floor, grouped vertical casement windows on the second and skylights in the third-floor tower light the interior. Inspired by the work of Le Corbusier, the interior flow of space is carefully articulated and dictates the building's exterior form.

*More in style meets requirements*

The house is significant for its role in reflecting the development of the International Style in Vermont and as prime example of a mid-twentieth century International Style residential building set in a rural landscape. Plans for the house were informed by Corbusier's earlier "purist" work coupled with his later more romantic designs. This morphing of earlier and later inspirations from one of the International Style's key champions created what today exists as an example of Corbusier's "machine for living" set within a pristine natural environment. The use of local building materials such as cedar posts harvested on-site supporting the exterior second floor and interior balcony, as well as locally quarried slate tile flooring, connects the building to its site and is a conscious binding of the modern building to its rural landscape, a defining aspect International Style homes in Vermont. This concept was an aspect of Corbusier's later work.

Although less than 50 years old, under Criteria Consideration G: Properties That Have Achieved Significance Within the Last Fifty Years, the Scoville House is of exceptional importance at the local and state level as being one of only a small number of known examples of International Style residential buildings in the State of Vermont and a rare interpretation of Corbusier's work in such buildings.

The building is being listed under the The International Style in Vermont MPDF and meets the Registration Requirements for the house property type.

**Recommendation:** Vote to approve the nomination under criteria A and C.

## National Register Final Review

## Criteria

**A. Bridge 19, Brookline and Newfane****A & C**

This bridge was built in 1928 and carries Grassy Brook Road across the West River, the boundary between Brookline and Newfane. It is a Camelback through truss with two spans, the primary one being 160 feet long, with a 30 foot steel I-beam approach span on the Brookline side. The bridge has an overall width of 20 feet 9 inches. It is one of only seven surviving Camelback truss bridges remaining in the state. Bridge 19 was built after the 1927 as part of the flood reconstruction effort. The Camelback design was a modification of the common Parker truss frequently used for longer span crossings in the rebuilding period after the 1927 flood. This bridge exhibits rolled I-beams used as verticals and diagonals in the truss webs, an innovation that distinguishes post-1927 bridges from earlier, more lightly built spans. Its awkward approach, requiring the additional short span, reflects the tendency to hurriedly rebuild after the flood by retaining existing alignments and abutments. The bridge was rehabbed in 2003/04 and continues to carry traffic. It is being listed under the Metal Truss, Masonry, and Concrete Bridges of Vermont MPDF and meets the registration requirements for metal truss bridges.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**B. Billado Block, Enosburg****A&C**

The Billado Block is an Italianate style, flat roofed, three story, four-by-six bay, rectangular plan, brick, commercial block, built c. 1885 as a general store. It is located at the north end of Main Street, on the northwest corner of Bismarck Street, in the village of Enosburg Falls. It is flanked on either side by an assortment of brick and frame, mostly two and three-story, buildings with storefronts on the first level and apartments on the upper floors. The building is distinguished by its elaborate brickwork. The upper two stories, on all four elevations, have equally spaced, large, two-over-two, Italianate style, segmentally arched windows, with projecting brick hood moldings. The hood moldings crown from a central keystone, with slightly arching brick segments, and slight drip extensions, culminating in vertical capping with four-step drip molds. The wood frame windowsills are footed with two-step brick drip molds. The cast iron storefront has two recessed entries, each flanked by two large plate glass windows with rounded corners, corner columns with Doric shafts, and composite capitals. A centered, equally segmented, quoined brick wall pilaster, echoing similar corner pilasters, culminates at the top with a granite plaque inscribed *Billado Block 1885*. The smooth granite inset is embellished by a decorative brick surround. Set above this is an elaborately corbelled banded cornice. The second floor of the Billado Block was used for residential purposes. The third floor is entirely wainscoted and appears to have always been used for inventory storage.

The Billado Block is significant for its continuous contribution to the commercial, economic, and financial livelihood of the community, spanning many eras. It is the oldest standing brick commercial building in the village, built c. 1885 by general store operator William H. Billado. The General Store continued serving the community for a period of

nearly sixty years until his daughter sold the business in the 1940s. In June of 1905, when the First National Bank of Enosburg Falls was established, it leased an office in the south corner of the first floor of the Billado Block. The banking establishment, despite the setback of the bank failure in the 1930s, flourished, precipitating expansion to the entire first floor of the building in the 1960s, and a bank continues to operate in this space today. The building is being rehabbed for affordable housing using the RITC.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**C. Waterville Village Historic District, Waterville**

**A & C**

This nomination is a CLG funded project and the first undertaking for the relatively new organization in Waterville.

The Waterville Village Historic District is a small, well-preserved, mid-nineteenth century mill village that developed in a linear plan dictated both by the narrow valley of the North Branch of the Lamoille River and exploitation of its abundant waterpower to run saw, grist and textile mills. Waterville developed from an agricultural community into a center of manufacturing in the nineteenth century, followed by a transition into the dairy industry and its present existence as a primarily residential community in the twentieth century. Patterns of development are consistent throughout the village, with a single row of structures fronting directly onto the road and miscellaneous outbuildings and barns in the rear. These resources consist primarily of mid-nineteenth and early-twentieth century residential, commercial and religious structures.

The Waterville Village Historic District contains 54 contributing and 21 non-contributing resources. Most of the historic resources date from the mid-nineteenth century to the first decade of the twentieth century. Every historic building in the village is of wood frame construction. The south end of the village consists primarily of commercial and religious structures. There are three churches in the village and three adjacent, interconnected buildings that form a small commercial block at the southwest corner of Route 109 and Church Street. The north end of the village contains primarily industrial and educational resources. Very few resources remain in the village to document its industrial past, with the exception of the Wilbur-Laraway Mill and two large, multi-unit domestic structures that housed mill workers in the mid-nineteenth century. Residential structures can be found throughout the village, and are vernacular or Classic Cottage design, reflecting the modest prosperity of the region in the mid-nineteenth century.

**Recommendation:** Vote to approve the nomination under criteria A and C.

## Criteria for Evaluating the Effect of Proposed Telecommunications Facilities, Transmission Lines, and Wind Power Facilities on Historic Resources\*

The installation of telecommunications facilities, transmission lines, wind power facilities and other similar projects may affect historic resources directly and indirectly. Evaluations of project impacts are made on an individual case-by-case basis and focus on direct and indirect impacts of a substantial nature. Use of these criteria further implements any applicable state and federal review standards. Projects may have an adverse or an undue adverse effect under the following circumstances:

**Direct Impact:** The installation of a telecommunications facility, transmission line, wind power facility or other similar project would cause physical damage, alteration or destruction of an historic resource. For example:

1. If installation of project components would require the whole or partial demolition or abandonment of an historic building;
2. If installation of a tower, pole or other related structure would cause ground disturbance at the installation site that would impact known archeological sites or archeologically sensitive areas;
3. If construction or expansion of access roads, staging or storage areas, borrow areas, disposal or waste areas and/or transmission lines would cause ground disturbance that would impact archeological resources along a corridor connected to the installation site;
4. If attachment of any devices to an historic building would cause immediate or potential structural or physical damage of the building, cause a significant visual intrusion to the architectural character of the building, or pose a proven threat to the continued use of the building;
5. If installation of a tower, pole or other related structure would cause physical damage or destruction of historic features of the landscape surrounding and/or part of an historic resource, such as stone walls, historic roadways and drives, important tree lines, orchards, etc.

**Indirect Impact:** The installation of a telecommunications facility, transmission line, wind power facility or other similar project would cause significant alteration and deterioration of the setting or character of an historic resource. For example:

6. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion into important public views of an historic building, group of historic buildings, or historic landscapes, especially when those views are identified in municipal or regional plans;



7. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion into a hillside backdrop of an important historic building or group of buildings;
8. If the siting of a telecommunications facility, transmission line, wind power facility or other similar project would create a focal point that would overwhelmingly disrupt and distract from the elements of an historic landscape and the public's ability to appreciate it;
9. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create an intrusion in the setting of a National Historic Landmark (which requires additional federal review by the national Advisory Council on Historic Preservation);
10. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion in a rural historic district or historic landscape with a high degree of integrity, i.e. with little incompatible modern development;
11. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would significantly impair a vista or viewshed from an historic resource if that vista or viewshed is a significant component of the character of the historic resource and its history of use (e.g. the home of an important artist whose work portrayed the vista or viewshed landscape);
12. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would significantly interfere with the public's ability to interpret and appreciate the qualities of a historic cultural facility, including impairment of the vista or viewshed if experiencing the view from the site is an important part of experiencing the site;
13. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would introduce a structure that would be dramatically out of scale with and would visually overwhelm an historic resource or its setting;
14. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would isolate a historic resource from its historic setting, or introduce incongruous or incompatible new uses, or new visual, audible or atmospheric elements to a historic setting.

June 2007\*\*

\*This document is a revision of and supersedes the Division for Historic Preservation's document "Criteria for Evaluating the Effect of Telecommunications Facilities on Historic Resources".

\*\*This document may be updated periodically. Please be sure to check our website for the most recent version. ([www.historicvermont.org](http://www.historicvermont.org))

# VERMONT BARN CENSUS

**A Project of the Vermont Division for Historic Preservation, Preservation Trust of Vermont, Save Vermont Barns, UVM Graduate Program in Historic Preservation, and the Preservation Education Institute**

How many barns are there in Vermont? What kind of condition are they in? Are we losing significant numbers each year? What can be done to preserve these icons of our history and landscape? The goal of the Vermont Barn Census is to carry out, for the first time, a state-wide inventory of Vermont's barns that will lay the foundation for further efforts to preserve them.

The project will recruit volunteers in all of Vermont's 251 towns to identify barns and other agricultural outbuildings in their communities. The Vermont Division for Historic Preservation is seeking grants to develop a web-based barn survey form that volunteers will use to record basic information about the barns as well as a photo. Save Vermont Barns, a program of the Mt. Holly Barn Preservation Association, will receive the forms via the internet and compile them in a database. People will be able to access the database on the web and use it to learn about barns in their community and across the state.

The Barn Census will occur mainly over several highly publicized weekends in the spring and fall of 2008, and the spring of 2009. Students from elementary to high school will be welcomed to participate. Volunteers will take a photo and some notes in the field, and then submit the data using the survey form on the web. Local coordinators will help organize and support teams of volunteers who will be recognizable by their Barn Census logo T-shirts. People can survey one barn or many. A kickoff conference will be held in the spring of 2008, and a wrap-up celebration in the fall of 2009.

Barns survive today as both a firm connection to our cultural heritage, and as an integral part of our working landscape. Today barns are at the forefront of public consciousness. With this past winter's late snowfall a number of barns were lost to collapsing roofs. Still more barns are lost every year to deterioration and demolition. Perhaps at no other time has there been more momentum and enthusiasm for inventorying one of the state's most iconic historic resources. The comprehensive Barn Census will result in heightened awareness for these threatened historic resources and will inspire creative solutions for barn preservation. Please let us know if you would like to be part of it!

We are starting a mailing list and will keep you informed. Please e-mail [nancy.boone@state.vt.us](mailto:nancy.boone@state.vt.us) or call 802-828-3045 to get on the mailing list for the Vermont Barn Census. You can also check the Division for Historic Preservation's website at [www.historicvermont.org](http://www.historicvermont.org) and the Mt. Holly Barn Preservation Association website at [www.savevermontbarns.org](http://www.savevermontbarns.org).



**State of Vermont**  
**Advisory Council on Historic Preservation**  
 National Life Drive, Floor 2  
 Montpelier, VT 05620-1201

*11/14*

**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held at 9:30 a.m. on Thursday, September 20, 2007 at the Swanton Historical Society Railroad Depot Museum, 58 South River St., Swanton, Vermont.

- I. Schedule Meeting Dates *Oct 23rd* 9:30
- II. Minutes 9:35
  - A. May 23, 2007 *approved*
  - B. July 27, 2007 *approved*
- III. National Register Final Review 9:45
  - A. Bridge 6, Johnson *ASC approved*
  - B. Kingsley Grist Mill Historic District, Clarendon *ABC*
  - C. Moscow Village Historic District, Stowe *postponed*
  - D. Southview Housing Historic District, Springfield *approved*
- IV. State Register Review & Designation 11:00
  - A. 2000 Burlington Survey  
 Archibald Street, Colonial Square, Germain Street,  
 North Prospect Street, North Street, North Willard Street,  
 Pomeroy Street *approved*
  - B. 2001 Burlington Survey  
 Mansfield Avenue, North Street, Prospect Hill, Wilson Street
- V. New Business 11:45
  - A. Eric Gilbertson - Retirement *approved*
- Working Lunch 12:00
- VI. ~~State Register Review & Designation~~ 1:00
  - A. ~~Burlington Intervale Archeological District~~
- VII. CLG Grant Applications *approved all 5* 1:45
- VIII. 22 VSA 14 Review 2:00
  - A. Dressler Barn, Windsor - Scott Newman, VTrans  
*PP and info on history*
- IX. New Business
  - A. Tour of Swanton Depot and Missisquoi Bay Bridge Toll House
  - B. Other

*C*



**State of Vermont**  
**Advisory Council on Historic Preservation**  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201

**September 20, 2007**

**Members Present:** Beth Boepple, Chair  
Glenn Andres, Architectural Historian  
George Turner, Vice-Chair  
Ron Kilburn, Citizen Member  
Susan Hayward, Citizen Member  
Peter Thomas, Archeologist

**Members Absent:** David Donath, Historian

**Staff Present:** Nancy E. Boone, State Architectural Historian  
Sue Jamele, NR/SR Specialist  
Diane McInerney, Executive Assistant  
Eric Gilbertson, Deputy SHPO  
Jane Lendway, SHPO

**Guests:** Robert Blakeslee, Curator, Swanton HS  
Wendy Hansee, St. Johnsbury  
Scott Newman, VTrans Historic Preservation Officer

The meeting was called to order by the Chair at 9:45 a.m. at the Swanton Historical Society Railroad Depot Museum in Swanton.

**I. Schedule Meeting Dates**

Meeting dates were scheduled for October 23<sup>rd</sup> in Burlington, November 14<sup>th</sup> in Middlebury starting at 10:30 a.m. that will include a visit from Governor Douglas, and December 12<sup>th</sup> in Montpelier with Barn Grant awards on the agenda.

**II. Approval of Minutes**

Glen moved to approve the minutes from the May 23<sup>rd</sup> meeting and George seconded. Glen asked about the referenced transportation project MOA's and Nancy explained that VTrans knows that there have been some problems in implementation, but will be active with renewed commitment for compliance with MOA stipulations. George asked about VELCO changes to pole size and if they had filed a request for this change. He wanted to know if the Council can comment on this change. Jane said that the pole size had not been reviewed and that Shelburne Farms was reluctant to comment on the impact to their

farm, but that the Council may comment on the impact to archeology. The minutes to the May meeting were approved unanimously by the Council.

Glenn moved to approve the minutes from the July 27<sup>th</sup> meeting and Ron seconded. With no comments the Council unanimously approved the minutes.

### **III. National Register Final Review**

#### **A. Bridge 6, Johnson**

The Council had received copies of the nomination prior to the meeting, and were pleased that this bridge is currently in full use. Ron moved to approve Bridge 6 to the National Register and Glenn seconded. The Council unanimously approved of the listing under criteria A & C.

#### **B. Kingsley Grist Mill Historic District, Clarendon**

The Council had received copies of the nomination prior to the meeting. Ron moved approval of the nomination under criteria A, B and C. Glenn seconded. There was a discussion about the road and if it should be part of the nomination. Council members felt that the road is an important historic feature of the complex and site. Beth mentioned that recognition of the road as part of the nomination might have implications for "ancient road" status under state law. It was mentioned that, although the town owns the bridge, the nomination was initiated by the owner of the property and road. The Council unanimously approved of the listing.

#### **C. Moscow Village Historic District, Stowe**

Sue explained to the Council that, prior to the meeting; Stowe decided to postpone their nomination because several owners in the district felt their buildings should be classified as non-contributing.

#### **D. Southview Housing Historic District**

The Council had received copies of this nomination prior to the meeting. Council members remarked that this complex, with its original footprint, still represents important WWII era housing built to accommodate home front workers during the machine tool boom in Springfield. Peter moved to approve the nomination and Sue seconded. The Council unanimously approved the nomination under Criteria A.

**VI. State Register Review & Designation** for the Burlington Intervale Archeological District was postponed.

### **VII. CLG Grant Approvals**

The Council received a summary of the applications prior to the meeting. (copy attached) There was a discussion about the project content. Council members were pleased that the Mad River Planning District focus will be on nominating the Mad River Glen Single Chair Lift to the National Register, and expressed an interest for the creation of an MPDF for the ski industry. Glenn Moved to approve the CLG applications from Brandon,

Bennington, Burlington, MRPD/Fayston, and Montpelier. Peter seconded. The Council unanimously approved of the Second Round FY2007 CLG project applications.

#### **IV. State Register Review & Designation**

- A. 2000 Burlington Survey  
Archibald St., Colonial Square, Germain Street, North Prospect Street,  
North Street, North Willard Street, Pomeroy Street
- B. 2001 Burlington Survey  
Mansfield Avenue, North Street, Prospect Hill, Wilson Street

Council members received copies of the survey, including photos and a survey report prior to this meeting. Sue presented images of buildings that were omitted, or had changed, since the 2000 survey. The Council was pleased with the context, street history and maps that Sue presented. There was a discussion for members to consider recommended staff changes, or questions. Changes to buildings were as follows:

##### **2000 Survey:**

- 70a – Colonial Square, omitted during the original survey, now added.
- 6 – Colonial Square, removed from survey

- 209 – North Prospect Street, removed from survey
- 160, 106a – North Prospect Street, omitted from original survey, now added

##### **2001 Survey:**

No buildings were added or removed.

George moved to accept the survey as amended and modified by staff and Peter seconded. Beth called for the vote and the Council unanimously listed the 2000-2001 amended Burlington Surveys on the State Register of Historic Places.

#### **V. Historic Preservation Grant Amendment for Brookfield Town Hall**

Eric Gilbertson presented to the Council a request from the Brookfield Town Hall to amend their scope of work for their grant award in 2007. Estimated cost for their roof work was \$30,000.00 but the contractor, Iron Horse, was able to complete the work for only \$12,300.00. Brookfield would like to expend the rest of the money for window repairs to the Town Hall. Peter moved to approve the changes requested and George seconded. The Council unanimously approved of the remaining balance of grant funds to be used for window repair to the Brookfield Town Hall.

The Council wished Eric Gilbertson well as he retires from his position as the Deputy State Historic Preservation Officer. All Council members thanked Eric for his years of work with the Division and the Advisory Council, noting that Eric's entrepreneurial nature has afforded Vermont the ability to move ahead of other states in their work with Historic Preservation.

### **VIII. 22 VSA 14 Review**

#### **A. Dressler Barn, Windsor**

Scott Newman, Historic Preservation Officer for VTrans, disseminated information along with a Power Point concerning the proposed removal of the Dressler Barn from the Windsor landscape. Scott shared pictures of the barn and a history of attempts for alternate use that failed despite all efforts. Through benign neglect, beetles did extensive damage to the timbers. An application for a \$300,000.00 grant to rehabilitate the building was not successful.

Currently there is \$15,000.00 available in the budget for restoration of the cupola to be placed at some appropriate location with an information plaque, along with a plaque honoring the past owner of the barn Marie Dressler. The Council suggested that an alternative for use of the \$ 15,000 could be for a barn survey in Windsor County. Scott felt that the mitigation should be closely connected to the loss of the barn, and Historic Windsor should be involved. Council members were concerned about the future of the VTrans building inventory. Scott stated that in 1975 VTrans failed to plan for the future of the barn. This was emblematic of where they were at that time, but it is not where they are now and VTrans is making concerted efforts to identify adaptive reuse potential for all buildings they have identified as "white elephants" to be restored before they are lost. The Council accepted VTrans' proposal to remove the barn with the proposed mitigation.

### **IX. New Business**

Jane Lendway explained to the Council that the Intervale Archeological District will be on the agenda for the meeting in October. The City of Burlington requested further information on the proposed District which includes 5,000 year old sites and a human burial. The October 23 Council meeting will incorporate a public meeting on the proposed District at 1:30 p.m. and property owners have been invited.

Ron thanked the Council for coming to the Swanton Historic Society Railroad Depot Museum and gave a tour that included the Toll House rescued and preserved from the Missisquoi Bridge. The Council thanked Ron for the tour and commended him for his outstanding work in preserving the Depot, the grounds, and now the Toll House.

The meeting was adjourned at 2:30.

Burlington Historic Sites and Structures Survey

2001

City of Burlington  
Historic Sites and Structures Survey - 2001  
Survey Report

***Introduction***

The Historic Sites and Structure Survey - Summer 2001, was conducted by Pamela Daly, a 36 CFR 61 qualified Architectural Historian and Michael Bowman, a summer intern graduate student from the Historic Preservation Program at the University of Vermont, working for the City of Burlington. The survey was conducted during the months of June 2001 through May 2002. The survey was done for the City of Burlington and the Vermont Division for Historic Preservation through a grant received by the City under the Certified Local Government Program.

Of the city's over 10,000 buildings, only about 2,800 are currently identified in the Burlington Register of Historic Resources (BRHR) as having national, state, or local historic significance. Much of the original survey work was completed in the 1970's with the assistance of the VT Division for Historic Preservation as part of a statewide initiative. The City of Burlington is resuming the efforts to complete a survey of the historic sites and structures following the format and recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed in 2000. The first phase of the survey plan was conducted in 2000-2001 and is on file with the City of Burlington and the VT Division for Historic Preservation.

The areas surveyed in the summer of 2001 followed the recommendations of the *Burlington Historic Sites and Structures Survey Plan*.

### **Project Area**

The project area consisted of 14 streets and includes 179 buildings. The number of acres surveyed was 20 +/-:

Adams Court - Both sides of the street from its beginning at the intersection with Shelburne Street to its terminus.

Alfred Street - Both sides of the street from its beginning at the intersection with Shelburne Street to its terminus with Perrotta Place.

Bright Street - Both sides of the street from its beginning on the west side of Little Park (the intersection of Archibald Street and North Winooski Street) to its terminus at the intersection with Oak Street.

Clymer Street - Both sides of the street from its beginning at the intersection with Shelburne Street to its terminus.

Hoover Street - Both sides of the street from its beginning at the intersection with Shelburne Street to its terminus at the intersection with Redstone Terrace.

Hyde Street - Both sides of the street from its beginning at the intersection with North Street to its terminus at the intersection with North Willard Street.

Ludwig Crescent - Both sides of the street from its beginning at the intersection with Hoover Street to its terminus.

Mansfield Avenue - This survey covers the houses at #85 to #146 Mansfield Ave. These are the houses from its approximate mid-section to its terminus at the intersection with North Street. Houses on Mansfield Ave. from its beginning at the intersection with Colchester Avenue to the start of this survey had been covered in an earlier report.

North Street - Both sides of the street from its intersection with North Willard Street to its terminus at the intersection with Mansfield Avenue.

Perrotta Street - Both sides of the street from its beginning at the intersection with Hoover Street to its terminus at the intersection with Alfred Street.

Prospect Hill - Both sides of the street from its beginning at the intersection with Prospect Street to its terminus.

Redstone Terrace - All houses on the street from its beginning at the intersection with Hoover Street to its terminus.

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Wilson Street - Both sides of the street from its beginning at the intersection with Prospect Street to its terminus at the intersection with Mansfield Avenue.

North Winooski Street - This survey covers the houses at #256 to #340 North Winooski Street. These are the houses from just north of the intersection of North Winooski Street and Decatur Street to its terminus at the intersection with Riverside Avenue. Houses on North Winooski Street south of Decatur Street have been covered in earlier survey reports.

## ***Methodology***

The Vermont Historic Sites and Structures Survey, begun in 1971 and strengthened by provisions of the 1975 Vermont Historic Preservation Act, is the official state inventory of all buildings and structures that are significant locally, statewide, or nationally for their historic, architectural, or engineering merit. After the survey of all the towns in a county is completed, it is reviewed by the Vermont Advisory Council on Historic Preservation, which officially enters it on the State Register of Historic Places.

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 (as of November 2000) and thereby provide data on historic resources that can be used in planning, protection and research activities. The Survey is generally conducted on a systematic town-by-town basis. More recently, a survey project may 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.

To perform the work for the survey, architectural historians are employed to 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 assigned area, 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. The surveyor then more fully investigates each identifies site, inspects the exteriors of each building, and where possible, 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 or builder (when known), names of original or historic owners, historic uses of the building, and architectural significance. Information is also collected on associated structures like garages, barns, sheds and other outbuildings.

Complementing the written descriptions of buildings, black and white photographs are used to illustrate their architectural character and setting. An individual photograph, usually a three-quarters view, is taken of each contributing primary building and outbuilding. A single photograph may show both the primary building and outbuilding(s) if both appear clearly in the frame. In the cases of buildings that possess extraordinary stylistic feature, additional photographs may be taken to record such features in detail. Photographs are generally not taken of buildings that are judged non-contributing either by age or alteration.

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In an urban format survey, such as has been conducted in Burlington, recording of buildings proceeds street-by-street, with structures identified and located according to street address. Normally all structures on a historic street (a street in existence prior to 1950) are recorded and classified as contributing or non-contributing. Within a project area, non-historic streets (those laid out after 1950) or historic streets on which no historic structures remain will be recorded only in the index for the survey and in the survey report. On historic streets where the vast majority of structures postdate 1950, or have become non-contributing due to alteration, the surveyor may elect to only record the contributing structures on the street while noting the existence of the other structures in the Statement of Significance and the Building Descriptions for the street. For historic streets that have non-historic extensions, a combination of the above-mentioned three treatments may be prescribed for distinct, specified portions of the streets.

### ***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, association with important events, trends and patterns of history.

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 or 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, 19<sup>th</sup> century middle-class neighborhoods, and small commercial buildings each proclaim their status as architecture built to serve the need 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

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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 association 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 ware houses 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

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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.

### ***National Register/Vermont Register Criteria and Themes***

The buildings and communities surveyed in this project met or addressed the following criteria and themes:

Criteria: Criteria C - The properties embody the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Themes: Religious Trends, Immigration - Second Phase (1870-1920), Education (1790-1940), Good Example - Architectural Style, Good Example - Architectural Type, Good Example - Porch, Good Example - Garage, Streetcar Developments, Automobile Suburbs, Small Manufacturers, Commercial Development (urban, 1790-1940).

### ***Project Personnel***

The survey of sites included in this report was conducted by:

Intern: Michael Bowman, a student in the Master of Science in Historic Preservation program at the University of Vermont. The survey fulfilled the internship requirement of the Masters Degree program.

Supervisor: Pamela Daly who received a Master of Science in Historic Preservation from the University of Vermont in 1998. She is a 36 CFR 61 qualified Architectural Historian.

City of Burlington: David White, Department of Planning and Zoning.

### ***Number of Properties Surveyed***

A total of 179 buildings were surveyed as part of this survey. Of this 174 buildings were contributing structures and 5 were designated as non-contributing.

### ***Location of Survey Information***

Copies of the City of Burlington Historic Sites and Structures Survey - Summer 2001 are filed at the Vermont Division for Historic Preservation, Montpelier, Vermont. They are available in Burlington at the Division of Planning and Zoning, City of Burlington, and at Fletcher Free Library.

### ***Summary of Survey Information***

The survey work conducted in the summer of 2001 and spring of 2002, was based upon the *Burlington Historic Sites and Structures Survey Plan* that was completed in 2000. The goal of the of Plan was to systematically survey those areas of the city that should be included in the database of architectural resources starting with those structure in the most immediate danger of removal and the oldest resources. Urban growth and significant alterations are also a serious threat to Burlingtons architectural heritage and this report is to record individual buildings and neighborhoods for future planning needs.

To that end, this year's survey work included three diverse areas of the city. They are:

Redstone Quarry - The boundaries are: north - Adams Court, south - Clymer Street, east- Redstone Terrace, west - Shelburne Street. The other streets included in this area are Alfred Street, Hoover Street, Ludwig Crescent and Perrotta Street.

The Redstone Quarry area developed as the city of Burlington expanded south from its waterfront origins and became Vermont's largest and most populated city. A number of important businesses established themselves in the Industrial South End in the late nineteenth and twentieth centuries. While Lumiere, the Vermont Milk Chocolate Company, McAuliffe's, and E. B. and A. C. Whiting Company were or are important employers, probably the Queen City Cotton Company (later the site of General Electric) was this area's most significant business concern. Built in 1894, this factory not only helped foster the creation of a French-Canadian parish based on Flynn Avenue's St. Anthony's Church (constructed in 1902), it also spurred the development of a company-sponsored worker tenement community west of the Rutland Railroad tracks between Lakeside Avenue and Harrison Avenue. The development of this area tended to follow the industrial expansion of Burlington along the lake. As late as the 1880's, the Shelburne Street area was largely farm and pastureland, with several isolated houses and mansions sprinkled here and there among the open spaces. Substantial residential development only occurred in the twentieth century, with a concerted effort by developers to lay out residential developments.

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The buildings in this area reflect the architectural designs of late nineteenth century to the 1920's and 1930's. The houses are representative of the small farmsteads supported by agriculture to those built in response to a growing and booming economic future. Much of the district's architecture is in the vernacular architectural tradition with the homeowner or developer using builders manuals or pattern books as inspiration for their building designs. The houses in the Redstone district are primarily single family with some that were built as multi-family and some that have been converted to this use. With its close proximity to Shelburne Street, there is one commercial building in this district.

Good architectural examples in this district are:

Queen Anne Style - 21 Clymer Street, 22 Clymer Street.

Bungalow Style - 28 Adams Court, 21 Adams Court, 11 Ludwig Crescent,  
16 Ludwig Crescent, 19 Perrotta Street, 24 Hoover Street.

Colonial Revival Style - 20 Adams Court, 4 Perrotta Street, 12 Perrotta Street,  
15 Perrotta Street, 22 Perrotta Street, 30 Alfred Street, 35 Alfred Street,  
35 Clymer Street, 41 Clymer Street, 45 Clymer Street.

International Style (commercial) - 12 Alfred Street.

Old North End - prior survey work has included buildings for which there is no question as to its architectural and design value. This year's survey continues to record those buildings that comprise the majority of buildings in the district, as the loss of those buildings not deemed immediately significant *would destroy the historic fabric and integrity of the area*. The majority of buildings in this area date from the last quarter of the nineteenth century and span into the early twentieth century. The streets that were surveyed are heavily traveled so there is a mixture of residential and commercial style buildings.

The area north of the city center of Burlington saw little commercial or residential development before the second half of the nineteenth century, remaining sparsely populated and rural until the period of Burlington's commercial expansion after the Civil War. The influx of Irish, French-Canadian, and Russian (largely Jewish) immigrants reflected the availability of ready employment in Burlington's lumber yards, along the Burlington water front generally, and in the Winooski mills. Always a poorer area, Hyde Street and North Winooski Street saw the proliferation of worker housing from the 1860s onward. Houses were mostly wooden structures, vernacular in style, one-and-a-half to two-stories in height, and located close together on small lots. Earlier more elegant (and rare) structures tended to be Greek Revival and Gothic Revival in style, while later in the century Queen Anne and Italianate structures were constructed.

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Always a magnet for new arrivals, the Old North End was distinguished by the arrival of three ethnic groups in particular during the nineteenth century. Large numbers of Irish began to arrive from the 1840's on, and they, by and large, occupied enclaves along Battery Street and the lower portion of North Street up to North Champlain Street. French-Canadian immigration swelled after the Civil War, and the area around the intersection of North Avenue and Elmwood Avenue served as the focal point for an ethnic community spiritually and socially grounded by the presence of St. Joseph's Church on Allen Street. By the 1880's, a sizable Jewish community began to grow up adjacent to North Street. This influx of Lithuanian, Polish and Russian Jews was triggered by persecutions in Russia, with most Burlington Jewish social activity centering on the area around the intersection of Hyde and Archibald Streets (where Ohavi Zedek Synagogue was erected in 1887).

The area saw a steady increase in its commercial and economic vitality up until the 1920's, when it experienced probably its greatest period of prosperity. During this period the Old North End presented a healthy mix of commercial and residential development, but the area soon suffered heavily from the advent of the Depression. By the 1940's, the old ethnic characteristics had begun to blur, and the area began an era of economic decline. This period of decline finally began to reverse itself in the 1980's.

Ironically, due to the limited financial resources of some of the residents of this area, some of the houses have undergone little change or have received maintenance that reflects the "latest idea" of the early 20<sup>th</sup> century. The house sidings range from the original narrow wood clapboards to asbestos shingles, aluminum siding and vinyl siding.

The streets included in this survey are North Winooski Street, Bright Street and Hyde Street.

Good architectural examples in this district are:

Greek Revival Style: 15 Hyde St.

Single ell house: 262 N. Winooski St., 280 N. Winooski St.

Italianate Style: 269 N. Winooski St., 299 N. Winooski St., 140 Hyde St.

Queen Anne Style: 17 Hyde St., 75 Hyde St., 79 Hyde St.

Colonial Revival Style: 264 N. Winooski St., 3 Hyde St.

North Willard Area - many of the buildings in this area have been surveyed and are recorded in the Vermont Division of Historic Preservation. This year's effort was to record those not having been previously reviewed and formally surveyed.

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This area contains an abundance of houses in the Colonial Revival style dating from 1900 to 1935. They range in styles from houses that still have some of the elaborate details of the Queen Anne to very conservative development housing. There are a few exceptional examples on Wilson Street and North Street of houses that seem to step out of the pages of a pattern book of the early 20<sup>th</sup> century. This area also has some excellent example of early automobile garages still intact.

The streets included in this survey include: Mansfield Avenue, North Street, Prospect Hill, Wilson Street.

Good architectural examples include:

Queen Anne Style: 515 North St., 127 Mansfield Ave.

Colonial Revival Style: 506 North St., 530 North St., 131 Mansfield Ave.,  
43 Prospect Hill, 32 Wilson St.

Tudor Revival Style: 502 North St.

***Recommendations for further study***

It is recommended that the City of Burlington continue to survey and record historic sites and structures in accordance with the *Burlington Historic Sites and Structures Survey Plan* completed in 2000.

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Champlain

Lake



1 Miles

1 Kilometers

Low Rock Point

Toll Road to Burlington, N.Y.

Burlington Bay

**Burlington**



**2001 Survey**

**Mansfield Avenue**

**Additional information was documented for the following buildings:**

131-aluminum siding is being removed.

137-Siding is clapboard not vinyl.

**Previously surveyed and listed buildings-16,49,57-59,61,69,73,77,91,100**

URBAN DISTRICT BUILDING INVENTORY

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85 Mansfield Avenue, c. 1931

A 2-story Colonial Revival style duplex with wood shingle siding, matching end-chimneys and eaves sidehall entrances. There are cornice returns at the ends of the gable roof. The main entrances are found at the corners of the building within a one-story, shed roof enclosed porch and are accessed through matching pedimented entrance porticos supported by squared columns. Fenestration is symmetrical on the front facade with 1/1 windows found throughout. The house sits on a poured concrete foundation.



119 Mansfield Avenue, c. 1929

A large 2 1/2-story, vernacular Shingle Style house with jerkinhead gable roof and two hip roofed dormers projecting to the north. The first level is clad in wood clapboards and the upper levels in wood shingles. The primary facade is dominated by a 2-story shed roof porch which is partially enclosed, with the main entrance located in the gable front right bay. Fenestration is vertically divided 8/1 windows (four small square panes in the transom with four long rectangular panes beneath).



a. Garage, c. 1929

A 1-story, 3 bay, flat roof garage with original wood clapboard siding and fenestrated hinged doors.



123/125 Mansfield Avenue, c. 1929

A large, 1 1/2-story, Colonial Revival style duplex with gambrel roof and full shed roof dormers. A two-story shed roof porch extends across the rear facade of the building. The main entrances are located at the center of the eaves side and are sheltered within a 1-story hip roof enclosed porch with a small pediment in the center. Fenestration is symmetrical 6/1 (three small squares in the transom over three vertical rectangles over one large pane). The house is clad in aluminum siding.



a. Garage, c. 1930

A low-pitched, gable roofed, two bay garage is located to the rear of the house. It has narrow wood clapboard siding and a fixed 6 light window in the gable peak.

URBAN DISTRICT BUILDING INVENTORY

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127 Mansfield Avenue, c. 1902/1990

A relatively high styled, rambling, 2 ½-story Queen Anne style slate gable roof house with wood clapboards on the lower and upper levels and a decorative band of wood shingles in between. Main entrance is located within the sidehall of the gable front, sheltered by a hip roof porch which runs the length of the facade and is supported by tuscan columns, with a small pediment above the main entry approach. An offset, 2 story bay window with pediment gable roof projects from the primary (east) facade, while another 2-story bay window with a pedimented gable roof projects from the southern facade. Imbricated shingles decorate all the gable peaks. A newly added, tall 2 ½-story rectangular tower extends off the rear of the house with altered fenestration, while a 1-story hip roof porch supported by tuscan columns fills the space between the tower and west facade. Fenestration is 1/1 sash throughout.

a. Garage, c. 1930

1 story, 2 bay garage with wood clapboards and modern overhead doors.

131 Mansfield Avenue, c. 1927

A 2 ½-story, Foursquare style house with hipped slate roof and a hipped roof dormer on the east roof slope. The primary facade is dominated by a full length, one story, hip roof porch with a small pediment over the entry, that is supported by battered columns on top of tall ashlar faced concrete block pedestals. A one-story shed roof porch extends across the rear facade. Fenestration is symmetrical with 3/1 windows on the main block and 6/1 in the roof dormer. A secondary entrance is located on the north facade with a large brick exterior chimney on the south. The building is clad in aluminum siding with an ashlar faced concrete block foundation.

a. Garage, c. 1930

A 1-story, 2 bay, low-pitched gable roof garage with wood clapboards and a rectangular opening in the gable peak.



URBAN DISTRICT BUILDING INVENTORY

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137 Mansfield Avenue, c. 1902

A 2 ½-story, Queen Anne style, slate gable roof house with an offset, 2 story bay window with pediment gable roof projecting from the primary (east) facade, with another 2-story bay window with a pedimented gable roof projecting from the southern facade. The house is very similar to 127 Mansfield Avenue, yet greatly altered. The main entrance is located within the sidehall of the gable front, sheltered by a hip roof porch which runs the length of the facade and is supported by metal posts, with a small pediment over the entry approach. A 1-story attached shed roof garage extends from the rear of the south facade, while a 1-story shed roof addition projects from the rear facade. Fenestration is 1/1 sash throughout and the house is clad in vinyl siding.



139 Mansfield Avenue, c. 1913

A 2 ½-story, Foursquare style house with hipped slate roof and dormers on the north and east roof slopes. The main entrance is sheltered beneath a 1-story hipped roof porch that is supported by turned posts with decorative brackets. A 1-story shed roof addition extends to the rear. Fenestration is 1/1 sash throughout and the building is clad in aluminum siding. The house sits on a poured concrete foundation.



a. Garage, c. 1920

A 1-story, hipped roof garage with wood clapboards and original hinged doors.

141 Mansfield Avenue, c. 1913

A large, multi-unit, gable roof house which has undergone many alterations and additions. The roof is steeply pitched with a gable pediment on the front façade and is covered with metal roofing material. The main rectangular block has a series of 2-story shed roof additions on the south façade with the main entrance centered within the gable end beneath a simple flat roof porch supported by turned posts. Fenestration is asymmetrical with altered 1/1 sash throughout.



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146 Mansfield Avenue, c. 1900

A sprawling, 2 ½-story house which has been altered over time with additions. The main entrance has been enclosed within a 1-story gable roof entrance vestibule on the west gable facade, while a one story wing extends from the east façade of the main block. The main block still retains its original slate roof and despite the aluminum siding that covers the building, two Queen Anne windows still survive, one on the lower level of the main block and one in the rear wing, with fixed 7 pane stained glass transoms over one large pane. The house sits on a stone foundation.

a. Barn/Garage, c. 1900

A 1-story, 2 bay, gable roof garage/barn with wood clapboards and a large rectangular opening in the gable end which appears to have been built as a stable or wagon shed, with the automobile bays added at a later time.



## North Street

**Additional information was documented for the following buildings:**

506-Dentils along house, front porch and garage pediments do not appear original.

519- Colonial Revival style door surround.

523-Lower level windows are original 8/8 not 8/1.

**Previously surveyed and listed buildings-**This stretch of North Street was not surveyed before.

4500



URBAN DISTRICT BUILDING INVENTORY

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501 North Street, c. 1939

A 2-story, Colonial Revival style house with a gable roof, eaves front presentation to the street. The second level of the house overhangs the first level with decorative wood brackets under the second floor. There is an attached, one-story, one bay garage extending to the west. The building is clad in aluminum siding and has 6/1 asymmetrical fenestration. The main entrance is within an enclosed gable roof entrance vestibule and is further sheltered beneath a simple pediment which is supported by two simple brackets.



502 North Street, c. 1937

An excellent example of a 1 1/2-story Tudor Revival style house, clad in brick veneer with a steeply pitched cross gable that dominates the facade. Main entrance is located within the projecting front gable and is framed in an archway with tabbed decorative brick and has symmetrically spaced, small 1/1 wood sash windows on either side, also enhanced with brick tabbing. A large shed roof dormer, with 6/6 windows, extends from the east roof slope. A one-story shed roof enclosed porch extends from the north facade. Windows on the lower level, as well as the small windows within the main facade gable, are all 4/4. A secondary entrance is located in the east gable end and both gable peaks have been filled with horizontal clapboards. A large chimney dominates the southern facade.



a. Garage, c. 1937

A one-story, one bay, wood clapboard gable front garage.

URBAN DISTRICT BUILDING INVENTORY

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505 North Street, c. 1907

A 2 ½-story Foursquare style house with hipped slate roof, central chimney and hipped dormers projecting to the north and west. The house is clad in wood shingles on the upper level and vinyl siding below. The front facade is dominated by a one-story flat roof porch with a small gently sloping gable peak and is supported by turned posts. Fenestration is primarily symmetrically spaced 1/1 wood sash windows except for a decorative fixed window on the second level of the front façade. There is a 2-story shed roof addition that has been added to the rear façade.



a. Garage, c. 1920

A 2 bay, 1-story gable roof garage with a fixed rectangular window in the gable peak. The garage doors are 16 panel with two small rectangular windows in each.

506 North Street, c. 1937

A large, 2 ½-story, multi-unit Colonial Revival style, gable roof house with wood clapboards and a gable sidehall entrance that is sheltered beneath a pedimented entrance portico supported by two plain rounded columns. A pediment at the gable end emphasizes the gable front presentation. A one-story, gable roof brick addition extends to the rear. Fenestration is asymmetrical 6/1 for the majority, with identical three-part windows on the front façade. The house sits on a poured concrete foundation.



a. Garage, c. 1937

A 2 bay, one-story, gable front garage with 12-panel overhead doors.

URBAN DISTRICT BUILDING INVENTORY

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of

511 North Street, c. 1906

A 2 ½-story, Foursquare style house with hipped slate roof, central chimney and shed dormers projecting to the north and west. There are sawn rafter tails under the wide overhanging eaves. The house is clad in wood shingles on the upper level and narrow wood clapboards below. A one-story, flat roof porch supported by turned posts dominates the main facade. Fenestration is symmetrical 2/2 wood sash windows.



a. Barn/Garage/Shed, c. 1906

A 2-story, 2 bay flat roof garage with wood shingles and bracketed cornice. An original cross-braced plank door in the east bay, and a modern 16 panel overhead door in the west. There are paired 1/1 wood sash windows on the second level above the original door and a rectangular opening on the west upper facade.



512 North Street, c. 1937

A 2 ½-story, large multi-unit Colonial Revival style house with gable end sidehall entrances. The main entrances are sheltered beneath a two-story flat roof porch supported by battered columns. A 2-story flat roof room addition also extends across the rear facade. Windows are predominately 6/6, with three-part windows (6/6 in middle flanked by 4/4) occupying the front facade on both levels.



a. Garage, c. 1937

A 1-story, 2 bay, low-pitched gable roof garage with a 16 panel overhead door in the south bay and an 18-panel overhead in the north.

515 North Street, c. 1906

A 2 ½-story Queen Anne/Colonial Revival style house with recessed entrance, slate roof, plain modillion cornice and two-story bay window beneath a pedimented cross gable. A shed roof dormer extends from the north roof slope. The main facade is graced by a shed roof porch and gable roof portico extension that is supported by tuscan columns with dentil molding along the cornice. A second story porch is incorporated beneath the principal roofline above the recessed entrance. The building is clad in aluminum siding and sits on a stone foundation.



URBAN DISTRICT BUILDING INVENTORY

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519 North Street, c. 1906

A 2 ½-story, Queen Anne style, slate gable roof house with gable sidehall entrance and two cross gable pediments which shelter two-story bay windows and have decorative imbricated shingles adorning the gable ends. The primary facade is dominated by a closed pediment that has two large scroll brackets at the gable ends and smaller ones in between. The main entrance is enhanced with a decorative door surround. A 2-story flat roof addition, as well as a 1-story shed roof porch extends from the south facade. The house is sided with wood clapboards and sits on a stone foundation.



a. Garage, c. 1930

A 1-story, 2 bay gable roof garage with wood clapboards and 18 panel overhead doors.

520 North Street, c. 1937

A 2-story, Colonial Revival style, gable roof house with eaves right entrance and a one-story gable roof addition to the east (is an enclosed garage). A full-length metal roof overhang that provides shelter for the main entrance as well as a modern (c.1960) bay window dominates the main facade. Fenestration is symmetrical 6/1, except for the three pane horizontal modern window that occupies the one story addition and similar, yet smaller windows that occupy the bay projection. The building is clad in aluminum siding and sits on a concrete foundation.



522 North Street, c. 1937

A 2-story Colonial Revival style gable roof house with eaves right entrance, wood shingles on the upper level and wood clapboards on the lower. A 1-story garage addition extends to the east. The main entrance is sheltered by an arched portico supported by simple brackets and is housed within a decorative surround. Fenestration is asymmetrical 6/6 windows and the house sits on a poured concrete foundation.



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523 North Street, c. 1939

A 2-story, Colonial Revival style, gable roof house with eaves left entrance and a 1-story gable roof garage addition with gable wall dormer, to the north. The main entrance is sheltered beneath a large gable portico supported by delicate turned posts, while the door itself is housed within a decorative surround with rectangular sidelights. Fenestration has been altered with the addition of a diamond 4-light window above the main entrance and 8/1 windows on the lower level. Asymmetric 6/1 windows occupy the second level. Main block is clad in clapboard while garage addition is covered in aluminum.



530 North Street, c. 1937

A well preserved, 2-story Colonial Revival style, wood clapboard house with a slightly off-center entrance, second level overhang with pendants at the corners and a 1-story garage addition to the east. The main entrance is enhanced by a decorative segmental arch pediment door surround with dental molding and fluted pilasters. Fenestration is 6/6 windows and the house sits on a poured concrete foundation.



534 North Street, c. 1937

A sprawling, 2 1/2-story Tudor Revival style wood clapboard house with multiple front gables, a hip roof and a cross gable dormer to the east. The main entrance is housed within a dominant 2-story projecting gable with a second level overhang supported by plain brackets and adorned with engaged half-timbering. Another smaller projecting gable on the primary facade houses a one bay garage. A one-story enclosed porch with a shed roof extends to the east. Fenestration is asymmetrical and altered in some places, with 6/6 double hung sash on the second level of the main block, diamond shape pane windows in the second level of the gable projection and a bank of 4 ten pane casement windows on the lower level.



**Prospect Hill**

**Additional information was documented for the following buildings:**  
28- Snap in muntins in first floor 6/1 windows.

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16 Prospect Hill, c. 1939

A 2-story, Colonial Revival style gable roof house with eaves right entrance, clad in wood clapboards with wide profile. A gable roof portico with segmental arch, supported by slender tuscan columns covers the main entrance. A one-story, one bay, gable roofed addition extends to the west of the main rectangular block. Fenestration is 6/1 and set asymmetrically with decorative vertical wooden slat shutters.



17 Prospect Hill, c. 1939

A 2-story, Colonial Revival style, gable roof house with eaves center entrance and central chimney, which has undergone significant alterations. The main entrance has been enclosed within a flat roof vestibule topped with a decorative balustrade. A one-story sunroom with a flat roof extends to the south. The one bay garage has been enclosed in the eastern end of the first level of the house. The fenestration is 6/1 and set asymmetrically. The building is clad in aluminum siding.



25 Prospect Hill, c. 1939

A 2-story, Colonial Revival style, gable roof house with eaves center entrance, central chimney and a one-story shed roof enclosed porch addition to the rear. A one bay garage is enclosed in the west end of the first level of the house. The main entrance portico has been enclosed forming a gable roofed entrance vestibule. The fenestration is 6/1 and set asymmetrically. The house is clad with aluminum siding.



28 Prospect Hill, c. 1939

A 2-story, Colonial Revival style, gable roof house with eaves entrance and a one bay garage enclosed in the east end of the first level of the main block. A shallow gable roofed hood supported by two simple triangular brackets covers the front entrance. The fenestration is asymmetrical 6/1 and the house is clad in vinyl siding.



33 Prospect Hill, c. 1939

A 2-story, Colonial Revival style, gable roof house with eaves entrance and a one bay garage enclosed in the east end of the first level of the main block. The main entrance is enclosed within a gable roof vestibule. The house is clad in aluminum siding with asymmetrical 6/1



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windows.

40 Prospect Hill, c. 1940

A 2-story, Colonial Revival style, gable roof house with eaves entrance, exterior brick chimney and asymmetrical set 6/1 windows. The main entrance is sheltered beneath a simple entry pediment supported by two rectangular columns. A one-story, shed roof, enclosed porch extends to the east. The building is clad in aluminum siding. The one bay garage that was originally in the east end of the first level of the house (the driveway leading to the opening is still evident) has been converted to a living space.



43 Prospect Hill, c. 1940

A 2 1/2-story, Colonial Revival style, gable roof house with original wide profile wood clapboards, exterior end chimney and eaves center entrance. The fenestration is symmetrical 6/1 wood sash windows. The main entrance is enclosed within a gable roofed entrance vestibule, while a one-story wing extends to the east. The house distinguishes itself as a slightly different design and construction from the others on the street.



a. Garage, c. 1940

A 1-story, 1 bay gable front garage with 16 paneled overhead door.

50 Prospect Hill, c. 1940

A 2-story, Colonial Revival style, gable roof house with eaves entrance, which has undergone some modifications. The fenestration is 6/1 and asymmetrical set. Similar to the house at 40 Prospect Hill, the enclosed garage bay has been converted to living space. There is a bank of four, 10 paned casement windows which fill the lower west end façade where the garage door was located (the concrete driveway is still in place leading to the garage). The main entrance is sheltered by a gable roof entry portico with a segmental arch, which is supported by plain "L" brackets. A simple shed roof forms a small sheltered porch along the western facade.



Wilson Street

**Additional information was documented for the following buildings:**

*leave* 15- Porch windows have been changed and now are 4/1 paired and in triplet as well as small 4 pane windows flanking the upper portions of the triplet on the front of the porch. Aluminum siding has been replaced with clapboards and wood shingle.

*keep* 29- Aluminum siding has been replaced with clapboard on the first floor and wood shingle on the second. Shed roof porch has new valence and railing with square balusters and posts. Battered porch posts appear original.

**Previously surveyed and listed buildings-17.25**



# 15



#29

URBAN DISTRICT BUILDING INVENTORY

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11 Wilson Street, c. 1950

This is a one-story, low-pitched gable roof garage that has been converted in to a small house. The front door is located on the west façade and the concrete driveway is still visible. This was the garage for the house on North Prospect Street.



15 Wilson Street, c. 1923

A 1 1/2-story, Craftsman style bungalow house with a gable roof and eaves sidehall entrance. On the front (north) facade the roof extends to form a partially enclosed porch, and is supported by 2 battered columns. A shed roof dormer projects from the north slope of the roof with two sets of paired 1/1 sash windows. The building is clad in aluminum siding.



a. Garage, c. 1923

1 story hipped roof garage with wood clapboards, exposed rafter tails and a sixteen panel overhead door.

16 Wilson Street, c. 1901

2 1/2-story Queen Anne house with a hipped roof, projecting side gable to the west, hipped roof dormers and a tall octagonal 3-story tower projecting from the front facade. The main entrance is located within the sidehall of the front (south) facade, sheltered by a shed roof porch with a small pediment, supported by two square columns. A 1-story shed roof porch also extends to the west. The fenestration is irregular and altered, with a single Queen Anne window with a six-pane transom visible in the front façade. The majority of other windows are 1/1 sash with a rectangular casement window in the front turret. The house is clad in aluminum siding with asphalt roof shingles on the main block, while the turret still retains its slate roof. Although much altered, this is the oldest building on the street.



URBAN DISTRICT BUILDING INVENTORY

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22 Wilson Street, c. 1923

A large 2-story, Colonial Revival gable roof house with eaves center entrance, center chimney and a full 1-story hipped roof porch on the front (south) facade supported by four battered columns. A shed roof dormer also extends from the south roof slope. The fenestration is symmetrically set 1/1 sash and the building is clad in aluminum siding.



a. Garage, c. 1923

A 1-story, 1 bay hipped roof garage with wood clapboards, exposed rafter tails and original sliding wood slat door.

28 Wilson Street, c. 1924

A 2 1/2-story, Colonial Revival style, slate gable roof house with full cornice return, sidehall gable entrance and a large pedimented, partially enclosed, gable roof porch on the primary (south) facade supported by battered columns. The fenestration is symmetrically set with an abundance of original 4/1 (4 rectangular pane over 1 large) wood sash windows, as well as, 8/1 (8 pane transom over one large pane) Queen Anne windows. The structure is clad in aluminum siding.



a. Garage, c. 1980

A 1-story, 1 bay, gable roof garage with 20 panel overhead door.

29 Wilson Street, c. 1910

A 2-story, Colonial Revival style hipped roof house. An attached 1-story hipped roof garage extends to the west, while a 1-story flat roof addition wraps around the eastern facade to the rear of the building. The fenestration is set irregularly with 1/1 sash throughout and a large modern picture window on the primary facade. The building is clad in aluminum siding.



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32 Wilson Street, c. 1927

A 2-story, Colonial Revival style house with a gambrel roof, eaves center entrance and a large shed roof dormer projecting from the front (north) roof slope. The building is clad in brick veneer, while the roof dormer is covered with wood shingles. The main entrance is sheltered beneath a small shed roof porch supported by plain, slender round columns, while another shed roof enclosed porch extends from the rear of the house. The fenestration is symmetrically set 6/1 sash throughout.

a. Garage, c. 1930

A 1-story, 2 bay, gable roof garage with wood clapboards and a pair of 16 panel overhead doors.

35 Wilson Street, c. 1928

A 2-story, Colonial Revival style, slate gable roof house with a large offset 1 1/2- story projecting gable ell dominating the primary (north) facade. The main entrance is located within the center of this projection, sheltered beneath a gable roof entrance portico supported by plain "L" brackets, while an enclosed sunroom wraps around to the east. A shed roof dormer looks out from the (rear) southern roof slope and a 1-story hipped roof addition extends from the rear of the main block. The fenestration is set irregularly with 1/1 sash throughout.

a. Garage, c. 1928

A1-story, 1 bay garage covered in wood shingles with original hinged doors.



Burlington Historic Sites and Structures Survey

2000

City of Burlington  
Historic Sites and Structures Survey - 2000  
Survey Report

### *Introduction*

The Historic Sites and Structure Survey - Summer 2000, was conducted by Pamela Daly, a 36 CFR 61 qualified Architectural Historian and David Provost, a summer intern graduate student from the Historic Preservation Program at the University of Vermont, working for the City of Burlington. The survey was conducted during the months of June 2000 through May 2001. The survey was done for the City of Burlington and the Vermont Division for Historic Preservation through a grant received by the City under the Certified Local Government Program.

Of the city's over 10,000 buildings, only about 2,500 are currently identified in the Burlington Register of Historic Resources (BRHR) as having national, state, or local historic significance. Much of the original survey work was completed in the 1970's with the assistance of the VT Division for Historic Preservation as part of a statewide initiative. The City of Burlington is resuming the efforts to complete a survey of the historic sites and structures following the format and recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed in 2000.

### *Project Area*

The area surveyed followed the recommendations of the *Burlington Historic Sites and Structures Survey Plan* completed in 2000. The survey work for the Summer 2000 project consisted of the following streets:

Shelburne Street	Convent Square
North Willard Street	Manhattan Drive
Pomeroy Street	North Avenue
North Street	Archibald Street
North Prospect Street	Colonial Square
North Willard Street	Germain Street
Volz Street	
Washington Street	

### *Methodology*

The Vermont Historic Sites and Structures Survey, begun in 1971 and strengthened by provisions of the 1975 Vermont Historic Preservation Act, is the official state inventory of all buildings and structures that are significant locally, statewide, or nationally for their historic, architectural, or engineering merit. After the survey of all the towns in a county is completed, it is reviewed by the Vermont Advisory Council on Historic Preservation, which officially enters it on the State Register of Historic Places.

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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 (as of November 2000) and thereby provide data on historic resources that can be used in planning, protection and research activities. The Survey is generally conducted on a systematic town-by-town basis. More recently, a survey project involves 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.

To perform the work for the survey, architectural historians are employed to 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 assigned area, 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. The surveyor then more fully investigates each identifies site, inspects the exteriors of each building, and where possible, 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 or builder (when known), names of original or historic owners, historic uses of the building, and architectural significance. Information is also collected on associated structures like garages, barns, sheds and other outbuildings.

Complementing the written descriptions of buildings, black and white photographs are used to illustrate their architectural character and setting. An individual photograph, usually a three-quarters view, is taken of each contributing primary building and outbuilding. A single photograph may show both the primary building and outbuilding(s) if both appear clearly in the frame. In the cases of buildings that possess extraordinary stylistic feature, additional photographs may be taken to record such features in detail. Photographs are generally not taken of buildings that are judged non-contributing either by age or alteration.

In an urban format survey, such as has been conducted in Burlington, recording of buildings proceeds street-by-street, with structures identified and located according to street address. Normally all structures on a historic street (a street in existence prior to 1950) are recorded and classified as contributing or non-contributing. Within a project area, non-historic streets (those laid out after 1950) or historic streets on which no historic structures remain will be recorded only in the index for the survey and in the survey

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report. On historic streets where the vast majority of structures postdate 1950, or have become non-contributing due to alteration, the surveyor may elect to only record the contributing structures on the street while noting the existence of the other structures in the Statement of Significance and the Building Descriptions for the street. For historic streets that have non-historic extensions, a combination of the above-mentioned three treatments may be prescribed for distinct, specified portions of the streets.

*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, association with important events, trends and patterns of history.

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 or 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, 19<sup>th</sup> century middle-class neighborhoods, and small commercial buildings each proclaim their status as architecture built to serve the need 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,

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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 association 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 ware houses 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.

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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.

*National Register/Vermont Register Criteria and Themes*

The buildings and communities surveyed in this project met or addressed the following criteria and themes:

Criteria: Criteria C - The properties embody the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Themes: Religious Trends, Immigration - Second Phase (1870-1920), Good Example - Architectural Style, Good Example - Architectural Type, Good Example - Porch, Good Example - Garage, Streetcar Developments, Automobile Suburbs, Small Manufacturers.

*Recommendations for further study.*

It is recommended that the City of Burlington continue to survey and record historic sites and structures in accordance with the *Burlington Historic Sites and Structures Survey Plan* completed in 2000.

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*Location of Survey Information*

Copies of the City of Burlington Historic Sites and Structures Survey - Summer 2000 are filed at the Vermont Division for Historic Preservation, Montpelier, Vermont.

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# Winooski

North Ave.  
Manhattan Dr.  
Volz St.  
Convent Square  
Washington St.

Archibald St.  
North Willow  
North Spruce  
North Prospect  
Colonial St. & Grove

# Burlington

Burlington Bay



Exit 13

Red Rocks Park

2000 Survey

Archibald Street

Additional information was documented for the following buildings:

#195 A new shed roof porch with beadboard kneewall and square posts spans the front  
façade.

*Lawe*

Previously surveyed and listed buildings- 253, Wheeler School

#195



URBAN DISTRICT BUILDING INVENTORY

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of

195 Archibald Street, c. 1895

2-story, Foursquare style house with pyramidal hipped slate roof, wood clapboards, stringcourse between levels, sidehall entrance with 2/2 sash windows. House was the outbuilding for #248 North Willard Street.



197 Archibald Street, c. 1900

2-story, gable roofed I style house with main entrance on the side covered by a gable door hood. Wood clapboards, metal roof and cornerboards.



199 Archibald Street, c. 1895

2-story, tri-gable ell style house with decorative shingle below the steep pitched slate roof. Wood clapboard siding, 2-story open porch built between the main block and the ell. Shed porch roof is supported by turned posts with spindle valance and simple wood rail and balusters. A small shed roof room extension on the east façade.



a. Garage, c. 1910

205 Archibald Street, c. 1900

1 ½ story gable roof house with slate roof, clapboard siding, partially enclosed shed roof porch on west facade supported by square posts with small scroll sawn brackets at the corners.



207 Archibald Street, c. 1890

2-story, tri-gable ell house with vertical paneling on exterior of first level and wood shingles on the second level. Area between the ells has been built out as an extension of the second level with covered porch below. A 2-story addition has been built across rear (south) façade.



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253 Archibald Street, c. 1850

2 ½ story, Italianate building with slate gable roof. Cornice returns and boxed cornice accent the roof. Entrance on the north façade is topped by a bracketed gable roof door hood. On the west façade, a round arched sash window is located in a gabled wall dormer. Fenestration is symmetrical except for opening bricked-in on second level above entrance. A one-story, slate gable roof ell extends from the south façade with gable roof addition at the end. A shed roof enclosed porch extends across west façade of ell.

This building was the parsonage for the now-demolished St. Joseph's Church and had been attached to the church.

a. Garage, c. 1940



## Colonial Square

**There is one questionable building:**

6- A new single story, 1x1 bay, shed roof addition spans front façade of ell on right hand side of building and projecting beyond front façade of main block. A new shed roof, open porch, with square posts and no railings spans left 3 bays of front façade of main block. Main entrance has a new surround.

**There is one building that was omitted from the survey:**

70a-Small gable roof garage with hinged double doors. Appears in survey photo but was not described.

**Additional information was documented for the following buildings:**

14-Building has wood shingle siding.

15-building has asphalt shingle siding and 6/6 windows.



#60

URBAN DISTRICT BUILDING INVENTORY

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6 Colonial Square, c. 1939

2 ½ -story, Colonial Revival style gable roof house with eaves-front sidehall entrance covered by a single bay gable roof porch. The main block is rectangular with an overhanging second level and pendants at the corners. House is covered in wood clapboards with wide profile. A 2-story gable roof wing extends from the east façade with an attached garage. Fenestration is 8/8 sash windows with decorative flat board shutters.



14 Colonial Square, c. 1929

2-story, Colonial Revival style house with gable roof and central chimney. The left side of the house appears to originally have been a 3 x 2 bay rectangular structure that was extended on the east façade with an additional two bays and recessed garage. The eaves center left entrance is covered with a large gable roof porch with segmental arch supported by round columns. The house is fenestrated with 8/8 sash windows. Front door has a panel of small fixed lights at the top.



15 Colonial Square, c. 1936

2-story, Colonial Revival style house with steep pitched wood shingle roof. The large house is 3 x 2 bay with eaves center entrance.



a. Garage, c. 1980

1 ½ story, steep pitched gable roof garage built to resemble a carriage barn with gable end opening.

21 Colonial Square, c. 1936

2 ½ story, Colonial Revival Style house with gable roof and sidehall eaves entrance. Second level extends over the first with pendants at the corners. Windows on first level are 6/9 and 6/6 on the second level. Across the front (north) façade the wood siding runs vertically with the rest of the house clad in wide wood clapboards set horizontally. A large exterior brick chimney on west façade and there is a small, one-bay, gable roof, attached garage extending from the east façade.



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of

22 Colonial Square, c. 1935

A 2-story, gable roof, Colonial Revival style house with eaves center entrance, that has undergone unsympathetic additions and alterations. An attached two-story, one bay garage was added to the west façade. One-story, shed roof enclosed sunroom is attached to east façade.



26 Colonial Square, c. 1938

A 2-story, gable roof, Colonial Revival style house with a recessed left eaves entrance within a screened porch, that has undergone alterations and additions. The front entrance is covered by an unsupported wide canopy style roof. Garage is attached to north façade and has west orientation.



27 Colonial Square, c. 1935

2-story, Colonial Revival house with gable roof and eaves left entrance. The front (north) façade has a projecting 2-story gable roof bay in the approximate center. The first level is covered with board-and-batten siding while the second level has wood clapboards. A flat roof porch supported by square posts covers the front entrance.



37 Colonial Square, c. 1937

1 ½ story, 3 x 2 bay, Dutch Colonial Revival house, gambrel roof with wide, flared overhanging eaves. The house has an east orientation with center entrance. Two gable roof dormers project from the front roof slope with a center chimney. A 2-story ell extends from the rear (west) façade, a one-bay gable roof garage from the north façade and a one-story, flat roof sunroom from the south façade.



70 Colonial Square, c. 1940

2-story, Colonial Revival Style house with gable roof and sidehall eaves entrance. Second level extends over the first with pendants at the corners. Windows are 6/6. On the west façade, towards the rear, is a one story shed roof addition. There is also a wide exterior brick chimney on the west façade.



Germaine Street

**There is one questionable building-**

27-29. New gable roof entry porch with square posts and railings replaces shed roofed porch. Building originally had two centered entry doors. Right hand door has been removed. New clapboards. New 1/1 windows.

*leave*

**Additional information was documented for the following buildings:**

28-New 1/1 windows.

**Previously surveyed and listed buildings-**

9-11, 20, 26

# 21-29



## URBAN DISTRICT BUILDING INVENTORY

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16 Germain Street, c. 1890

Large, vernacular, 2 ½-story house with steep pitched patterned gable slate roof, corner boards, clad in wood clapboards with gable front orientation. The gable end has raking eaves and continuing cornice trim. A recessed entrance porch in the southwest corner of the front façade is supported by a large turned post with wood railing, balustrades and spool valence. There is a 2-story screened porch on the rear façade. A small gable hood covers the secondary entrance.

19 Germain Street, c. 1875

A tall and narrow, 2 ½-story tri-gable ell house with imbrecated and patterned slate roof and clad with wood clapboards. An enclosed porch with shed roof and fenestrated with 4/1 sash windows is within the north angle of the ell and contains the main entrance. Original 2/2 windows with lipped sills and lintels on the front façade. A one-story, gable roof extension to the ell has hinged doors and was probably built as an early garage.

25 Germain Street, c. 1875

Small and simple, 1 ½-story, tri-gable ell house has a slate roof and a simple shed roof porch in the angle of the ell. A large turned post supports the porch roof and the house is clad with vinyl siding. It retains the original 2/2 windows.

27 - 29 Germain Street, c. 1890

A 2-story, 4 x 2 bay, gable roof house with a sheet metal roof and narrow wood clapboard exterior with corner boards. An early example of side-by-side duplex housing it has paired front entrances that are sheltered by a shed roof porch supported by square posts. Interior-end chimneys and 2/2 windows with lipped sills and lintels. Additional living space has been added to the rear of the structures with entrances on the north façade towards the rear.



URBAN DISTRICT BUILDING INVENTORY

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28 Germain Street, c. 1885

A vernacular, 1 3/4-story house with gable, slate roof and center chimney, clad with narrow wood clapboards and corner boards. A steep pitched shed roof, partially enclosed porch, extends across the north façade. A large, 2-story, steep-pitched contemporaneous wing is attached to the east (rear) façade. Main block retains 2/2 sash windows with lipped sills and lintels.



URBAN DISTRICT BUILDING INVENTORY

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8 Germain Street, c. 1890

2 1/2-story, vernacular, gable roofed house with gable front presentation to the street. The house is clad in aluminum siding with modern 1/1 windows. The house retains its steep pitched slate roof with a band of imbreccated shingles across the middle of the slope. A one-story gable roofed addition with porch and shed roof dormer extends from the rear (north) façade.



14 Germain Street, c. 1890/1925

A 2 1/2-story gable roofed house with slate roof and wide overhanging eaves supported by brackets is an excellent example of a late-nineteenth century house that was updated in the 1920's to the bungalow style. The house is covered in wood clapboards on the first level and square cut wood shingles on the upper levels. A shed roof porch with wide overhanging eaves and rafter tails is supported by tuscan columns spans the front façade. A smaller balcony of the same style sits on the center of the porch roof. A one-story room with deck on the flat roof extends from the rear façade.



15 Germain Street, c. 1880

Small, vernacular, 1 1/2-story, gable roofed house with wood clapboard siding. A porch, which has been partially built-out, and contains the main entrance, extends across the south façade. The main block has 2/2 windows with peaked window surrounds and decorative plank shutters. Small gable roof dormer on the south roof slope. There are at least two, one and two story additions to the rear of the structure.



a. Garage, c. 1930

One-story, pyramidal roofed garage has been converted to workspace.

North Prospect Street

**There is one questionable building-**

take out

209- Building has not changed since survey. Does it retain enough of late 1940's appearance? Large single pane, multi-unit windows on front façade do not appear original and alter character of building. Skylight also is a later addition.

**There are two buildings that were omitted from the survey:**

Add

160- Colonial Revival style 2 story, 3 bay, gable roof house with slate roof and brick wall chimney on right end. Centered entrance with distinctive bell arched entry porch supported on two turned columns with brick floor. Paneled Spanish Colonial style door has three tall, narrow, arched windows. Original 6/6 windows are paired on first floor front façade. Rustic three board shutters with applied diamond motif. Wide clapboards.

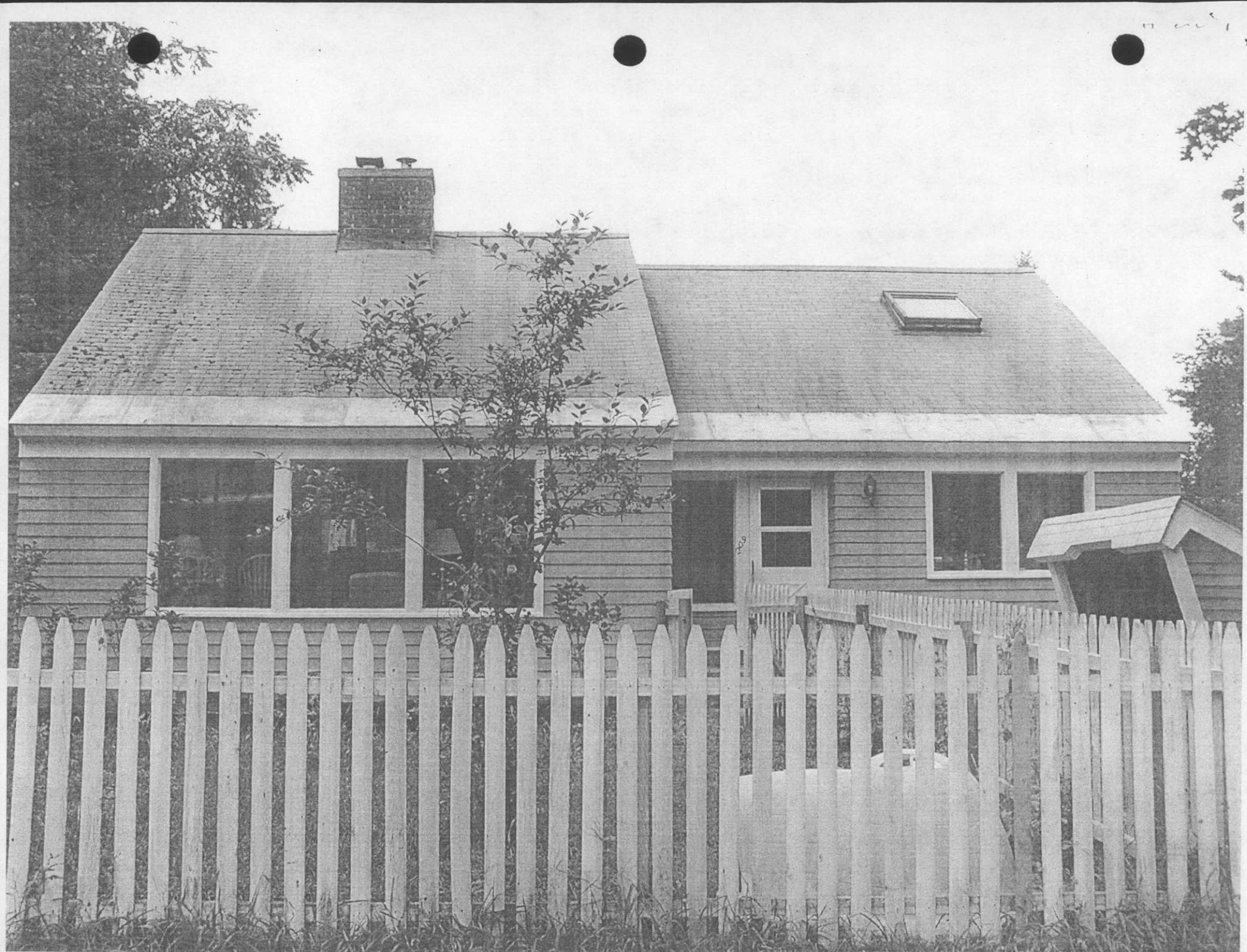
160a-Associated single story, gable roof, clapboarded garage with two overhead, paneled garage doors. Each door has a row of four pane fixed sash windows.

**Additional information was documented for the following buildings:**

168-Building has clapboard siding except for gable peaks which have shingles.

**Previously surveyed and listed buildings-**

147,152,165,168-170,179,195,243



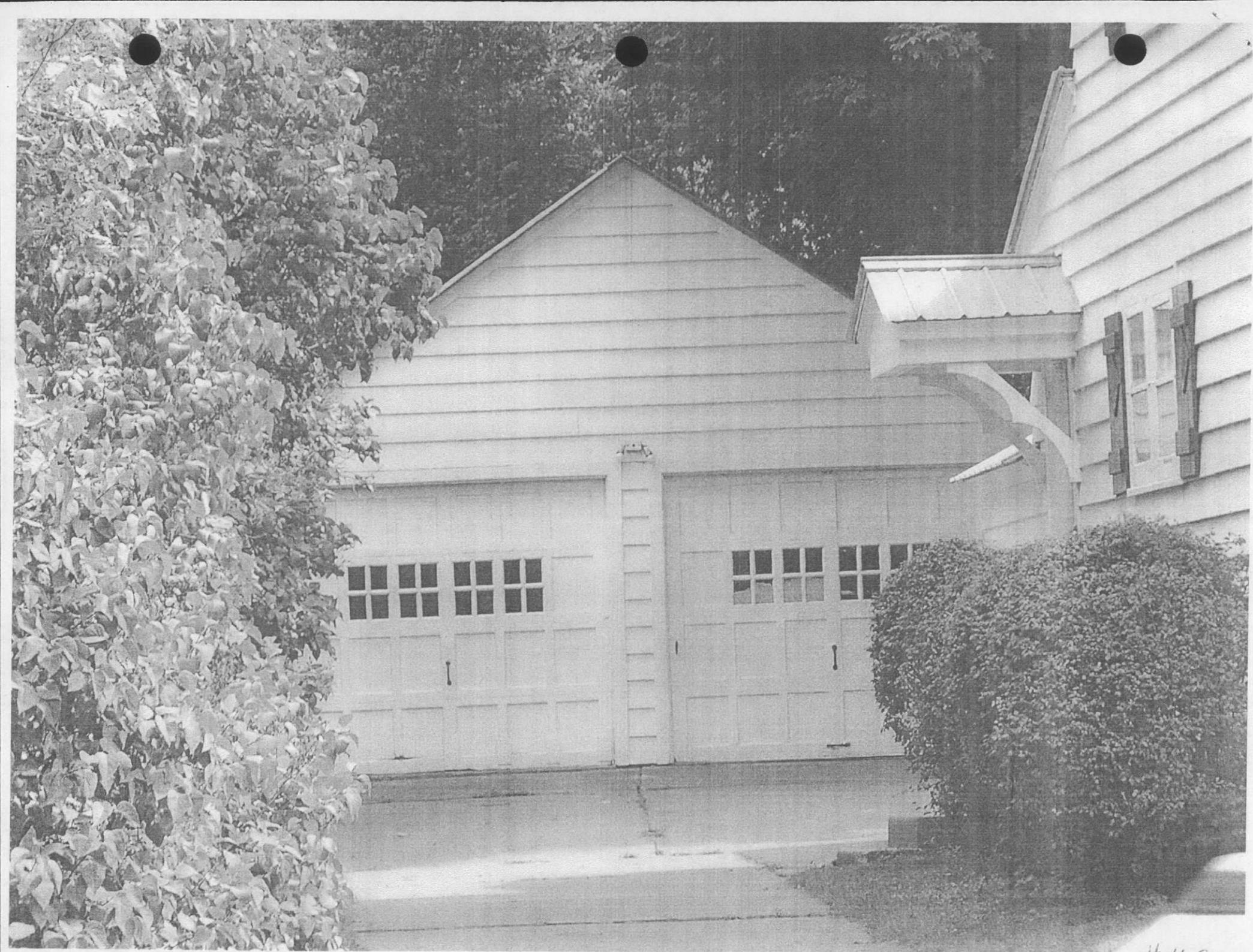


# 179

#100



1185  
118



#1160 a

URBAN DISTRICT BUILDING INVENTORY

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146 North Prospect Street, c. 1920

A 1 ½-story, Colonial Revival style house with slate gambrel roof inset with a long shed roof dormer on the front (east) façade. The first level exterior is brick veneer with narrow wood clapboards on the upper levels. An eaves front center entrance is covered by a low-pitched pedimented gable roof porch supported by tuscan columns. Paired 6/1 sash windows are set on either side of the entrance with the same windows repeated on the dormer above. A large brick chimney is located on the south façade.



155 North Prospect Street, c. 1920

A large, rambling, Tudor Revival style house with brick veneer and a gable roof covered in thick slate shingles. The house is located on a corner lot so that the 1 ½-story main block of the structure runs on an east/west access with the front entrance at the gable end facing east. The front entrance is enclosed in a one-story, steeply pitched roof vestibule forming a small wing at the northeast end of the main block with an ornate wood door surround. The main block has a large brick chimney at the east end and a large shed roof dormers projecting from the north roof slope. A narrow two-story ell projects from the middle of the north façade. The single and paired sash windows have segmental arches above and are detailed in the brick veneer. The house has a two-story, gable roofed wing extending from the west façade.



168 North Prospect, c. 1899

A tall, 2 ½ story Queen Anne style house with slate roof with a band of imbricated shingles. The house is a gable-front rectangular block with gable ells projecting from the south façade. An offset, 2-story bay window with pediment gable roof projects from the front (west) façade. A large brick chimney is attached to the south façade. The gable peaks are decorated with imbricated wood shingles. Fenestration is 1/1 sash windows.



URBAN DISTRICT BUILDING INVENTORY

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173 North Prospect, c. 1850/1970

The Quaker Meeting House was created by renovating the Fletcher estate carriage barn into a functional meeting space in the 1970's. The 2-story rectangular block is sheathed in wood clapboards with a large gable front projection on the east eaves side that contains the main entrance.



188 North Prospect Street, c. 1950

The Ohavi Zedek Synagogue was built in 1950 and designed by the architectural firm of Freeman French Freeman. The low-slung brick and stone building features large ribbon windows, including a series of symbolic stained glass windows designed by Benjamin Stein, made by the Gray Glass Co. of New York City. Like the rest of Burlington's immigrant communities, the Jewish community has moved from their tightly-knot communities in the Old North End. The original Ohavi Zedek synagogue on Archibald Street still exists and is the oldest synagogue in Burlington.



a. Barn, c. 1880

Slate roofed gable 2-story barn with large doors, clapboard siding and gable peak dormer. Barn is remnant of house that was demolished when synagogue was built.

209 North Prospect Street, c. 1949

A one-story gable roof house with eaves entrance. A one-story wing extends from the north façade. A large brick chimney is centrally located in the main block. The house is well concealed by shrubbery.



227 North Prospect Street, c. 1935

A 2-story, Colonial Revival house with gable roof and eaves left entrance. The front entrance is covered by a segmental arched porch roof supported by square posts. The second level slightly overhangs the first level. Fenestration is 8/8 sash on the first level and 6/6 sash on the second level. A large brick chimney is placed on the exterior of the north façade. A one-story sunroom with low gable roof extends from the north façade. A one bay gable roof garage is attached to the south façade by an enclosed breezeway.



## North Street

### There is one questionable building-

*see* 447-Building appears as surveyed. Does it have too many replacement materials? Modern bay window and replacement door have altered character of front façade. Vinyl siding, skylights, and replacement windows. Modern garage in rear.

### Additional information was documented for the following buildings:

395- Question relates to suggested date of building. 1890 seems late for a house of this small scale unless it was an outbuilding for an adjacent building that was converted to residential use (a pattern we have seen in the survey area).

400-Front door hood now has a metal roof.

434-Another question regarding the age of the building. 1950 seems late. Massing and roofline appear more 1920s/30s. Building has characteristics similar to 1930s ranch house on North Avenue listed earlier this year including metal windows, large metal picture window with multiple lights, oversized brick, and inset porch.

455- All replacement windows. 2/2 no longer remain on second floor.

473- This is not a Shingle style house.

### Previously surveyed and listed buildings-

392,401,406,418,419,422,431,439-441,456,457,472,479,483



#447

#395

SPEED  
LIMIT  
30





#434

#473



URBAN DISTRICT BUILDING INVENTORY

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393 North Street, c. 1880

A small, 2-story Italianate house that was originally the stable for #114 North Willard Street. It has a flat roof with scroll sawn brackets at the eaves on the front façade. The house has a center entrance with low gable roof hood and is clad in asphalt shingles. Fenestration is irregular.



395 North Street, c. 1890

A small, 2 x 1 bay, gable slate roof house with center chimney. A one story wing is attached to the east façade provides the main entrance to the house. Clad in wood clapboards with a cross-braced panel beneath the windows.



398 North Street, c. 1910

A 2-story, Foursquare style house with slate roof. A gable roof dormer projects from the front roof slope. A shed roof porch extends across the front façade and is enclosed with lattice panels. House is clad in aluminum siding and the fenestration is not original in style or placement.



400 North Street, c. 1875

This narrow, 2-story house has a slate gable roof with cornice returns. The gable front sidehall entrance has a slate gable roof door hood supported by simple brackets. The house is clad in vinyl siding and the fenestration has been changed in style and placement.



410 North Street, c. 1890

A small 1 1/2-story slate gable roof house with cornice returns and center chimney. The house has been covered with a painted stucco siding. The sidehall, gable-front entrance, is enclosed by a one-bay gable roof porch with stucco and glass block.



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409-411 North Street, c. 1927

A large structure built for multiple housing. The main block is 2 ½-story, with jerkinhead gable roof, cornice returns, on an east-west axis. The front (north) façade of the building consists of a narrow, attached, 2-story block with built-out porches with shingled battered kneewall extending across the façade. On the flat roof above the porches, a jerkinhead gable with two small windows, projects from the roof slope.

a. Garage, c. 1980

2-bay gable roof garage.

412 North Street, c. 1907

2-story, gable-front house with steep pitched slate roof and center chimney. A two-story, flat roofed addition extends from north (rear) façade with a contemporaneous two-story shed roof addition attached to that. A shed roof porch extending along the west façade of the main block, supported by a large turned post, has been partially enclosed and provides an entrance to the rear section.

415 - 417 North Street, c. 1867

An early, 1 ½-story, tri-gable house with slate roof, wood clapboard siding, cornice returns, and center chimney. A flat roof porch extends across the west façade in the angle of the ell. A gable roof dormer projects from the west roof slope. The fenestration is 3/1 on the first level and 2/2 on the second. An entrance (now unused) was built at the northeast corner of the front (north) façade. An exterior staircase has been built on the west façade of the ell to provide entrance to a second floor unit.

421 North Street, c. 1909

2-story house with slate gable roof and an enclosed shed roof porch that extends across the gable-front (south) façade. Entrance door to the porch has fixed transom of small square lights and ¾ length sidelights. House is clad in vinyl siding and the fenestration has been altered.



## URBAN DISTRICT BUILDING INVENTORY

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428 North Street, c. 1875

A 1 ¾-story tri-gable ell house with narrow wood clapboards, corner boards and patterned slate roof. A shed roof porch built in the angle of the ells, is supported by round posts on a solid railing. Fenestration is 2/2 sash windows.

434 North Street, c. 1950

A one-story brick-faced house with low hipped roof with wide overhanging eaves emphasizing the horizontality of the structure. The entrance on the south façade is located in the recessed corner of the house with the roof supported by a square post. The window on the front façade is a large fixed window divided into four horizontal sections and a vertical division at each end. The rest of the fenestration is made of large, wide, 1/1 sash windows. A large brick chimney is located on the east façade.

442 North Street, c. 1890

2 ½-story, slate tri-gabled house with full cornice return and pedimented sidehall front entrance porch supported by large tapering columns. A shed roof porch supported by the same style columns on a solid railing extends across the east façade. The house is clad in vinyl siding.

447 North Street, c. 1885

1 ½-story gable roof house with steeply pitched roof. The sidehall entrance is gable front. The fenestration has been altered with the addition of a bow window and vinyl siding applied to the exterior. A one-story shed roof addition extends from the west façade.

455 North Street, c. 1880

1 ½ story gable roof house. The main entrance is located on the east façade under a metal shed roof. House is clad in vinyl siding and fenestration on the first level has replaced 2/2 sash windows still installed on the second level.



## URBAN DISTRICT BUILDING INVENTORY

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464 North Street, c. 1890

A 2 ½ story, gable roofed, Queen Anne style house that has had some alterations to the original design. The rectangular main block with gable front sidehall entrance has a single bay pedimented gable porch roof supported by turned posts. Engaged turned posts are situated on either side of the front entrance. A modern, bow window has been installed on the first level of the front façade. The first level of the gable roofed, 2-story bay with deep pediment, projecting from the west façade has been enclosed by a one-story flat roof porch that extends across the length of the structure. A one-story wing extends from the rear (north) façade across the width of the main block. The fenestration on the second level of the house is 1/1 sash with lipped lintels and sills.

465 North Street, c. 1925

A 1 ½-story, Craftsman style bungalow house with gable slate roof and wide overhanging eaves with stick style brackets. On the front (north) façade, the roof extends to form a deep porch with triple tuscan columns at the corners of the porch roof. The porch fascia is segmental arches and the railing is solid and faced with wood shingles as is the second level of the gable ends and the large, gable roofed dormer projecting from the front roof slope. The first level of the house is covered with narrow wood clapboards. A bay window projects from the east façade.

468 North Street, c. 1925

This house has been extensively altered and no longer retains its integrity. It is a non-contributing building.

469 North Street, c. 1923

1 ½-story, low pitched gable roof house with shingle siding. A low, hip roofed porch supported by square posts extends across the front (north) façade. Fenestration is not original.



URBAN DISTRICT BUILDING INVENTORY

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473 North Street, c. 1923

A 2 ½-story, Shingle style, gable roofed house with slate shingles, cornice returns and center chimney. The eaves front entrance is under a low hip roofed porch, with pediment highlighting the front door that extends across the front (north) façade and is supported by tapered square posts sitting on a buttressed railing covered with shingles. The first level of the house is clad with narrow wood clapboard with the upper levels covered with shingles. The fenestration is 1/1 sash windows with lipped lintels. A two-story, flat roofed addition in the same styling extends across the rear (south) of the main block.



478 North Street, c. 1938

A 2 ½-story, gable roofed house with eaves-front sidehall entrance. A gable roofed, pedimented porch roof, supported by tuscan columns, covers the main entrance. There is a one-story, shed roof sunroom that extends across the east façade. The fenestration is unsymmetrical, with a triple set of 1/1 sash windows on the first level of the front façade and three 1/1 sash windows set individually toward the middle of the second level.



North Willard Street

**There is one building that was omitted from the survey:**

234-236a-Large, three bay, clapboarded, shed roof garage with hinged paired doors and 16 light sash over narrow vertical panels.

**Additional information was documented for the following buildings:**

176-vinyl siding not aluminum.

182- House now has clapboard siding. Upper porch piers retain old shingles, kneewall is new shingle.

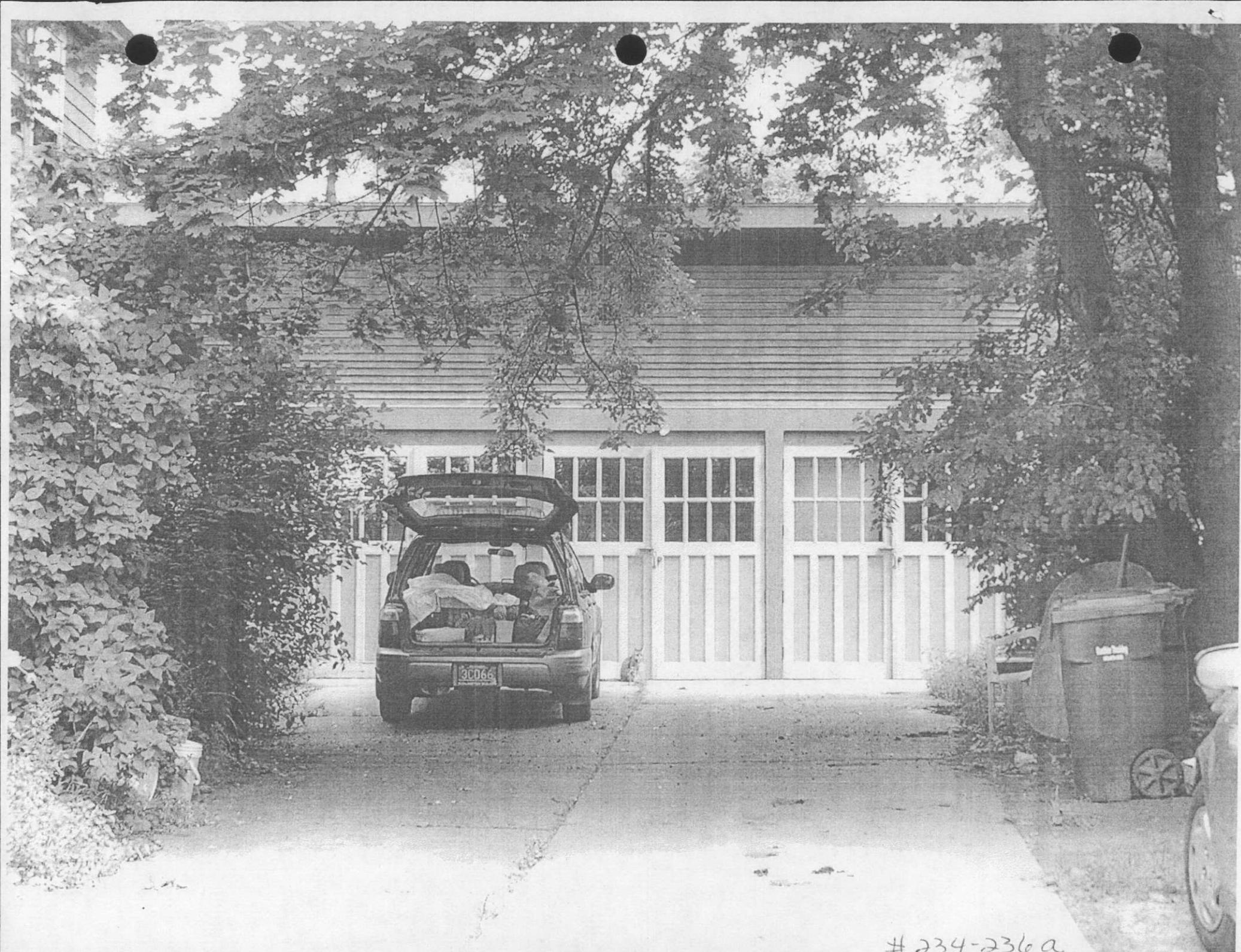
204-Retains original 2/2 windows and has aluminum siding.

216-Building now has vinyl siding. Porch brackets and valence are gone.

*\* approved to leave*

244-\*\*\* architect

**Previously surveyed and listed buildings-183-185, 227**



# 234-236 a





## URBAN DISTRICT BUILDING INVENTORY

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156 North Willard Street, c. 1895

This 2 ½-story, vernacular Stick style house with steeply pitched, patterned gable slate roof and center chimney. The wood clapboard walls are elaborated by a beltcourse just above the first story windows and a broad band of distinctive, vertically-oriented clapboards at the cornice line. A hipped roof vestibule shelters the gable front (west) entrance and a one-story, flat roofed sunroom extends off the south façade.

157 North Willard Street, c. 1885

A 2 ½-story gable roofed vernacular Queen Anne style house with patterned slate gable roof and center chimney. Covered in wood clapboards with 2/2 windows, lipped lintels and sills, and a large wrap-around porch with tuscan columns, turned balusters, wood railing. A single bay version of the porch covers the main entrance on the east façade. The southeast corner of the first floor is canted and contains a single window. A 2-story wing addition with a porch on the second level over enclosed space, is covered by a slate gable roof.

a. Garage, c. 1920

A 3-bay garage with gable roof, wood clapboards, swinging doors, is located to the rear of the house.

158 North Willard Street, c. 1922

A 2 ½ story, vernacular Shingle style house with jerkinhead slate gable roof. The first level is clad in wood clapboards and the upper levels in wood shingles. The entire house, including an enclosed porch across the front (east) façade is fenestrated in vertically divided 4/1 sash windows. There is a two-story, pedimented gable roof projection from the north façade.

a. Garage, c. 1930

2-bay detached garage with jerkinhead gable roof.

URBAN DISTRICT BUILDING INVENTORY

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164 North Willard Avenue, c. 1885

This 2 ½-story, tri-gable ell style house has a wrap-around porch with large turned posts, brackets and wood railing with cross members. The front (east) façade has been partially built-out with the porch roof continuing across the façade. The front entrance is a paired set of doors with peaked architrave surround. All the windows have peaked surrounds.



a. Garage, c. 1900

A 2-story, gable roofed 2-bay garage with eaves front, overhead door openings and metal roof.

165 North Willard Street, c. 1880

A large, 2 ½-story house clad in wood clapboards with irregular fenestration of 2/2 windows, gable slate roof and center chimney. A 2-story fenestrated enclosed porch extends across the south façade.



169 - 171 North Willard Street, c. 1890

A tall, 2 ½-story, tri-gable, vernacular Queen Anne house with wood clapboards and slate roof. A 2-story porch with turned posts, spool valance and cross-member railing fills the angle of the ell. A bay window projects from the south façade. A gabled door hood, supported by elaborate brackets, covers the entrance on the east façade. There are two, 2-story gable roofed additions with porches added to the rear of the house.



172 North Willard Street, c. 1950

This house is non-contributing due to the lack of any discernable historic style.

176 North Willard Street, c. 1890

A 2-story house with steep pitched slate gable roof, side ell and shed roof porch built into the angle of the ell. The house is clad in aluminum siding with three separate wings built onto the rear of the house.



URBAN DISTRICT BUILDING INVENTORY

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180 North Willard Street, c. 1885

A small 1 ½ story, gable roof house with slate roof, central chimney and wood clapboard siding. An enclosed, shed and gable roof porch, wraps around the main block and is clad in wood shingles and narrow clapboards. A 1-story wing, wider than the original block is attached to the rear of the house.



181 North Willard Street, c. 1895

A tall, 2 ½ story, Queen Anne style house with a slate gable roof, corbeled chimney, wood clapboards, 1/1 sash windows and imbricated wood shingles in the gable ends. A two-story bay window projects from the south façade. A shed roof porch with turned posts, scroll sawn brackets, lattice skirt, and wood railing extends along the south façade with a smaller porch tucked under the main roof above it. An enclosed porch has been added to the south façade on the west side of the bay.



a. Garage, c. 1920

A two-bay, flat roofed garage north of the house.

182 North Willard Street, c. 1890

A 2-story, tri-gable ell house with wrap around enclosed porch. It is clad in aluminum siding.



188 - 190 North Willard Street, c. 1885

A 1 ¾-story tri-gable ell house with slate roof and cornice returns. A shed roof wrap-around porch extends from the front and north façade. The porch has been enclosed and is covered with the same vinyl siding as the main house. A one-story addition extends from the rear facade.



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192 North Willard Street, c. 1905

A 2-story slate gable roof house with a large gable ell extending from the south façade. A one-story porch is built within the angle of the ell and wraparound to the front façade. The porch roof is supported by simple square posts and has a clapboard kneewall. A 1 ½ gable wing extends from the rear façade.



196 North Willard Street, c. 1905

This 2 ½ story, gable front house with slate roof and clapboard siding, has a two-story screened porch that extends across the front façade. The lower porch has a solid railing of clapboards, the upper porch has a low railing of simple balustrades with the same style valance under the porch roof.



197 North Willard Street, c. 1920

A 2 ½-story, Foursquare style house with slate hipped roof has a screened porch extending across the front façade and hipped dormer projecting from the front roof slope. The porch roof is supported by large square columns with molding trim and rests on a solid kneewall. The house is clad in aluminum siding.



201 - 203 North Willard Street, c. 1911

This 2 ½-story Foursquare style house was built as multi-family housing. The units are side-by-side. An open porch extends across the front façade with the roof supported by turned posts with small brackets at the top. Hipped dormers protrude from the roof slopes. The house is clad in wood clapboards. The front windows have decorative multi-light panels in the upper sash.



204 North Willard Street, c. 1906

1 ½-story, steeply pitched gable front house with enclosed porch across the front façade and wrapping around to the side. A 1 ½-story shed roof addition protrudes from the south façade.



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205 North Willard Street, c. 1911

A 1 ½-story gambrel roof house. The tall and narrow house has a slate roof with cornice returns and a center chimney. It has a one-story porch extending across the front façade supported by square posts and a small pediment over the front steps. The porch kneewall is covered in square shingles. A shed roof addition is attached to the rear façade.



207 North Willard Street, c. 1919

This low pitched, gable front house, 1 ½-story house is clad in wood shingles and has a porch extending across the front façade. The porch roof is supported by tuscan columns sitting on a solid railing covered with the same shingles. House is fenestrated with 9/1 sash windows.



210 - 212 North Willard Street, c. 1880

A 1 ¾-story, tri-gable ell house that has had many additions made over the years. It still retains wood clapboards and decorative cut shingles in the gable peaks. The clapboard wall is broken by flat boards forming a band at the top and bottom of the windows. Additions include a one-story, shed roof garage with large hinged doors with decorative cross member boards. A large 2-story addition was built in the angle of the ell to the northwest.



216 North Willard Street, c. 1895

A 2 ½-story, vernacular Queen Anne, with gable roof, full cornice at the gable ends, center chimney, wood clapboards and eaves entrance. A shed roof porch with railing, lattice, brackets, valence extends across the south and west facades. A simpler shed roof porch is located on the north façade.



a. Garage, c. 1920

A 1 ½-story, low-pitched gable roof garage, clad in wood clapboards has 2 bays with swinging doors.

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224 North Willard Street, c. 1895

1 3/4-story, gable front house with slate roof. A large shed roof addition has been added to the south and rear of the house. On the first level of the gable end is a large window of three sections divided in the middle and multi-pane light panels in the top of the middle section.



225 North Willard Street, c. 1890

1 3/4-story, gable front house with a large 2-story shed roof addition on the south and rear façade. A shed roof porch supported by tuscan columns on a shingle clad railing is on the south façade in the ell of the main block and the addition.



230 North Willard Street, c. 1890

1 3/4-story, gable front house with an enclosed shed roof porch extending off the south façade. House is fenestrated with 2/2 sash window and the roof is slate.



234 - 236 North Willard Street, c. 1936

A large 2 1/2-story, gable front, multi-family dwelling. The structure features paired and triple sash window. There is a 2-story porch that extends across the front façade. The first floor is enclosed; the second level is open with the roof supported by square posts on a solid railing covered with shingles. The exterior is covered with clapboards on the first level and shingles on the upper levels. A gable roof dormer projects from the slate roof slope and a gable roof pediment covering the front steps.



URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER:

PAGE

of

235 North Willard Street, c. 1890

A 1 3/4-story, gable front house with patterned slate roof that has had many additions. There have been porches added to the front façade, a 2-story gable roof wing to the rear with a 2-story porch extending across its length.

a. Garage, c. 1920

One-story, wood clapboard, 3-bay garage with swinging doors. Doors have decorative cross members on them. Shed roof has exposed rafter tails.

240 North Willard Street, c. 1885

1 1/2-story, gable front house with sidehall entrance and 3/4 sidelights. 2/2 sash windows and slate roof.

a. Garage, c. 1950

Gable roof garage with overhead door.

241 North Willard Street, c. 1895

2 1/2-story, tri-gable ell house with a 2-story addition in the angle of the ell. Slate roof with patterned shingles, wood clapboards and imbricated shingle in the gable peaks. A flat roof porch with large pedimented gable extends across 3/4 of front façade. Porch roof is supported by square posts and has solid panel railing.

244 North Willard Street, c. 1885

1 3/4-story, gable front house with patterned shingle roof and decorative wood shingles in gable peak. A hipped roof enclosed porch extends across the south façade. House is clad in wood clapboards.

a. Garage, c. 1930

Gable roof, one-bay garage clad in wood clapboards.



URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER:

PAGE

of

248 North Willard Street, c. 1900

This 2-story, slate hipped roof house with wood clapboards and corner boards, has very irregular fenestration. The front entrance is covered by a pedimented gable roof vestibule that has turned posts at the corners, is covered with wood clapboards and has irregular set windows. A large gabled dormer projects from the south roof slope.



Pomeroy Street

*leave* There is one questionable building-

28-Description in survey does not match building on street. It is a 1 1/2 story, gable roof, side hall 2 bay building with a patterned slate roof, vinyl siding, new 1/1 windows. One and two story hip roofed additions on the right side.

*don't add* There is one building that was omitted from the survey:

48-Two part former garage complex that has been converted into housing. Left hand portion is a shed roof, two story clapboarded structure set perpendicular and close to the road. A 1 1/2 story shed roofed structure is attached at right angles to the rear corner. It has a modern overhead garage door. A small, flat roofed enclosed entry is tucked into the intersection of the two masses. There are an assortment of modern single pane windows.

Previously surveyed and listed buildings-224,48-50,77



# 28

#40



URBAN DISTRICT BUILDING INVENTORY

SURVEY NUMBER:

PAGE

of

28 Pomeroy Street, c. 1890

A 2-story, Foursquare house. One-story hipped roof addition, vinyl siding.

a. Garage, c. 1930

2-bay, clapboard sided structure facing North Willard Street.

46 Pomeroy Street, c. 1905

1 1/2-story, gable roofed house with gable-front sidehall entrance. Large shed dormer on east roof slope. Clad in aluminum siding. Gable roof door hood over front entrance.



56 Pomeroy Street, c. 1880

A small, 1 1/2-story, slate gable roof house with wood clapboards, wood shingles in gable peaks. Small, one-story, shed roof addition on east façade. Hipped roof porch extending across south façade supported by chamfered posts. One-story gable roof wing on east façade.



To: Advisory Council on Historic Preservation  
 FR: Chris Cochran  
 DA: 09/12/2007  
 RE: Approval of CLG Grant Requests – Second Round

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There were five Second Round CLG grant requests totaling \$12,629.00, the balance of our unallocated funds for FY07. Staff has reviewed the following applications and determined that they meet the program's eligibility requirements.

Staff recommends approving the following requests:

Grant	Community	Project	Request	Match	TPC
VT-07-016	Brandon	Preservation Trust Conference	3,000	4,800	7,800
VT-07-017	Bennington	HP Commission Website	1,500	1,533	3,033
VT-07-018	Burlington	Multi-Unit Worker Housing	2,628	1,752	4,380
VT-07-019	MRPD Waitsfield	Single Chair Lift- NR	2,300	1,625	3,925
VT-07-020	Montpelier	Historic District NR Update	3,225	2,134	5,359
		Total Second Round Funds	12,653	11,844	24,497
		Total First Round Funds	36,817	48,706	85,523
		<b>Total FY07 Funding</b>	<b>\$49,470.00</b>	<b>\$60,550.00</b>	<b>\$110,020.00</b>

#### FY07 Second Round Grant Summaries

**Brandon (VT-07-016):** Grant funds will be used to support training opportunities at the 14<sup>th</sup> annual conference in partnership with the Preservation Trust of Vermont. There will be a mailing to approximately 6,000 individuals and special marketing and targeted training for CLGs.

Request 3,000  
 Match 4,800  
**TPC 7,800**

**Bennington (VT-07-017):** Grant funds will be used to hire a web page designer to create content and make information readily available about Bennington's Historic Preservation Commission, Bennington's historic resources and the local Design Guidelines.

Request 1,500  
 Match 1,533  
**TPC 3,033**

**Burlington** (VT-07-018): Grant funds will be used to hire a qualified architectural historian to revise and complete the prior funded MPDF project for worker housing as required by the National Park Service.

Request 2,616  
Match 1,384  
**TPC 4,000**

**MRPD – Waitsfield** (VT-07-019): Grant funds will be used to hire a qualified architectural historian to complete the research and documentation required to nominate the Mad River Glen Single Chair Lift to the National Register of Historic Places

Request 2,300  
Match 1,625  
**TPC 3,925**

**Montpelier** (VT-07-020): Grant funds will be used to hire a qualified architectural historian to complete the National Register update in a Phase 1.5 project examining 26 properties, revising Phase 1 documentation to meet the National Park Service standards, descriptions of each building, digital photographs, and a revision to the draft district map.

Request 3,225  
Match 2,134  
**TPC 5,359**

1-28-07

# Everything old will be new again for ski lift

## Mad River Glen plans to renovate

By John Curran

ASSOCIATED PRESS

FAYSTON, Vt. — It is a relic of skiing's past, when lifts were novel, tickets cost \$3.50 and everyone rode solo.

Fifty-eight years after it began ferrying skiers up General Stark Mountain, Mad River Glen's single-chair lift remains a beloved anachronism. But its days are numbered — sort of.

The 158-chair lift, one of only two still in operation in the United States, will undergo a \$1.5 million renovation after the season ends. The diesel engine that powers the lift will be replaced with an electric motor, the towers will be sandblasted, repainted and installed anew and the wooden chairs will be replaced.

But tradition won't be thrown to the wind: The new lift will be a single, too, bucking the modern trend of covered gondolas that carry up to six skiers at a time. And that's fine by many, who savor uncrowded trails and speak reverentially about the solitary 12-minute ride to the 3,637-foot peak.

"Just being able to hear the sounds of the mountain, the wind whistling across the gap. It's a contemplative time," said skier Jen Greenwood, 32, of Nantucket, standing at the base of the lift on a crisp, sunny Monday afternoon.

"The fact that it's a single-chair keeps the crowding down. There's always room to ski off the trails at the top. I wouldn't want them ever to change it," she said.

At most resorts, investing in such a simple, outdated machine would be unthinkable. At Mad River Glen, which is said to be the nation's only cooperatively owned large ski resort, it's par for the course. The resort does little snow-making and bans snowboards, priding itself on natural, no-frills



TOBY TALBOT/ASSOCIATED PRESS

**Mad River Glen's single-chair lift chugged along Thursday on General Stark Mountain for one last season in Fayston, Vt.**

skiing.

"They very much honor skiing's heritage," said Heather Atwell, director of programs and public affairs for the Vermont Ski Areas Association. "It doesn't surprise me in the least that they've decided to refurbish the single-chair. It's definitely a place that honors its past."

Built for \$150,000 by the American Steel & Wire Co., the lift — which originally had 69 chairs — made its debut in January 1949. Powered by a 140-horsepower diesel engine, a cast-iron bull wheel and more than two miles of steel cable, it now carries about 500 skiers per hour to the top.

Cutting-edge at the time, the lift helped revolutionize skiing in the mid-20th century, according to John Johnson, a historic preservation consultant who wrote a history of the lift last year for the Preservation Trust of Vermont.

"It was a safe, quick, efficient way to get a lot of people up the hill quickly, as opposed to rope-tows, which were very tricky to learn and rather hazardous," Johnson said. "It's a real treasure. You

have an artifact of this age and complexity, and it's still working."

Mad River Glen's approximately 1,700 shareholders opted to rebuild the lift, rather than build a more modern, multipassenger system that might have cost less.

"There's a big sense of tradition here, and keeping the single underscores that," said skier Peter DalNegro, 71, of Canton, Conn. Work will begin in spring, according to spokesman Eric Friedman.

"It'll start the day after we close this spring, whenever that is, and go through summer and fall and we'll have it done for October, when we open for fall foliage rides," said Friedman.

The project is being financed with donations.

Feb. 24, the shareholders will participate in a closed-bid auction of 140 of the chairs, with a minimum bid of \$1,000 each. Some folks plan to use them as deck chairs, others as furniture.

Five other chairs will be raffled off, three will be awarded as prizes in a "Why I Love Mad River Glen" essay contest and the rest will be used at the resort.



STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

July 18, 2002

Tara Hamilton  
Mad River Valley Rural Resource Commission  
P.O. Box 471  
Waitsfield, VT 05673

RE: Mad River Glen Ski Area, Waitsfield

Dear Commission Members:

This is to inform you that at their July 18, 2002 meeting, the Vermont Advisory Council on Historic Preservation made a preliminary determination of the eligibility of the above-mentioned property for the National Register of Historic Places. This determination was made at the request of the owners.

Based on the information presented at the meeting, the Council determined that the property appears to meet the criteria for inclusion in the National Register as an historic district. They stated it is a good example of an early ski area. The Council also suggested considering the possibility of expanding the boundaries of the district to include nearby clusters of early ski related residential units. If this is not feasible, given the nature of the proposed project, they recommended considering a future project to survey ski industry related historic structures. They also recommended that along with preparing the Mad River Glen nomination, the preparation of a Multiple Property Documentation Form (MPDF) which would establish the historic context of the ski industry in the Mad River Valley. Ski areas would be the first property type developed in this document. The Mad River Glen nomination would then be nominated under the MPDF and it would pave the way for future ski industry related nominations and development of related property types. The CLG may want to consider these ideas as this project is developed or as possibilities for future undertakings.

Enclosed is information on the National Register. Register status can bring benefits to old buildings and their owners. Owners of income-producing National Register buildings may take advantage of Federal tax benefits if they substantially rehabilitate their structures in accordance with the Secretary of the Interior's Standards for Rehabilitation. Federal agencies are required to take into account the impact of their projects on Register properties. Non-profits or municipalities that own properties on or eligible for the Register may be eligible for the State historic preservation grants awarded annually.

If the owners decide to pursue official nomination of the property to the National Register, the Division will notify the CLG, selectboard and the regional planning commission when the nomination is scheduled for final review by the Advisory Council

DEPARTMENT  
OF HOUSING &  
COMMUNITY  
AFFAIRS

Divisions for:

Community  
Development  
Historic  
Preservation  
Housing  
Planning

Regional Life  
Office Building  
Tower 20  
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Telephone:  
802-828-3211  
800-622-4553  
Fax:  
802-828-2928

Historic  
Preservation  
Fax:  
802-828-3206

Page 2  
July 18, 2002

so the CLG and Town may comment on the nomination. If you have questions about any of this, please feel free to contact me (direct line 802-828-3046). I look forward to working with you and the ski area on this worthy nomination.

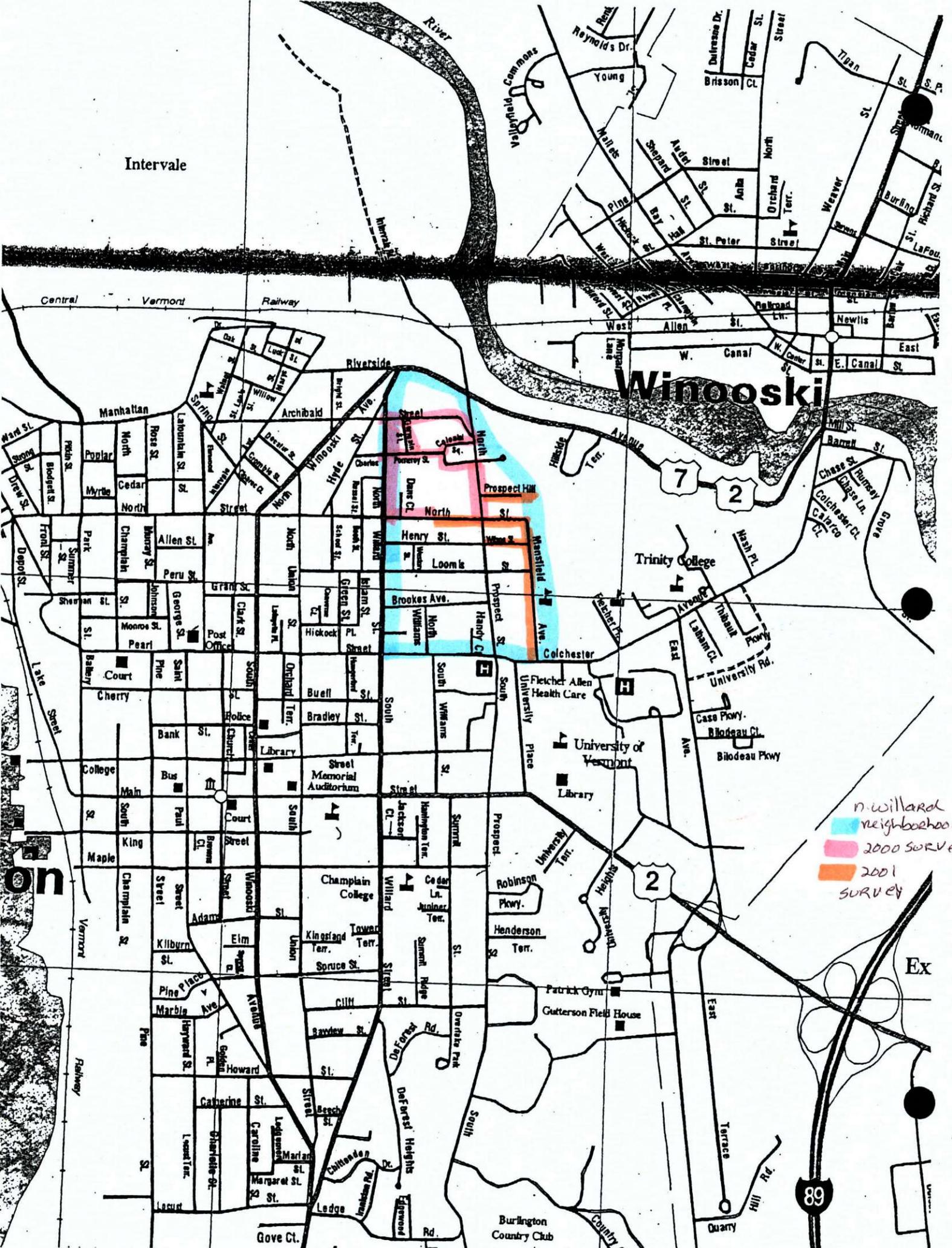
Sincerely,  
DIVISION FOR HISTORIC PRESERVATION

A handwritten signature in cursive script that reads "Suzanne C. Jamele".

Suzanne C. Jamele  
National Register Specialist

Intervale

# Winooski



- n-willard neighborhood
- 2000 SURVEY
- 2001 SURVEY

on

Ex

89

## Context and Street Histories

### *Introduction*

The history of the neighborhoods established in Burlington, Vermont around the parallel, north-to-south running streets of North Willard and North Prospect share a great deal in common, yet developed for unique reasons to serve the Queen City's housing needs. With the exception of a few early 19<sup>th</sup> century examples, the so-called North Willard Street Neighborhood District was developed largely during the late 1800's into the early 1940's. Beginning with the expansion of industry both along Burlington's waterfront and at the riverside mills in neighboring Winooski this small area in the north east corner of the city provided a convenient location for the additional housing needed by the growing workforce. Around the same time the broadening of the University of Vermont's educational offerings brought new professors, researchers and staff to Burlington. These professionals found the proximity of the newly developed neighborhoods along the hilltop street of North Prospect to be economical and centrally located. Finally with the rapid population growth experienced throughout the country following the end of the Second World War, the last of this section of Burlington's un-developed properties were subdivided into modest building lots for 20<sup>th</sup> century homes.

The northwest corner of the area containing the streets of Archibald, Germain, Pomeroy, and parts of North Willard was developed between 1870 and 1900 to house largely middle class working families. The Winooski mills, which employed a substantial number of people in both Burlington and Winooski, were nearby and Riverside Avenue to the north provided an easy route to jobs. Additional employment opportunities at the lumber yards and wood mills along the Burlington Waterfront were reached from this part the city via trolley.

Though of a similar period, the southeastern corner of the district, made up of North Prospect Street, Mansfield Avenue, Wilson Street, and Upper North Street was occupied by both working and upper middle class families. Mansfield Avenue saw an early phase of development at its northern end during the 1890's with many houses built of similar styling to serve as worker housing. During this period and into the 1920's upper North Street, North Prospect Street and the south end of Mansfield Avenue were being developed with houses for downtown small business owners and the upper middle class families of faculty and staff at the University of Vermont.

The 1930's and 40's witnessed the area's third socio-economic phase with housing being created near the north end of Prospect Street. The Colonial Square and Prospect Hill developments were subdivided during the end of World War II and provided housing for young middle class working families. Here the last

of the large undeveloped parcels were purchased and divided into modest building lots that were soon occupied by homes built for a new generation of Burlington families. This later phase of the housing reflects more of a 20<sup>th</sup> century ideal for the suburbs than the previous urban oriented developments. Colonial Square is a prime example with the former streets of North and South Branch being developed into a small cul-de-sac. Prospect Hill further illustrates this trend towards suburban uniformity with most houses built with similar styling, massing and materials.

With just over half a century of development, the neighborhoods surrounding North Willard and North Prospect were built up to serve the changing needs of Burlington's middle class working families. The various streets and developments have their own unique stories, which, when viewed together reveal a patchwork of socio-economics reflected by Burlington's changing working class. What follows is a brief historic outline of the streets in this neighborhood focusing on the period from the late 1800's to the mid-20<sup>th</sup> century. An Appendix of map images is also included.

#### *Historic Outline by Street*

##### Upper Archibald and North Willard Streets:

- Developed mostly during the 1870's to 1890's as a working class neighborhood. John Roberts lived in or owned many properties in this part of Burlington including 225, 227, 244, 245, North Willard. Roberts also worked in the neighborhood and is credited with constructing a number of houses.<sup>i</sup>
- St. Joseph's Convent located at end of Archibald on the corner of North Prospect.
- St. Mary's Roman Catholic Cemetery occupied the block bounded by Archibald, North Willard, North Prospect and Riverside Ave.
- North Willard Street was home to working class families in modest late 19<sup>th</sup> and early 20<sup>th</sup> century homes. The mostly residential area was dotted with corner markets, some of which survive today

##### Germain Street:

- Very little new development through 1890's. Number 28 Germain appears to be the earliest structure. This area around Archibald Street was largely developed and occupied by Eastern European Jews with two synagogues built in the 1880's.<sup>ii</sup>
- 1890's map shows that Germain Street had been registered as the "Germain & Viens Plan" with 9 lots from north to south on the east side of Germain Street.<sup>iii</sup>

#### Pomeroy Street:

- Not yet subdivided into the 1890's. However much of the land (a large lot on the south of Pomeroy and one large lot bounded by Pomeroy and Archibald) was owned by St. Josephs and St. Mary's Roman Catholic Church.<sup>iv</sup>
- 1926 Sanborn Map shows only one house between North Willard and North Prospect Streets.<sup>v</sup>
- In the 1940's the name of St. Mary's Cemetery was changed to Mt. Cavalry Cemetery.<sup>vi</sup>

#### Colonial Square:

- Shown on 1890's Hopkins Map as the streets of North Branch and South Branch (branching eastward from Pomeroy). Island of land created at the end of Pomeroy by the branch was owned by "Mrs. Ellen D. Brown" who also shown as owning the corner lot at Pomeroy and South Branch. Brown is also listed as owning the lot on which "Fern Hill" was built on east side of North Prospect (16 1/2 acres extending to Riverside Ave. Another lot across Riverside includes 8 acres and extends to reach the Winooski River. Map shows Fern Hill as having a large house with barns.).<sup>vii</sup>
- 1942 Sanborn Map is the first to show the streets of North and South Branch as being "Colonial Square". The map shows 7 building lots with all but one occupied with a structure.<sup>viii</sup>
- During the early years of this small subdivision Burlington City Directories list the occupation of two of these first inhabitants as being a post office clerk and a collection agent. <sup>ix</sup>
- This period of development (1940's) was fueled by the post-war housing boom and a thriving economy of working middle class families.

#### Prospect Hill:

- Does not appear on 1890 map.<sup>x</sup>
- 1942 Sanborn Map shows the area known as Prospect Hill as being subdivided into 11 building lots with ten buildings, all depicted as having similar footprints.<sup>xi</sup>
- This subdivision was occupied by university professors and small business owners making it an upper middle class development.<sup>xii</sup>

#### Wilson Street:

- Does not appear on the 1890's map though it likely occupied the space of lots 6 and 17 of the Dodge's Plan. Henry Street, which continues from Wilson west at North Prospect likely took space from the large parcels owned by Samuel C. Moore on North Prospect and W. & L. & H Loomis on North Willard, possibly as a way to get more building lots on the L.C. Loomis Plan laid out on either side of Loomis at the North Prospect.<sup>xiii</sup>

- 1894 City Directory Map shows the first evidence of Wilson Street: here it appears as "Dodge St."<sup>xiv</sup> This is likely in reference to the Mayor's purchase in the 1870's of land that would become Mansfield.<sup>xv</sup>
- 1900 City Directory shows Dodge renamed to "Wilson".<sup>xvi</sup> The 1901 Directory only lists Isaac Thomas as living on Wilson Street and he is listed as a high school principle.<sup>xvii</sup>
- 1905 City Directory lists Charles Jones living at 25 Wilson Street and his occupation is shown as a chemist at the "Experiment Station".<sup>xviii</sup>
- By the time of the publication of the 1926 Sanborn Map the area of Wilson Street had been nearly completely filled in and built up with only a large lot open at the corner of Wilson and Mansfield.<sup>xix</sup>

#### Mansfield Avenue:

- As an area between the roads of Colchester and Riverside Avenues, Mansfield Street was developed largely as a working upper middle class residential area with the expansion of the both the lake side industry and the mills of Winooski. Beginning in the early 1880's and continuing into the early 20<sup>th</sup> century, Mansfield saw a rise in the building projects. Noted Burlington architect John Robert built a number of modest yet decorative houses for people employed in the mills. Many of these buildings were built in the so-called Urban A. Woodbury subdivision that included parts of upper Loomis Streets and Mansfield Ave.<sup>xx</sup>
- The block bounded by Mansfield Avenue to the east, Loomis Street to the south, North Street to the north, and North Prospect Street to the west is shown as L.C. Dodge's Plan but owned by H.L. Dodge. 24 lots of moderate size are laid out with only one building shown (owned by "Prof. V.G. Barbour") and one lot owned by "T. Tulley" across the street. A 25<sup>th</sup> lot is located on the corner of Loomis and North Prospect and is owned by Dr. J.H. Worcester.<sup>xxi</sup>
- Further down Mansfield, beginning at the corner of Loomis and Mansfield what appears to be an earlier plan for subdivision and possibly speculative housing shows a series of eight lots, all containing houses. Lots 2 - 4 and lot 8 are owned by U.A. Woodbury. John Wilson owns two lots with one being a house and one being a large greenhouse. (1890 Burlington City Directory lists John Wilson at 85 Mansfield Ave with his occupation as a florist).<sup>xxii</sup>
- The head (north end) of Mansfield Street contains a house and small barn as owned by "Jas Shanley".<sup>xxiii</sup> 1890 City Directory lists a "James Shanley" as boarding at 418 North Street and lists his occupation as a gardener.<sup>xxiv</sup>

Upper North Street:

- Upper North Street was developed largely during the late 19<sup>th</sup> and early 20<sup>th</sup> century around the same time that most streets were being opened up and filled in and along North Prospect Street. Through some houses predate this period many were constructed between 1880 and 1920.
- During this time and into the mid twentieth the houses were occupied by upper middle class working people from university professors to cashiers and store clerks. Few commercial properties were developed east of North Willard Street, the area existing as a largely residential street.

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<sup>i</sup> April Cummings, "Growth on North Winooski Avenue, North Street and North Prospect Street between 1877 and 1890". *Burlington 1877-1890*, <http://www.uvm.edu/~hp206/2004-1890/burlington1890/website/adcummin/willardstreet/?Page=default.html>, accessed August 31, 2007.

<sup>ii</sup> April Cummings, "Growth on North Winooski Avenue, North Street and North Prospect Street between 1877 and 1890". *Burlington 1877-1890*, <http://www.uvm.edu/~hp206/2004-1890/burlington1890/website/adcummin/>, accessed August 31, 2007

<sup>iii</sup> *Historic Map*, "Map of the City of Burlington Vermont. From official Records, Private plans and Actual Surveys. Surveyed and Published under the Direction of C.M. Hopkins, CE. 320 Walnut Street, Philadelphia."

<sup>iv</sup> 1890 Hopkins Map

<sup>v</sup> Sanborn Fire Insurance Map, 1926. *Sanborn Map Company*.

<sup>vi</sup> Sanborn Fire Insurance Map, 1942. *Sanborn Map Company*.

<sup>vii</sup> 1890 Hopkins Map

<sup>viii</sup> Sanborn Fire Insurance Map, 1942

<sup>ix</sup> Burlington City Directory 1942. L.P. Waite & Co., Publishers. Free Press Association, Printers. Burlington, Vt.

<sup>x</sup> 1890 Hopkins Map

<sup>xi</sup> Sanborn Fire Insurance Map, 1942

<sup>xii</sup> Burlington City Directory, 1942

<sup>xiii</sup> 1890 Hopkins Map

<sup>xiv</sup> Burlington City Directory 1894

<sup>xv</sup> "The beginning's of Mansfield Avenue can be found in this short article in the Burlington Free Press of May 1, 1871:

'Mayor Dodge has lately purchased of Messrs. L.B. Platt and S.H. Weston a tract of over seven acres in the rear of the Alvan Foote property on Pearl Street (also owned by Mayor Dodge). Several new streets will soon be laid out, including one running north from Colchester Avenue parallel with Goch Street, from eight to 100 feet in width.'" David Blow, *Historic Guide to Burlington's Neighborhoods, Volume II*. Chittenden County Historical Society, Burlington, Vt. 1991. Page 62.

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- xvi Burlington City Directory, 1900
- xvii Burlington City Directory, 1901
- xviii Burlington City Directory, 1905
- xix Sanborn Fire Insurance Map, 1926
- xx Liisa Reimann, "North and South Prospect Streets to the Winooski Bridge".  
*Burlington 1877-1890*. <http://www.uvm.edu/~hp206/2004-1890/burlington1890/website/lreimann/?page=default.html>, accessed August 31, 2007.
- xxi 1890 Hopkins Map
- xxii 1890 Hopkins Map
- xxiii 1890 Hopkins Map
- xxiv Burlington City Directory, 1890

## Observations and Update

Sue Jamele and Nancy Boone revisited the survey areas in the vicinity of Upper North Street, North Prospect Street and nearby side streets in Burlington, on August 7, 2007 to make observations regarding changes the area may have undergone since the survey was conducted in 2000/2001. Streetscape photos, as well as some of individual buildings, were also taken at this time.

As written, the 2000 survey includes 83 primary buildings and 15 garages and other outbuildings. The 2001 survey has 38 primary buildings and 18 garages and other outbuildings.

In general, buildings were in very good condition and had not undergone much alteration since the time of the survey. The most common changes observed, as expected, were replacement windows and synthetic siding. However, most buildings which had seen these changes had already undergone the alterations at the time of the surveys in 2000/2001. Those that had seen changes retained enough of their character defining features to remain eligible for listing on the State Register. A number of buildings have seen positive changes since the surveys such as removal of synthetic siding and reapplication of clapboards.

The 2000 survey area (except for Colonial Square and 146-227 North Prospect Street) including 156-248 North Willard Street and nearby side streets Archibald Street, Germaine Street, the 393-478 stretch of North Street, and Pomeroy Street are more multi-family and working class in nature than the area surveyed in 2001. The buildings have narrow setbacks from the street and tend to have more replacement windows and siding. Multi-story porches can be found and the conversion of outbuildings to housing. Most are gable roof, 2 ½ story, wood frame buildings. Many have slate roofs and patterned slate is frequently found. Many date from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries although earlier Greek Revival houses can be found as well as infill from the 1930s-1940s. Stylistic details from these periods adorn the buildings and provide visual variety along the streetscape.

The 2001 survey area includes small side streets off North Prospect Street, specifically Mansfield Avenue, Prospect Hill, Wilson Street and the 501-534 stretch of upper North Street. This neighborhood also includes Colonial Square and 393-478 North Prospect Street from the 2000 survey. They are largely streets of single family, upper middle class homes that have not seen the wear and tear of rental housing and the often associated desire to make inexpensive repairs. The well maintained homes and neighborhoods exhibit owner pride and long term residency. The buildings have large setbacks from the street and often have large trees or other vegetation. Backyards are deep. Small, early single car garages are common. Houses are often two story, gable roofed, wood frame buildings. Porches are common. The houses on these streets date from the late 19<sup>th</sup> century to the 1940s. There are many houses from the 1920s and 30s. Styles popular during those years are commonly found such as the Colonial Revival, Dutch Colonial, Bungalow, and Foursquare. Queen Anne style houses are mixed in as well. There is a

general sense in the survey area of a concentration of buildings all dating from the early 20<sup>th</sup> century still retaining their stylistic features and original materials.

Prospect Hill is comprised of many of the buildings of the same design. There are two basic forms, with one being wider than the other. The wider form has an extra front bay and exterior brick chimneys. The houses are 2 1/2 story, gable roof, eaves front, clapboarded, 3X2 or 4X2 bay design with a garage inset in the first or third bay of the first story. Gable roofed entry porches shelter front doors offset to the left or right and flanked by paired double hung windows. Some houses have been modified over the years, often converting an inset garage to living space. This street appears to have been built as a single development and curiously is not a hill but is located off Prospect Street at the top of the hill section of the city.

Colonial Square is a picturesque U shaped, leafy residential street of small cottage scale Colonial Revival single family homes on single lots. There are distinctive period streetlights with replacement fiberglass fluted posts and original metal light Tudor heads.

National Register Final ReviewCriteria**A. Bridge 6, Johnson****A & C**

This Pratt through truss bridge was built in 1928 and carries Railroad Street across the Lamoille River. The bridge's span is 140 feet composed of seven 20 foot panels with a width of 23 feet, and has a concrete deck. A five foot wide sidewalk extends beyond the upstream truss. It is one of only a small number of Pratt through trusses remaining on Vermont's roads and is a very visible crossing in the village linking a residential neighborhood to a section of town that developed along the railroad. Bridge 6 was built after the 1927 as part of the flood reconstruction effort. Its design was frequently used for longer span crossings, typically 100-160 feet, in the rebuilding period after the 1927 flood. This bridge exhibits rolled I-beams used as verticals and diagonals in the truss webs, an innovation that distinguishes post-1927 bridges from earlier, more lightly built spans.

The bridge is being rehabbed and will continue to carry traffic. It is being listed under the Metal Truss, Masonry, and Concrete Bridges of Vermont MPDF and meets the registration requirements for metal truss bridges.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**B. Kingsley Grist Mill Historic District, Clarendon***ABC*~~A&C~~

The Kingsley Grist Mill Historic District consists of the historic resources related to and surrounding the Kingsley Grist Mill in Clarendon, Vermont. Located on the Mill River in East Clarendon, the district contains eight contributing resources and one non-contributing resource. A steep embankment parallel to the Mill River divides the district into two main sections. Located at the top of the embankment are the Federal style Cary/Kingsley House (c. 1778), the Horse Barn (c. 1885), and the Grain Storage & Repair Shop (c. 1885). The former Shrewsbury-Clarendon Road runs along the base of the embankment. Between the former Shrewsbury-Clarendon Road and the Mill River are the Kingsley Grist Mill (c. 1882), Mill Dam Ruins (c. 1882) and Carding Mill Foundation (c. 1885). At the western edge of the district the Kingsley Covered Bridge (c. 1870) spans the Mill River from the top of the embankment southward to the opposite shore.

The primary building in the district, the Kingsley Grist Mill, is the last of a dozen mills that once stood on the banks of the Mill River and is the only mill built by Nichols M. Powers, a nationally recognized covered bridge engineer. It rises 3 1/2 stories from a stone foundation and is capped with a large cupola. Much of the milling equipment remains in place. Adjacent to the gristmill Powers designed a grain storage and repair building in which milling equipment could be serviced on-site. A large barn built c. 1885 housed the horses and carriages necessary to transport grain to and from the East Clarendon railroad station. Through the center of the property runs a segment of the old Clarendon-Shrewsbury Road, and important connection between these two communities.

The Kingsley Grist Mill Historic District is an excellent example of a small, private residential and industrial complex that served the local farming community by processing whole grains for both personal use and retail sale. In the mid-nineteenth century, as wool production became more profitable, Kingsley's carding mill served the local community in much the same way.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**C. Moscow Village Historic District, Stowe**

**A & C**

This nomination is a CLG funded project. The Moscow Village Historic District is located in a rural setting along the Little River in the south-central part of Stowe. The District includes residential and industrial resources associated with the development of woodworking factories along the river. Properties north of the river are connected to properties south of the river by an historic bridge and two historic dams are located in the historic district. The district developed around a saw and grist mill complex north of the river and a woodworking factory complex south of the river built by Alexander Seaver in 1822. During the 19<sup>th</sup> century additional water powered industries operated along the river including grist mills, a starch factory, and various types of woodworking factories. These woodworking factories continued in operation until 2003.

The Moscow Village Historic District has 43 contributing resources and 10 non-contributing resources. The properties include residential, commercial, educational, civic, industrial and transportation resources. These resources provide a complete context for the social, industrial and commercial development of the Village in the 19<sup>th</sup> and 20<sup>th</sup> century. The principal residential architectural styles in the district include Greek Revival, Gothic Revival, Italianate, Queen Anne and Colonial Revival. Residences and commercial buildings have maintained the traditional forms and spacial organization of the historic village, especially along Moscow Road. Several well-maintained historic barns are reminders of an agricultural past.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**D. Southview Housing Historic District, Springfield**

**A**

Southview Housing Historic District includes 18 contributing and 3 noncontributing buildings. It includes 19 primary structures built by the federal government in 1942-1943 as temporary housing for workers involved in the local war effort. The long, linear district is located in a residential neighborhood on the east side of South Street, just south of Springfield's downtown where numerous factories along the Black River were built for the purpose of manufacturing products for the machine tool industry. Although the architectural integrity of the Southview Housing historic district has been diminished due to alterations, the historic significance of the complex is remarkable. The eighteen rectangular, wood frame apartment buildings that contain a total of 69 units line both sides of the road. They are primarily sited parallel to each other on the west side, and end to end on the east side. The wood frame community building, is located near the center of the district. The site appears little changed overall since the buildings were constructed, and the relationship of the buildings to one another continues to evoke the character of a wartime housing development.

The construction of the Southview Housing district is closely associated with the history of public housing during World War II. Across the country, equipping the machinery for war production resulted in a large-scale redistribution of population as workers and their families migrated to defense centers. This mass migration created critical housing shortages throughout the United States. The dwellings at Southview Housing were characteristic of their period. The Southview apartments represent perhaps the most common building type employed in military barracks and government housing of the period: the long, rectangular, one or two-story, wood frame building that could accommodate many people, and typically had either a flat or low-pitched gable roof, was built on piers, and had numerous double hung, six-over-six windows.

The compromise of architectural integrity comes from changes to the aspects of design, materials, and workmanship in 1992. At this time the owners added hip roofs and vinyl siding to the two-story buildings, vinyl windows with snap in muntins on nine of the two-story buildings in the northern half of the district, and metal, insulated exterior doors with nine-light windows in all units.

Southview Housing continues to embody the site planning principles that emerged from the era's planning reform movements. Its architects heeded USHA property density standards and carefully situated each building at an adequate distance, allowing for sunlight, air circulation, and open greenspace between the dwellings. The site included communal areas such as a community house and children's play area. Furthermore, the dwellings were constructed along a slightly curving street that terminated in a cul-de-sac, which helped families avoid dangerous traffic ways. Despite changes made to the buildings themselves, important primary site elements such as building footprints and spacing, community areas, and overall site layout have survived, and the Southview Housing district remains an intact example of a World War II-era planned worker housing project.

The complex is a remarkable example of the type of World War II era housing built to accommodate home front workers in the booming machine tool factories of Springfield. It is representative of housing built by the federal government to help meet the growing need for defense housing for employees working in the many factories that produced goods for the war effort. Southview still retains its original massings and footprints, main fenestration patterns, feeling, and site association. The one story buildings at Southview still retain their novelty siding and original rooflines. Southview remains the best example in Springfield, and perhaps Vermont, of this type of community, multi-family worker housing constructed during World War II to meet the demands of home front industry.

**Recommendation:** Vote to approve the nomination under criteria A

State Register Review and Designation

See enclosed Survey materials.

**2000 Burlington Survey**

Archibald Street, Colonial Square, Germain Street, North Prospect Street, North Street,  
North Willard Street, Pomeroy Street

**2001 Burlington Survey**

Mansfield Avenue, North Street, Prospect Hill, Wilson Street

### NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday October 23, 2007 beginning at 9:30 a.m. in the auditorium of the Burlington Electric Department, 585 Pine Street, Burlington, Vermont.

- |  |       |
|--|-------|
| I. Schedule Meeting Dates                    | 9:30  |
| II. Minutes – September 20, 2007             | 9:40  |
| III. SHPO Report                             | 9:45  |
| IV. 22 VSA 14 Review                         | 10:00 |
| A. Cheney House, Westmore - Ed O’Leary, FPR  |       |
| V. New Business                              |       |
| A. Funding for Archeology in Act 250         | 10:30 |
| Discussion with Kevin Dorn                   |       |
| VI. State Register Review                    |       |
| A. Preparation for Public Meeting:           |       |
| Intervale Archeological District, Burlington | 11:30 |
| Working Lunch – drive through Prospect Park  | 12:00 |
| VI. State Register Review (cont’d)           | 1:30  |
| A. Public Meeting, Review for Designation    |       |
| Intervale Archeological District, Burlington |       |
| B. Request for Removal                       | 2:30  |
| Adams House and Garage, Stowe                |       |
| VII. National Register Final Review          | 2:50  |
| A. Bridge 12, Enosburg                       |       |
| B. Bridge 9, Sheldon                         |       |
| VIII. National Register Preliminary Review   | 3:10  |
| A. Tontine Building, Guilford                |       |



**State of Vermont**  
**Advisory Council on Historic Preservation**  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201

**MINUTES**  
**October 23, 2007**

- Members Present:** Beth Boepple, Chair  
Glenn Andres, Architectural Historian  
George Turner, Vice-Chair  
Ron Kilburn, Citizen Member  
Susan Hayward, Citizen Member  
Peter Thomas, Archeologist  
David Donath, Historian
- Staff Present:** Nancy E. Boone, Deputy SHPO  
Sue Jamele, NR/SR Specialist  
Diane McInerney, Executive Assistant  
Jane Lendway, SHPO  
Scott Dillon, Survey Archeologist  
Giovanna Peebles, VT State Archeologist  
John Kessler, ACCD General Counsel
- Guests:** Kevin Dorn, Secretary ACCD  
July Dow, Member, Native American Affairs Commission  
Nancy Gallagher  
John Irving, Burlington Electric Department  
Kirsten Merriman, CEDO, City of Burlington  
Steve Goodkind, DPW, City of Burlington  
Bill Ellis, Burlington Electric Department  
Ed Flanagan, Silverbow Communications  
Gene Bergman, City Attorney's Office, Burlington  
Joe Reinert, Mayor's Office, Burlington  
David White, Planning and Zoning, City of Burlington  
Bob Kiss, Mayor, Burlington  
Kit Perkins, Intervale Center  
Ed O'Leary, Operations Director, Forest Parks and Recreation

The meeting was called to order by the Chair at 9:40 a.m. in the auditorium of the Burlington Electric Department, 585 Pine Street, Burlington, Vermont.

### **I. Schedule Meeting Dates**

Meeting dates were scheduled for November 14<sup>th</sup> in Middlebury starting at 10:30 a.m. at the Folk Life Center and will include a visit from Governor Douglas. December 12<sup>th</sup> starting at 9:00 a.m. in Montpelier with Historic Preservation Grant awards on the agenda, and January 11<sup>th</sup>, location to be determined.

### **II. Approval of Minutes**

Glen moved to approve the minutes from the September 20<sup>th</sup> meeting and Ron seconded. A correction to the original location of the Toll House was made; it was the Missisquoi Bridge. Several other clerical corrections were made. The Council approved the minutes unanimously with corrections.

### **III. SHPO Report – Jane Lendway**

Jane announced that there have been Administration changes in the Division for Historic Preservation. Nancy Boone has been promoted to the position of Deputy State Historic Preservation Officer and Judith Ehrlich has been promoted as the Director of Operations. The Division will be recruiting for an Environmental Specialist to assist Judith as well as help with Historic Preservation Grants. At this time there is a hiring freeze within the Agency. Jane noted that Devin Colman will be presenting the Council with grant applications for the 34 Historic Preservations Grants and the 66 Barn Grants in the next few months.

Jane announced that the Legislature will be presented with a request for the Archeology Heritage Center to be classed as a 501(c)3, making the center eligible to accept donations, gifts and funding for a capital budget. Giovanna noted that the restoration of the Billings Archeology Center at UVM is feasible, but will require about \$80,000.00 to complete the work.

Jane said the Division will be requesting from the Legislature:

- 5% increase in the grant programs for administrative costs, including assisting with the Barn Census over the next 2 years
- SHPO as a member on the Downtown Board
- Capital Budget of \$200,000.00 for both Barn and HP Grants for FY2008

### **IV. 22 VSA 14 Review**

#### **A. Cheney House, Westmore – Ed O’Leary, Forest, Parks and Recreation**

Ed O’Leary, Operations Director of FPR presented the Council with color pictures of the Cheney House. Prior to the meeting the Council did receive black and white photographs, but the history of the house was not included. Ed said the house has become an administrative burden for the Willoughby State Park, but that the guest cottage and storage barn have been used as a residence, and to house the Youth Conservation Corps. Through legislation, JRH37, Forest Parks and Recreation was given approval to sell the house, storage barn and 5 acres of surrounding land. Ed asked if it was eligible to be listed on the State Register.

The Council agreed that the house has enough integrity and historic fabric to be listed on the State Register and is in a prime location within Willoughby State Park, just a short walk from the lake. Jane suggested speaking with Mike Frasier about the selling price, and what would be an acceptable covenant for restoration. Ron motioned that Historic Preservation would work with FPR cooperatively to determine language for a covenant and David seconded. The Council agreed that in order to list the property on the State Register, there would need to be further information presented about the history of the house along with a survey form. Staff and Council felt that listing the house on the State Register might increase the value of the property. Ron moved to amend the motion that DHP staff will work with FPR to develop sufficient information to evaluate it for the State Register. Glenn seconded. The Council unanimously approved the amended motion.

Ron thanked Ed for bringing this historic building before the Council and noted the importance of all historic buildings within the state parks and offered the Council's assistance. Ed is working with the Governor's Commission on the Future of State Parks and wants to ask the federal government to reinvest in buildings constructed by the Civilian Conservation Corps which celebrates its 75<sup>th</sup> anniversary this year. He said that 50% of state parks in Vermont have CCC infrastructure. The Commission will be seeking public comment and Ed suggested that the Council could offer comment and support for preservation of the structures.

**V. New Business**

**A. Funding for Archeology in Act 250 – Discussion with Kevin Dorn**

Beth thanked Kevin Dorn for attending this meeting and both agreed that the concept of an Archeology Fund is worth pursuing. George said that Phase II and III archeological studies for Act 250 become problematic because of the cost. Kevin realizes that developers in Vermont are affected by the need for mitigation and are the ones required to pay in the end. The Division for Historic Preservation's idea is to hold a pool of money from standard fees that would be available for Phase I & II work; data recovery in Phase III would then be up to the builder, if s/he chose not to avoid further disturbance of the site(s).

Kevin agreed with members and staff that there needs to be a reasonable pool of approximately \$300,000- \$500,000 for the Fund to operate successfully. Kevin noted that developers are favorable to this suggestion and he will be approaching Finance and Management soon to discuss the idea. The current Act 250 fee is \$4.75/\$1,000. There was discussion about an increase in that to finance the Archeology Fund. Glenn asked if this fund would be administered through the Division for Historic Preservation and Kevin said that the Natural Resources Board would retain the money and DHP would direct how it is spent. Kevin has had an initial conversation with Peter Young about it, and they discussed a maximum of \$300,000.

Giovanna requested that a third archeologist be hired to help with the increased work load resulting from the Fund. Identifying a problem beforehand can assist developers in

moving ahead with a project. Kevin noted that management is limited by budget constraints and that funds are not available for more staff. Kevin felt that the program needs to be operational before additional staff could be considered and Council members concurred. Kevin agreed to meet again with the Council at the end of November-early December. There will be updates on this program at the next meeting on November 14<sup>th</sup> along with further discussion. The Council thanked Kevin for attending the meeting.

**VI. State Register Review**

**A. Preparation for Public meeting**

**Intervale Archeological District, Burlington**

The Council discussed how they wanted to structure the Public Meeting about the proposed Intervale Archeological District. Beth outlined that Scott would present an overview with illustrations, then the Council could make a motion and ask questions, and then the public could comment and ask questions. The Council reviewed the Division's administrative rules on State Register designation.

**VII. National Register Final Review**

**A. Bridge 12, Enosburg**

**B. Bridge 9, Sheldon**

The Council received both nominations prior to the meeting. George motioned for both bridges to be listed at the same time under Criteria A & C. and David seconded. Council members felt that both Parker through truss metal bridges were important structures with engineering significance and historic significance related to recovery efforts after the 1927 Flood. Ron said that Bridge 12 provides a way to cross the Missisquoi River during the sap run as well as in the winter. Beth called for the vote and Council members voted unanimously for both bridges to be listed on the National Register under Criteria A & C.

**VII. National Register Preliminary Review**

**A. Tontine Building, Guilford**

Council members received this preliminary review prior to the meeting. All members were extremely interested in the tontine concept between financial investors as the sole survivor becomes the owner of the building. Located at the visual center of the village, this 19<sup>th</sup> century Federal style building is a fairly rare surviving type built to create a village center where none had existed. Council members felt that because of its history and prominent location it is certainly eligible to be listed on the National Register.

**VI. State Register Review**

**B. Request for Removal – Adams House & Garage, Stowe**

Council members received this request to remove the Adams House and Garage from the State Register by the owner and the Stowe CLG prior to the meeting. George motioned to deny the request for both structures and Glenn seconded. It has been documented that the multi bay garage is a remnant from a 1920's hotel surveyed in 1988 and listed on the State Register of Historic Places. In a resurvey Stowe conducted in 2004, the house became contributing to the Moscow Village Historic District with its post World War II 1950's ranch style. The Council noted that problems can arise when

State Register designation is tied to design review guidelines established by local commissions. The owner does not want their property to be subject to Stowe's design review process, which is primarily intended to protect much older buildings. However, the Council cannot delist a building or find it ineligible for the State Register in order to avoid the jurisdiction of local guidelines. Beth called for the vote and the Council unanimously rejected the request to remove the Adams House & Garage from the State Register.

**V. New Business (continued)**

**B. Barn Census Grant**

Nancy Boone shared news that the Division for Historic Preservation has just received a grant from Preserve America for the Vermont Barn Census. The \$150,000 grant will be matched with work from volunteers who will document barns throughout the state. Jane is asking the legislature to fund an additional \$20,000 for this project as part of the capital appropriation for next year's Barn Grants. It is expected that the Census will inspire new efforts to find new uses for historic barns.

**C. Unmarked Burials**

Giovanna gave a brief summary of the progress of the unmarked burial legislation that the Agency is proposing to the Legislature.

The meeting was adjourned for a brief lunch. The drive through Prospect Park was postponed due to lack of time.

**VI. State Register Review**

**A. Public meeting, Review for Designation  
Intervale Archeological District, Burlington**

At 1:35 Beth called the meeting back to order. The Advisory Council gathered to review the proposed Intervale Archeological District in Burlington. This was a public meeting. The Division had notified all of the property owners in the proposed district about the meeting and invited them to attend and/or send in comments for the Council's consideration.

Scott Dillon, Survey Archeologist for the Division presented a Power Point illustrating the archeological significance of the proposed Burlington Intervale Archeological District using descriptive summaries of five of the fourteen known archeological sites with the district boundaries. These included the Corn Cob Site, or VT-CH-94, the McNeil Generating Plant Site-VT-CH-93, the McNeil Borrow Pit Site-VT-CH-146, and two sites found during review of a Vermont Gas pipeline designated as VT-CH-330 and VT-CH-331. The remaining nine sites within the proposed Burlington Intervale Archeological District are VT-CH-58, VT-CH-59, VT-CH-95, VT-CH-96, VT-CH-97, VT-CH-136, VT-CH-641, VT-CH-817, and VT-CH-951.

The presentation documented that the Burlington Intervale contains exceptional archeological evidence of at least the last 6000 years of human occupation in the Champlain Valley, including a record of the entire sequence of agricultural use beginning with Native American cultivation through early and historic settlement. Because of the gradual accumulation of floodplain sediments, the archeological deposits in the Intervale have great clarity and integrity since, in many cases, evidence of early occupations are separated from later occupations by flood deposits allowing for very clear archeological interpretation.

Advisory Council Archeologist Peter Thomas, supplemented Scott's discussion with observations concerning several of the sites he had documented when working as Director of the University of Vermont Consulting Archaeology Program, including the Corn Cob, McNeil, McNeil Borrow sites. He also noted that extensive amounts of Native American pottery had been found in stratified sediments along the Vermont Gas pipeline.

Peter motioned to nominate the Burlington Intervale Archeological District to the State Register under criteria A, B, C & D and Glenn seconded. Beth began the discussion and invited public comment.

Mayor Bob Kiss presented a letter (copy attached to record copy of minutes) written to Jane Lendway, SHPO on October 19, 2007 stating Burlington's issues:

- Does the Advisory Council for Historic Preservation have the statutory authority to create an archeological district?
- Burlington requested an opportunity to review the boundaries of the district.
- Burlington requested more time to examine the impact of existing activities and development, and information on regulatory control.
- Burlington was unclear as to whether the "legislative body" had been properly notified.

The Council responded to each of the points. Beth addressed the first question by asking ACCD General Counsel, John Kessler to reply. John noted that the statutory language for a listing was not lacking in clarity. (Statute 9.1 Types of listing) The Division for Historic Preservation said that notification procedures had been followed with all property owners being notified twice as well as the chief elected local official of City of Burlington.

Gene Bergman also spoke and said he felt that the Intervale was being targeted as a district, and that community agriculture was being threatened. He suggested that the Vermont Historic Preservation Act requires owner consent for State Register listing, and Nancy pointed out that he was referring to the wrong section of the law, the section on Archeological Landmarks. Scott informed Mr. Bergman that community gardens are likely exempt from Act 250.

HP staff as well as Council members noted that there are 6,000 sites listed on the archeological inventory. Because of staff overload there has not been time to nominate all eligible sites to the State Register. All Council members agree that the Intervale Archeological District is of prime importance to the State of Vermont and is one of the most significant archeological districts in the state. The archeological significance of the Intervale has been known to the State and professionally documented since the late 1970's. Because of a recent increase in commercial activity and its potential impacts, and Act 250 involvement, the SHPO and DHP archeologists felt that the district should be considered for State Register designation now.

Gene questioned the mapping procedures and boundary lines. Giovanna offered to work with the City of Burlington with accurate maps using GIS tools where complex overlays may help with understanding the footprints of archeological sites and sensitivity.

Judy Dow, 7<sup>th</sup> generation Abenaki, spoke to Mayor Kiss and repeated her family's relationship to this land, reminding the Mayor that she had presented to the City of Burlington, a year ago, the creation story about the Abenaki perspective and their relationship to the Intervale. Judy noted that more than 10,000 Native Americans are buried in the Intervale, a peaceful resting place, "whether you can see them or not."

Kit Perkins, Intervale Foundation representative, reiterated questions about the designation process and why the Division prioritized this district for listing. Once again Jane noted that the Intervale is now under Act 250 jurisdiction and this is the reason for the request for listing, that the Advisory Council is the listing agency and is doing so because of the district's sensitivity for preservation. Beth read from Vermont statute a second time to verify the Council's authority.

John Irving of Burlington Electric Department asked about the impact of designation on the installation of power lines at the McNeill powerplant. DHP staff pointed out that some line routes had already been evaluated and found not likely to contain archeological sites. New routes would have to be evaluated as they were proposed, as would any expansion of the McNeill building.

Ed Flanagan asked about impacts on his company's radio tower in the Intervale, and consensus was that simple replacement in kind, if needed, would not trigger a requirement for archeological investigation since the land had already been disturbed.

Steve Goodkind of the Public Works Department asked why Intervale Road is included in the district and would it be considered historic. DHP staff responded that it is within the district boundary and that work to the road that involved new ground disturbance would likely be reviewed for possible impact to historic and archeological resources.

Gene Bergman said the City of Burlington is asking for more time to work with the Council. Beth explained that listing the district does not preclude a relationship with the City of Burlington; the immediate issue is whether the district is appropriate for listing.

Advisor Council for Historic Preservation

October 23, 2007

Page 8 of 8

Beth called for the vote to the motion on the table. The Council voted unanimously for the Intervale Archeological District to be listed on the State Register under criteria A, B, C & D.

Beth thanked all guests for articulating their concerns and the meeting was adjourned at 4:00 p. m.

Respectfully submitted,  
Diane McInerney

National Register Final ReviewCriteria**A. Bridge 12, Enosburg****A & C**

This Parker through truss bridge was built in 1929 and carries Boston Post Road across the Missisquoi River. The bridge's span is 204 feet composed of eight 25.5 foot panels. It is one of only a small number of Parker through trusses remaining in the Missisquoi River corridor. Bridge 12 was built after the 1927 as part of the flood reconstruction effort. Its design was frequently used for longer span crossings greater than 160 feet. This bridge exhibits rolled beams used as verticals and diagonals in the truss webs, an innovation that distinguishes post-1927 bridges from earlier, more lightly built spans.

The bridge was rehabbed in 1994 and continues to carry traffic. It is being listed under the Metal Truss, Masonry, and Concrete Bridges of Vermont MPDF and meets the registration requirements for metal truss bridges.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**B. Bridge 9, Sheldon****A & C**

This Parker through truss bridge was built in 1928 and carries Shawville Road across the Missisquoi River in Sheldon Springs. The bridge's span is 250 feet composed of nine 27.9 foot panels. It is one of only a small number of Parker through trusses remaining in the Missisquoi River corridor. Bridge 12 was built after the 1927 as part of the flood reconstruction effort. Its design was frequently used for longer span crossings greater than 160 feet. This bridge exhibits rolled beams used as verticals and diagonals in the truss webs, an innovation that distinguishes post-1927 bridges from earlier, more lightly built spans.

The bridge was rehabbed in 1996 and continues to carry traffic. It is being listed under the Metal Truss, Masonry, and Concrete Bridges of Vermont MPDF and meets the registration requirements for metal truss bridges.

**Recommendation:** Vote to approve the nomination under criteria A and C.

National Register Preliminary ReviewCriteria**A. Tontine Building, Guilford****A & C**

The Tontine Building, constructed in 1819, is a large two-story, I-house plan, Federal style frame structure with a long rear ell at an acute angle to accommodate the triangular "flatiron" site. The main block and ell are clapboarded with a fine Federal style front door surround. The rest of the trim is simple and includes plain window and door surrounds, plain corner boards, and a molded cornice with returns on the south gable end. The roof is basically gabled but is hipped on the north end where it attaches to a long ell. The five-by-two bay commercial and multi-use structure has its front façade on the east eaves side which faces Coolidge Highway. It is very prominently sited at the main village intersection in Algiers between Route 5/Coolidge Highway and Guilford Center Road and is easily seen due to a bend in Route 5 from the north.

The Tontine Building is a fine example of the simple Federal style used extensively throughout southern Vermont in the early 19<sup>th</sup> century. The simplicity of its ornamentation derives from its original use as a commercial and multi-use structure and as such the building is a fairly rare surviving type from this period. Despite its near century of subsequent use as a family home for a branch of the prominent Smith family of Algiers, it continued to be used on and off for commercial purposes. Its key location at the visual center of the village and important crossroads, as well as its unusual massing and exterior integrity enable it to clearly convey this commercial and multi-use heritage. It retains its original Federal style door surround and simple molded cornice with returns, some of its original Guilford slate roofing, as well as its unusual fenestration and massing. In addition, the building represents a prominent example of an early community development effort to create a village center where none had existed. The 1819 frame Tontine Building was originally constructed as a "tontine" commercial property housing shops including a drug store and early tenements on the upper floors. The group of investors who created the tontine, a financing mechanism for raising capital, were among those who also developed several of the other early industrial and commercial properties in this hamlet.

**Recommendation-**This building is being rehabbed for affordable housing using the RITC. Appears eligible under A and C as an example of what may be an unusual building type in Vermont. National Park Service issued a preliminary determination of eligibility when they reviewed the RITC Part One.

#### State Register Proposed Delisting

##### **Adams House and Garage, Moscow Village, Stowe**

Request by owner and Stowe CLG to remove a c. 1952 ranch house and a c. 1920 multi-bay garage from the State Register of Historic Places. The garage was originally surveyed in 1988 but the house was considered noncontributing due to age at that time. In a resurvey of Stowe conducted in 2004 the house was changed to contributing as it had become 50 years old and a representative of the post World War Two era of Moscow's history. The house and garage are listed on the State Register as contributing structures in the village historic district. Request is to change them to noncontributing structures. They are also identified as contributing structures in a draft Moscow Village Historic District to be nominated to the National Register in the near future.

Enclosed packet includes original 1988 survey information, 2004 survey information, and related material from the draft National Register nomination including the building descriptions and photos as well as the village Statement of Significance which covers a period of significance ranging from 1822-1957. This will provide context for the buildings.

**Recommendation:** Both buildings appear to be intact examples dating from the period of significance, representing two different periods of village history and contributing to the visual record of the evolution of Moscow Village.

## Archeology and the State Register

The following definitions have been excerpted from the **VERMONT HISTORIC PRESERVATION ACT RULES**, effective March 15, 2001, Rule 2. "*Definitions*" (<http://www.historicvermont.org/general/rules.htm>).

**2.13 "District"** means a group of buildings, sites, structures, objects, and/or landscape features linked together by a common history and development and forming a cohesive and recognizable entity such as, but not limited to, a historic village center, residential neighborhood, adjacent historic farms along a rural valley, the archeological remains of such areas, or a group of related archeological sites in a given geographic area.

**2.16 "Eligible for the State and National Register"** means meeting the criteria for listing, though not officially listed in either Register.

**2.26 "National Register"** means the National Register of Historic Places established by the NHPA.

**2.27 "National Register Criteria"** means the criteria set forth at 36 CFR 60.4, used by the Secretary of the Interior and related National Register Bulletins published by the U.S. Department of the Interior, National Park Service to evaluate the qualifications of historic properties for the National Register.

**2.39 "State Register"** means the State Register of Historic Places, which is the state's official listing of buildings, structures, objects, districts, and sites that are significant in local, state, and/or national history, architecture, archeology, and culture, as authorized by 22 V.S.A. § 723.

**2.40 "State Register criteria"** means the standards the SHPO has adopted pursuant to 22 V.S.A. § 723(a)(2) for listing a property on the State Register. The adopted State Register criteria are identical to the National Register criteria.

**2.43 "Vermont Archeological Inventory (VAI)"** means the written, photographic, and/or digital record of archeological sites that is maintained by the Division as the inventory of the state's archeological sites. Such archeological sites may be minimally or extensively documented, and may not necessarily meet the criteria for listing on the State or National Registers.

State of Vermont  
Division for Historic Preservation  
National Life Building, Floor 2  
Montpelier, VT 05620-1201  
[www.HistoricVermont.org](http://www.HistoricVermont.org)

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[fax] 802-828-3206

*Agency of Commerce &  
Community Development*

## The Vermont State Register of Historic Places Historic Sites and Structures Survey

IDENTIFYING AND DOCUMENTING significant historic and prehistoric resources throughout Vermont is one of the responsibilities of the Vermont Division for Historic Preservation. Resulting inventories allow the Division to assist local governments and property owners in planning for the preservation, interpretation, and promotion of these resources.

The State Register of Historic Places includes archeological sites, historic buildings, structures, and landscapes. Buildings, structures, and landscapes are documented either as individual sites or in groups such as farms or village areas. The Historic Sites and Structures Survey is the official list of all such sites that are significant for their historic, architectural, or engineering merit. The survey is consulted by property owners, planners, and government officials as they develop projects or plans that may affect these properties.

The Historic Sites and Structures Survey is based on a survey process begun in 1971 and strengthened by the 1975 Vermont Historic Preservation Act. The survey often proceeds on a town by town basis, but endangered properties are also often surveyed. After a town or endangered property is surveyed, it is added to the Survey and then reviewed by the Vermont Advisory Council on Historic Preservation, which officially votes to enter it on the State Register of Historic Places. The Council is a review board appointed by the governor with expertise in architecture, architectural history, archeology, history, and related fields. Although the survey is not yet complete for many towns, the Survey already contains over 30,000 properties.

The Survey and State Register are used by the Division in assisting towns and individuals in planning for historic sites and in its legally mandated reviews of projects requiring Act 250 permits and those involving state or federal funds, licenses, or permits. Sites listed in or determined eligible for the State Register are considered under criterion 8 of Act 250 for prospected projects that require land use permits. During the permit process the Division makes recommendations to district environmental commissions, who issue permits and may deny them for projects that have an undue adverse effect on historic resources; most often, however, undue adverse effects can be avoided through early planning and coordination with the Division. Other projects using state funds or requiring a state license, permit, or approval must also take into account resources listed in or eligible for the State Register. Properties that are listed in or eligible for the National Register of Historic Places are further protected from adverse impact by projects that are federally funded, licensed, or permitted.



OVER



## Criteria for Listing in the State Register of Historic Places

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history
- B. That are associated with the lives of persons significant in our past
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Office of  
the Mayor  
Burlington,  
Vermont



**Bob Kiss**  
Mayor  
Room 34, City Hall  
Burlington, VT 05401  
Tel: (802) 865-7272  
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TDD: (802) 865-7142

*JK*

To: Jane Lendway, Vermont Division for Historic Preservation  
From: Bob Kiss, Mayor  
Date: October 19, 2007  
Re: Proposed Intervale Archeological District

Thank you for the presentation this week from the Division for Historic Preservation on the proposed Intervale Archeological District. I left you a phone message earlier today and I'm sorry we haven't been able to talk in person.

It was helpful to receive the information you and other staff in the Division presented at our October 17 meeting. The City appreciates and recognizes the importance and value of the archeological resources contained in the Intervale. We are also very interested in working with the Division to protect these resources. However, the meeting made it clear to us that we have not had enough time and information to speak definitively about the designation in the few days between now and October 23. We are asking that the Division postpone the October 23 meeting and decision until a future, mutually-agreeable date.

In particular we have the following questions and concerns:

• The statutory authority for creation of an archeological district is unclear. The reference you provided to 22 VSA § 701(6) defines "Historic property" or "resource" but is in the definitions section and does not seem to convey authority. Can you provide additional information on this question? *explore further*

• We believe the impact of a listing on Burlington may be significant and we need the opportunity to review the specific parcels in the proposed district. It seems from the discussion that an alteration to the boundaries might be appropriate given the existing land disturbances or archeological findings. *not clear you have met these requirements*

• We also need to examine more fully what the impact would be post-designation on the existing review and the compliance process for new and existing activities and developments. *this too*

• We need to consult with the Burlington City Council before responding to the proposed district. 22 VSA § 723(11) appears to require notice from the Division to the "legislative body" of a municipality. Has the Division notified the Council and *not proper amount of time to ask questions or raise issues*

can you please forward me the policy for notification required under this section of the statute?

I hope you appreciate the reasons that we are asking for a postponement of the October 23 meeting and decision. Postponing this proposal will give us more time to fully appreciate this designation. Since the Division has stated there is no true difference between listing and not listing the area as a district, postponement should have no negative impact on the archeological resources in the Intervale while we consider this issue.

Please contact me with any questions. Thank you.

## Archeology and the State Register

The following definitions have been excerpted from the **VERMONT HISTORIC PRESERVATION ACT RULES**, effective March 15, 2001, Rule 2. "*Definitions*" (<http://www.historicvermont.org/general/rules.htm>).

**2.13 "District"** means a group of buildings, sites, structures, objects, and/or landscape features linked together by a common history and development and forming a cohesive and recognizable entity such as, but not limited to, a historic village center, residential neighborhood, adjacent historic farms along a rural valley, the archeological remains of such areas, or a group of related archeological sites in a given geographic area.

**2.16 "Eligible for the State and National Register"** means meeting the criteria for listing, though not officially listed in either Register.

**2.26 "National Register"** means the National Register of Historic Places established by the NHPA.

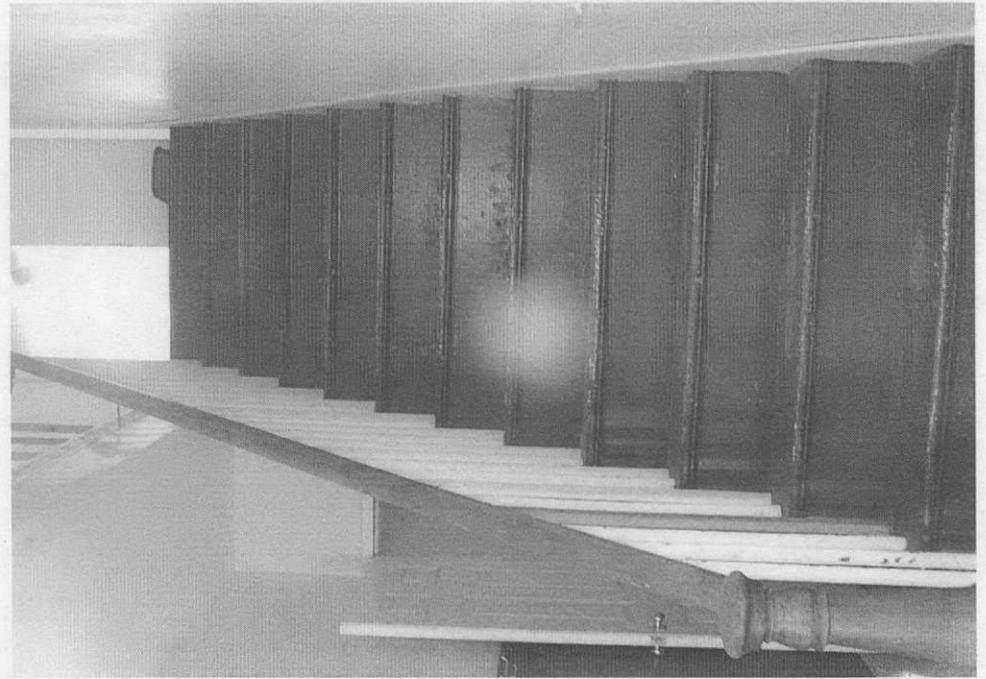
**2.27 "National Register Criteria"** means the criteria set forth at 36 CFR 60.4, used by the Secretary of the Interior and related National Register Bulletins published by the U.S. Department of the Interior, National Park Service to evaluate the qualifications of historic properties for the National Register.

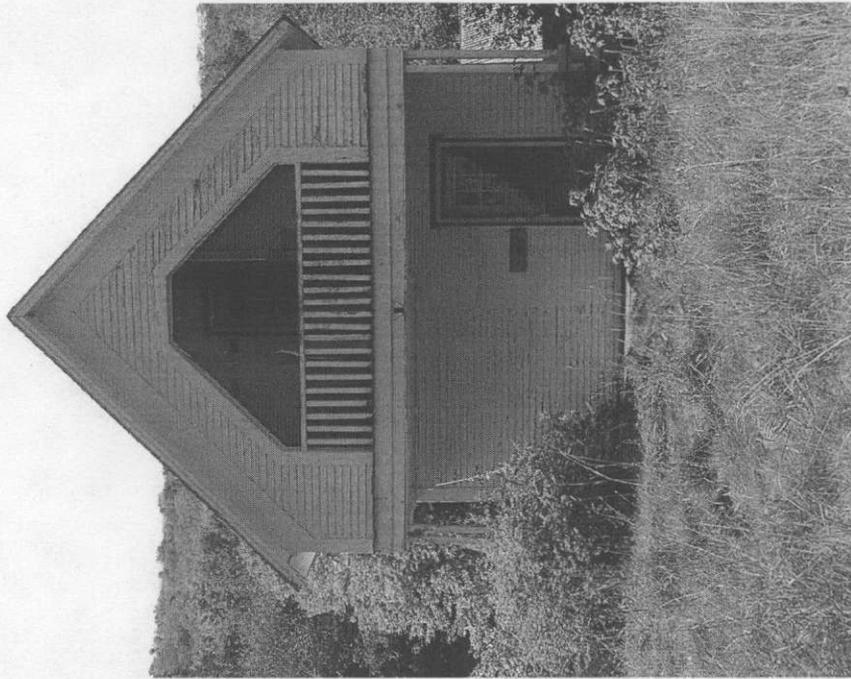
**2.39 "State Register"** means the State Register of Historic Places, which is the state's official listing of buildings, structures, objects, districts, and sites that are significant in local, state, and/or national history, architecture, archeology, and culture, as authorized by 22 V.S.A. § 723.

**2.40 "State Register criteria"** means the standards the SHPO has adopted pursuant to 22 V.S.A. § 723(a)(2) for listing a property on the State Register. The adopted State Register criteria are identical to the National Register criteria.

**2.43 "Vermont Archeological Inventory (VAI)"** means the written, photographic, and/or digital record of archeological sites that is maintained by the Division as the inventory of the state's archeological sites. Such archeological sites may be minimally or extensively documented, and may not necessarily meet the criteria for listing on the State or National Registers.

CHENEY HOUSE, WESTMORE









Cheney House, built 1860, south end of Lake Willoughby, Westmore, VT --  
November 2007, view looking northwest

**HISTORICAL REVIEW  
CHENEY HOUSE PROPERTY  
5896 VT ROUTE 5A  
WESTMORE, VT  
TAX MAP # 205-5896**

**DESCRIPTION**

**1. Van Arsdale - Cheney House, 1860, contributing.**

The Cheney House is a 1-3/4 story, Gothic Cottage built by owner Robert van Arsdale in 1860. The main block measures approximately 40' by 26' and together with the 1-1/2 story, 18' by 27' rear ell comprises the original building configuration. The house rests on a stone foundation, has clapboard siding and an asphalt shingle gable roof.

Distinguishing features of the once more detailed Gothic Revival style on the exterior include the peaked wall dormers on the east front façade, and west rear slope of the roof, the elongated 6/6 sash on the first story, original 6/6 sash throughout and the distinctive cap moldings over all fenestration and entrances. In addition, the principal entrance features full length sidelights and a 4-panel door typical of the period. Views of the interior reveal an original molded newel post and balustrade on the straight run staircase in the central front entrance hall of the main block. The interior dogleg staircase providing access to the 2nd story of the rear ell rises next to a period rounded wall at the center of the interior plan.

Early 20<sup>th</sup> century alterations added a 2 story, flat roofed, balustraded entrance porch with square posts on the east eaves front of the house as well as a 2<sup>nd</sup> story doorway to provide access, although all that remains is the ground level deck, pilasters and outline of this addition. It appears that the slope of the central portion of the gable roof was altered at this time to provide head room for the 2<sup>nd</sup> story exit and porch addition. Also at this early 20<sup>th</sup> century period, another half story measuring 18' by 21' was added to the major portion of the 2<sup>nd</sup> story of the rear ell, with a 2 story flat roofed, side entrance porch having square posts and simple balustrade built on the south eaves side of the ell. A wood wheelchair access has been constructed relatively recently to access rear entrance with a braced hood on the west gable rear of the ell. A 1 story, 13' by 27' flat roofed porch was added to the north eaves side of the rear ell that is currently enclosed with late 20<sup>th</sup> century 1/1 aluminum sash. An exterior brick chimney rises on the north gable side of the main block which appears to have been added during the first quarter of the 20<sup>th</sup> century. The house has been converted to be able to accommodate 25 overnight guests, with 3 bedrooms and a dorm style sleeping area, with meeting space in the original living room and enclosed porch, as well as a commercial kitchen.

Early drawings and photos from the mid-19<sup>th</sup> century indicate that the house as constructed by William van Arsdale featured Gothic vergeboards on the eaves and peaked wall dormers of the house. In addition, a 1-story, Gothic Revival style porch with decorative valences and period columns sheltered on the south, east and north facades of

the main block, and a prominent polygonal belvedere with a conical cap was centered on the ridge of the roof of the main block.

**1a. Carriage House, c. 1860, contributing.**

Located a short distance to the northwest rear of the house is a former carriage shed constructed roughly contemporaneously with it. This 1-1/2 story, gable front building measures 17' by 22' and rests on a fieldstone foundation, has clapboard siding some 2/2 sash and an interior stone chimney on the southwest slope of the asphalt shingle roof. The 1<sup>st</sup> story of the singular east gable front façade is recessed under the projecting 2<sup>nd</sup> story that features a balustraded and partially enclosed sleeping porch. This temple front façade is articulated with open corner posts supporting a complete entablature above the first story. Other articulation includes plain cornerboards, wide plain frieze at the eaves and a simple box cornice. The interior appears to have been remodeled c. 1915 with a stone fireplace and kitchen and storage closet on the first floor with a bedroom and bathroom on the second story. Metal doors each with a 6-light window were added c. 1990. The former carriage barn is visible in early views of the property.

**1b. Log Barn, c. 1920, contributing.**

At the base of the slope to the northwest rear of the house is a log barn constructed of full-round logs running vertically, with a sheet metal, gable roof. The principal entrance on the south gable front features twin vertically boarded doors with iron strap hinges. Two hay doors pierce the gable of this façade. A single 8-light sash pierces the east eaves side of the barn and a similar opening on the west side has been boarded over. It has been used in recent years to store wood and equipment.

**1c. Storage Shed, c. 1980, non-contributing due to age.**

This 1 story, gable structure is located to the northwest rear side of the log barn.

**STATEMENT OF SIGNIFICANCE**

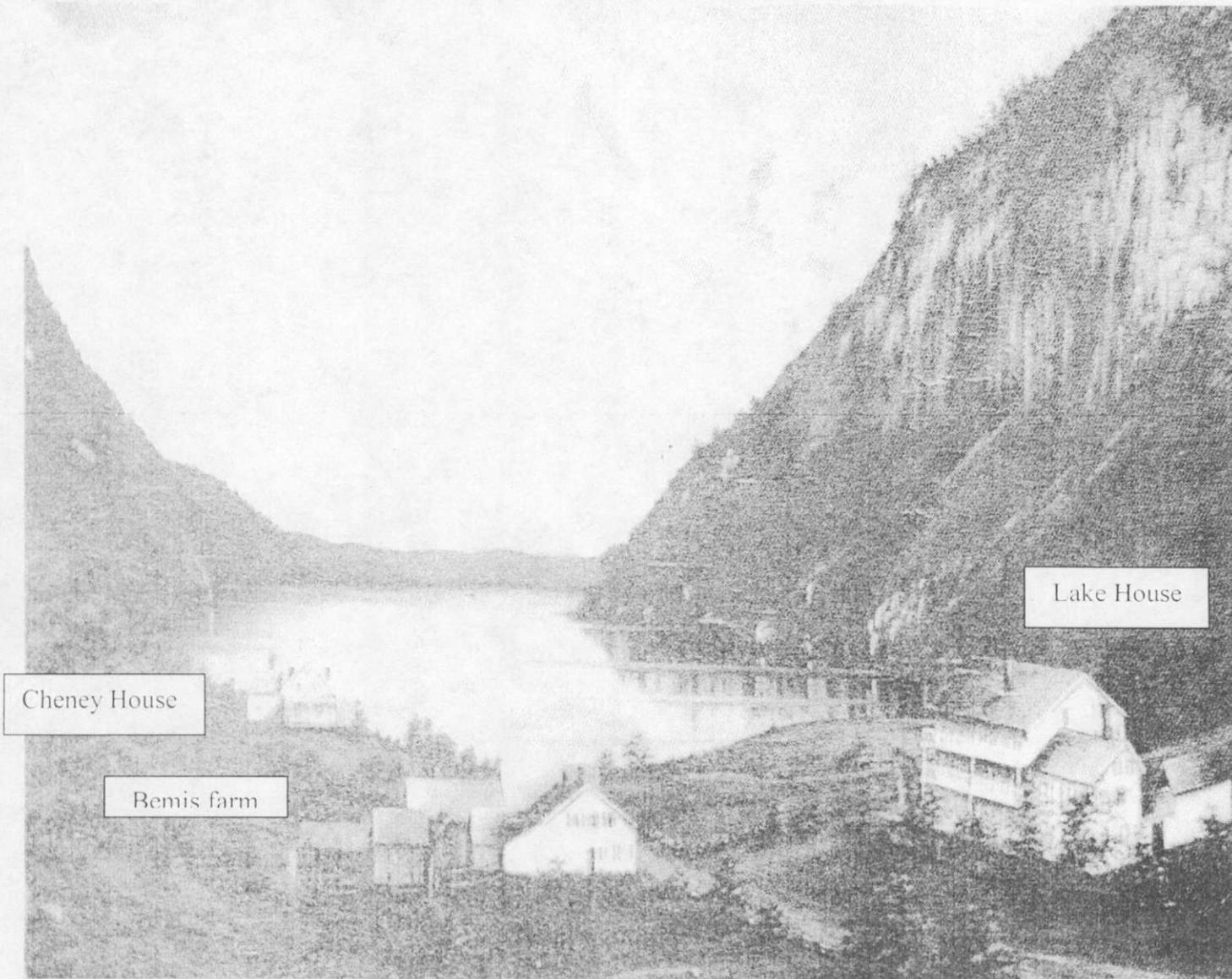
The van Arsdale-Cheney House is significant as the first vacation cottage built in 1860 on Lake Willoughby in Westmore, VT, with the lakeside property holdings associated with the house nearly encircling the lake and totaling approximately 1700 acres by 1870. Constructed in the Gothic Revival style on the west side of what is now Route 5A, the residence and outbuildings retain the majority of their original elements of integrity and should be considered eligible for the state register.

What is commonly known as the Cheney House and the carriage barn were built in 1860 by Robert van Arsdale, a lawyer who practiced at 194 Broad Street in Newark, New Jersey. Van Arsdale began purchasing lots of land in Westmore in 1859 and acquired 33 acres of land at the south end of Willoughby Lake "on the west side of the highway from

**POOR QUALITY**  
**ORIGINAL** LIGHT

PGS-1-6

the Lake House to the Lake” (Westmore Land Records, Book 4, p. 35) from Alonzo Bemis, who had a farm just to the south of the site of the cottage. A mortgage deed to Alonzo Bemis, which was discharged 3/31/1862, was “to build or cause to be built a cottage house on or before the 1<sup>st</sup> of July 1861.” Failure to build a house would be considered by this document to constitute a “forfeiture of the land”. He had already purchased 38 acres of land on the east side of the highway (now route 5A) that included the boat landing. This portion of Westmore already had a seasonal hotel, including the Willoughby Lake House, and the spectacular scenery from this vantage point at the south end was the subject of numerous artists’ renderings, such as this from c. 1875 by an



unknown artist. Van Arsdale also invested in property in Newark where he purchased 26 building lots in the Roseville section of town. Robert died by 1875 and his will left his family, including his sisters in law, well provided for, as well as various institutions of higher education. He left half of the rest of his estate to his brother, William Van

Arsdale, and the other half to the two sons of his deceased brother Henry: William Waldo and Henry van Arsdale. This portion of Robert's estate included his Westmore, Vermont holdings. The summer home remained in the family and became the sole property of the two nephews, William Waldo and Henry van Arsdale, upon their remaining uncle William's death in 1891. The van Arsdale brothers sold the lots with the subject house at the south end of the lake to Reuben H. and Fred Cheney of Beach St., Manchester, NH in July of 1894 (Westmore Land Records Book 7, pl 396).

It was not until the end of the 19<sup>th</sup> century that the perimeter of the lake began to be developed with cottages due to the ownership by the van Arsdale family. Several cottages nearby on Cold Brook Point were sold from the immediate property by the 1890's to H. F. Pillsbury and later became known as the Orcutt Cottages.

The Van Arsdale-Cheney House remained in the Cheney family among children and step- parents until c. 1930. David I. Grapes of Lyndon acquired large holdings at the south end of Lake Willoughby in the 1930's, including the Cheney house, the Boulder's Casino, teahouse and other numerous cottages, which were sold upon his death in 1944. Son Clarence Grapes acquired a number of the properties and sold them c. 1962. During this time, various residents of Westmore recall the Van Arsdale-Cheney House as being run as an inn. They recall that Erland and Ruth Gjessing owned the house at one time when it was operated as an inn. The property was acquired by the State of Vermont as part of the 7600+ acre Willoughby State Park in a land swap with Burke Mountain in 1970. It has been used by the Federal Youth Conservation Corps Programs and the later Vermont Youth Conservation Corps through 1999. The house was operated and run by the State Parks Division until 2005 when it became vacant.

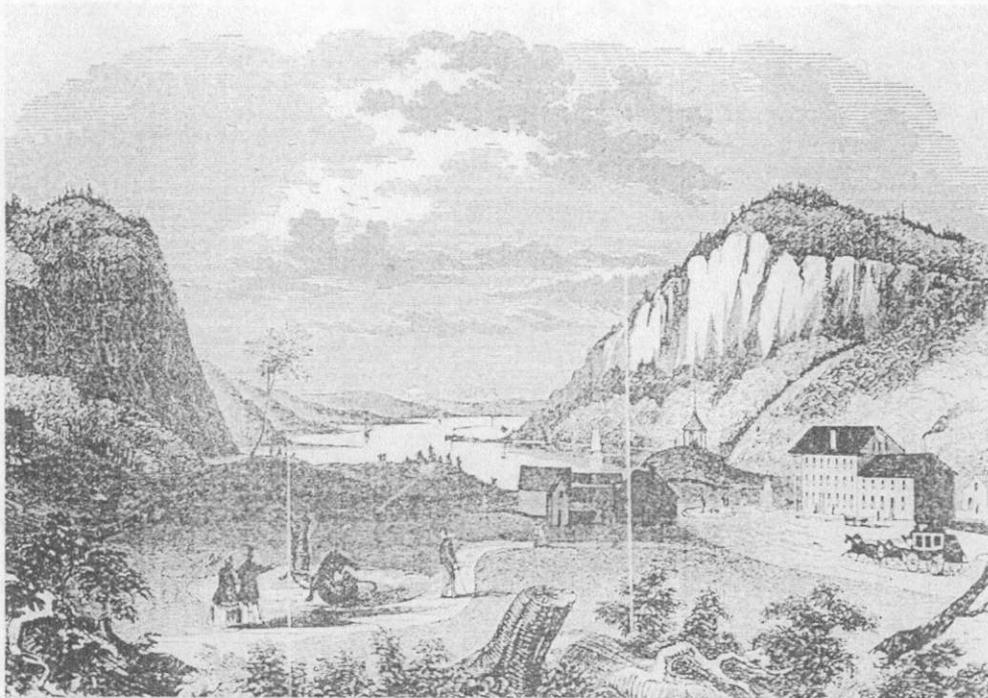


Figure 9—*Willoughby Lake from the South*, from *Gleason's Pictorial Drawing Room Companion*, 1854 showing Alonzo Benis Farm (later Pisgah Lodge) and Lake House, future site indicated



Figure 10—*View of South End of Lake Willoughby* by Samuel W. Griggs, painted 1876, view showing van Arsdale—Cheney House

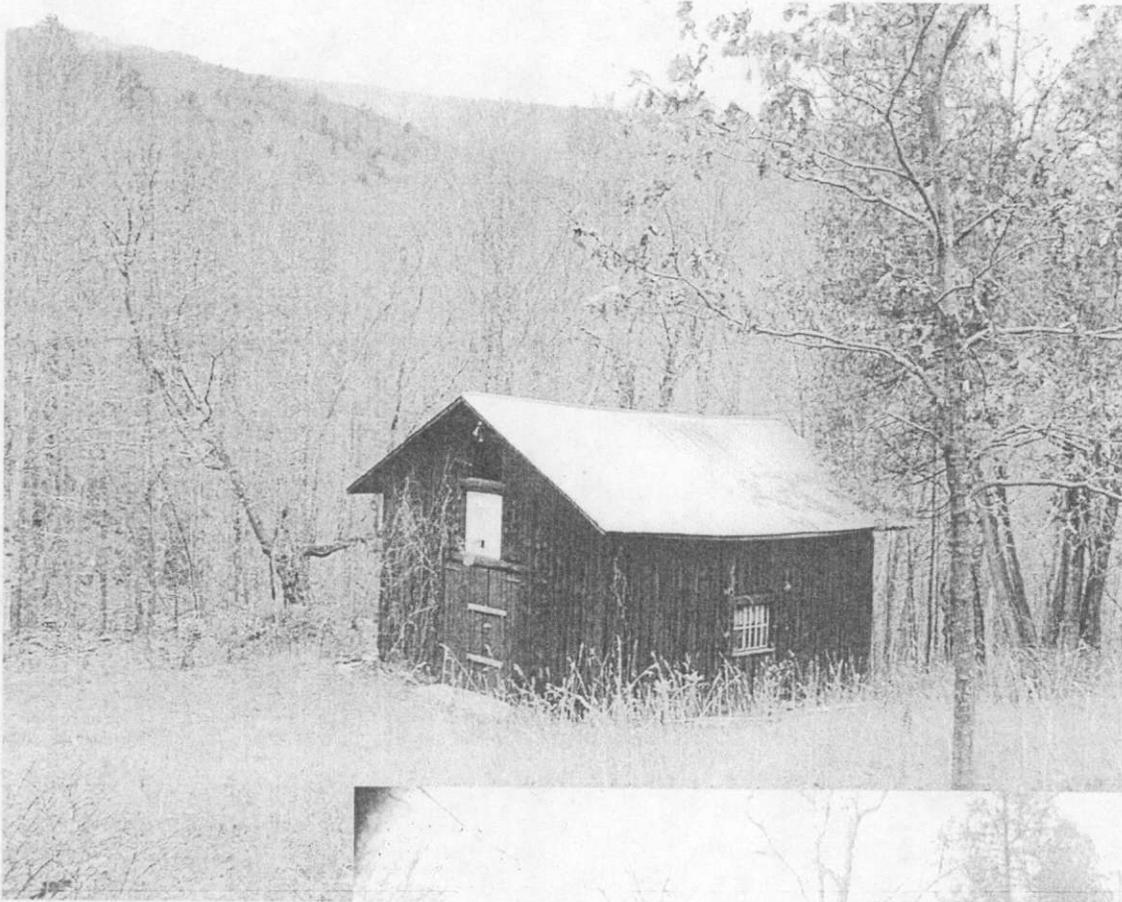


Figure 7—Van Arsdale—Cheney Log Barn (1b), south front and east side, view looking northwest

Figure 8—Van Arsdale—Cheney Log Barn (1b) and shed (1c), south front and west side, view looking northeast



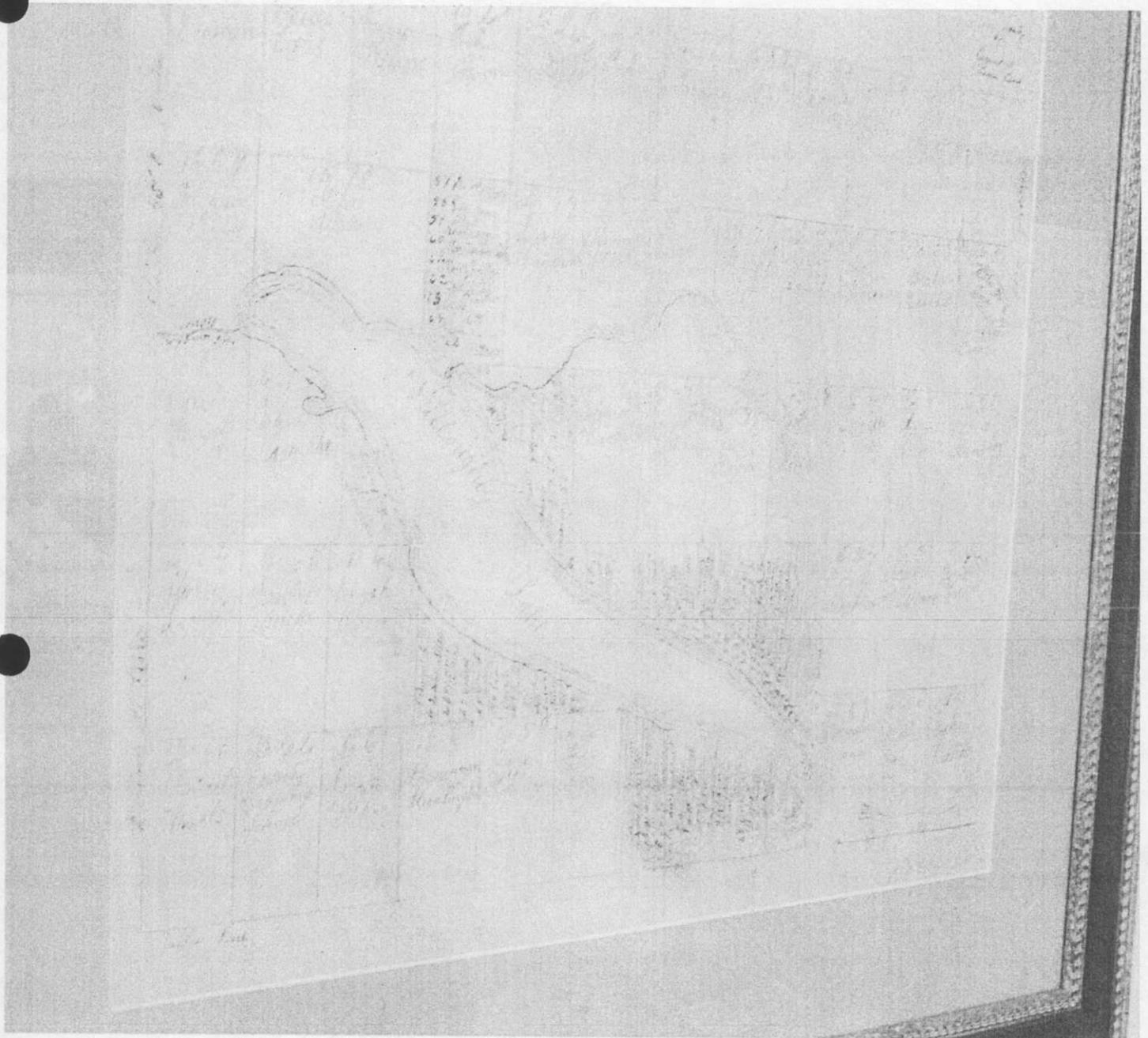


Figure 14—Original Proprietors map of Westmore, VT showing location of Van Arsdale-Cheney House on Lot # 55 of Barnabus Dean—Robert Van Arsdale purchased most of the lots surrounding the lake, many of which were long narrow lots of 28 acres

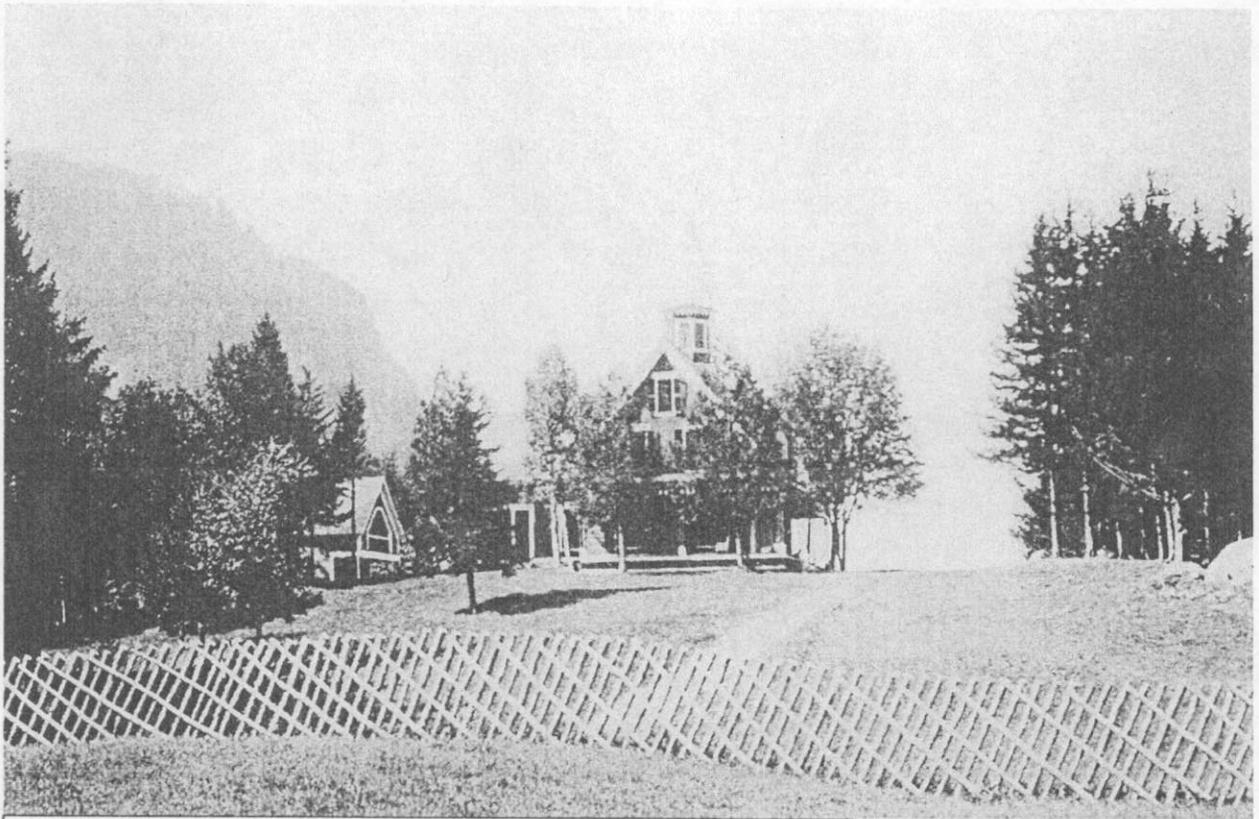


Figure 12—Van Arsdale Estate, photograph by S. D. Quint, unknown date

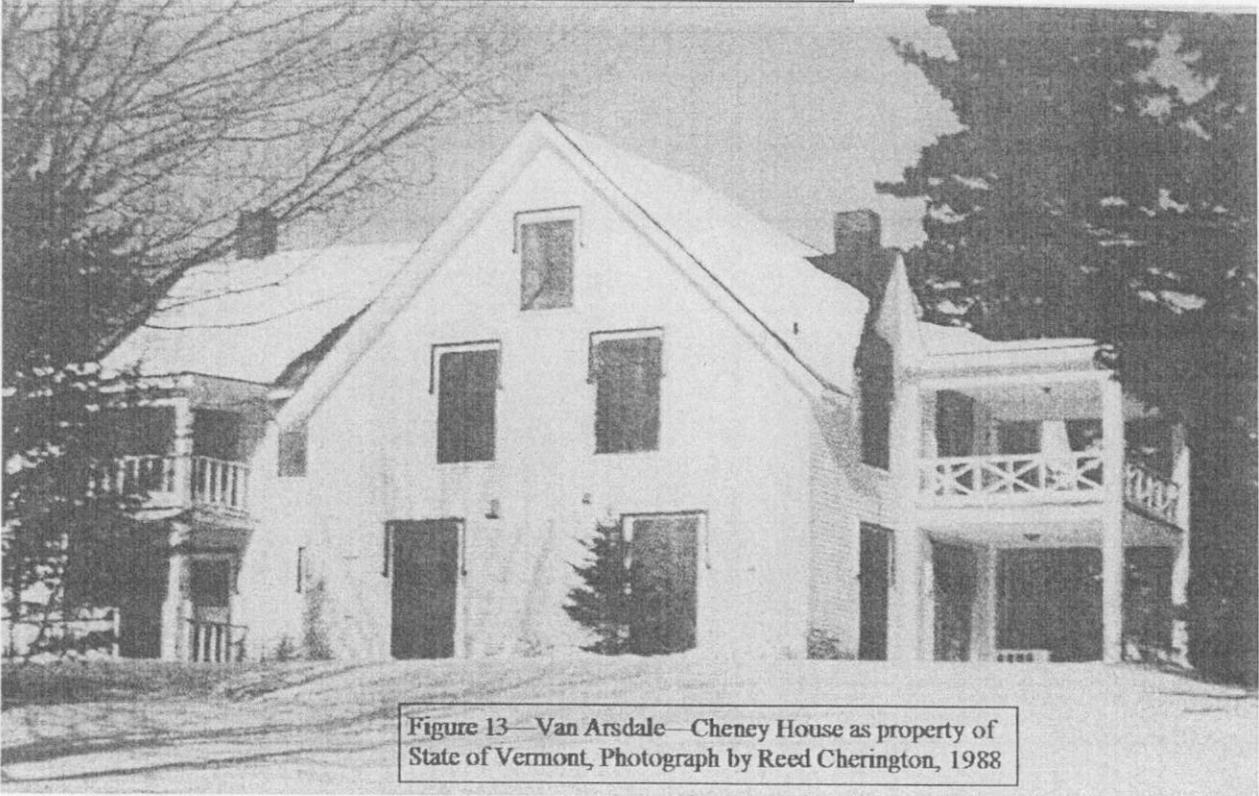


Figure 13—Van Arsdale—Cheney House as property of State of Vermont, Photograph by Reed Cherington, 1988

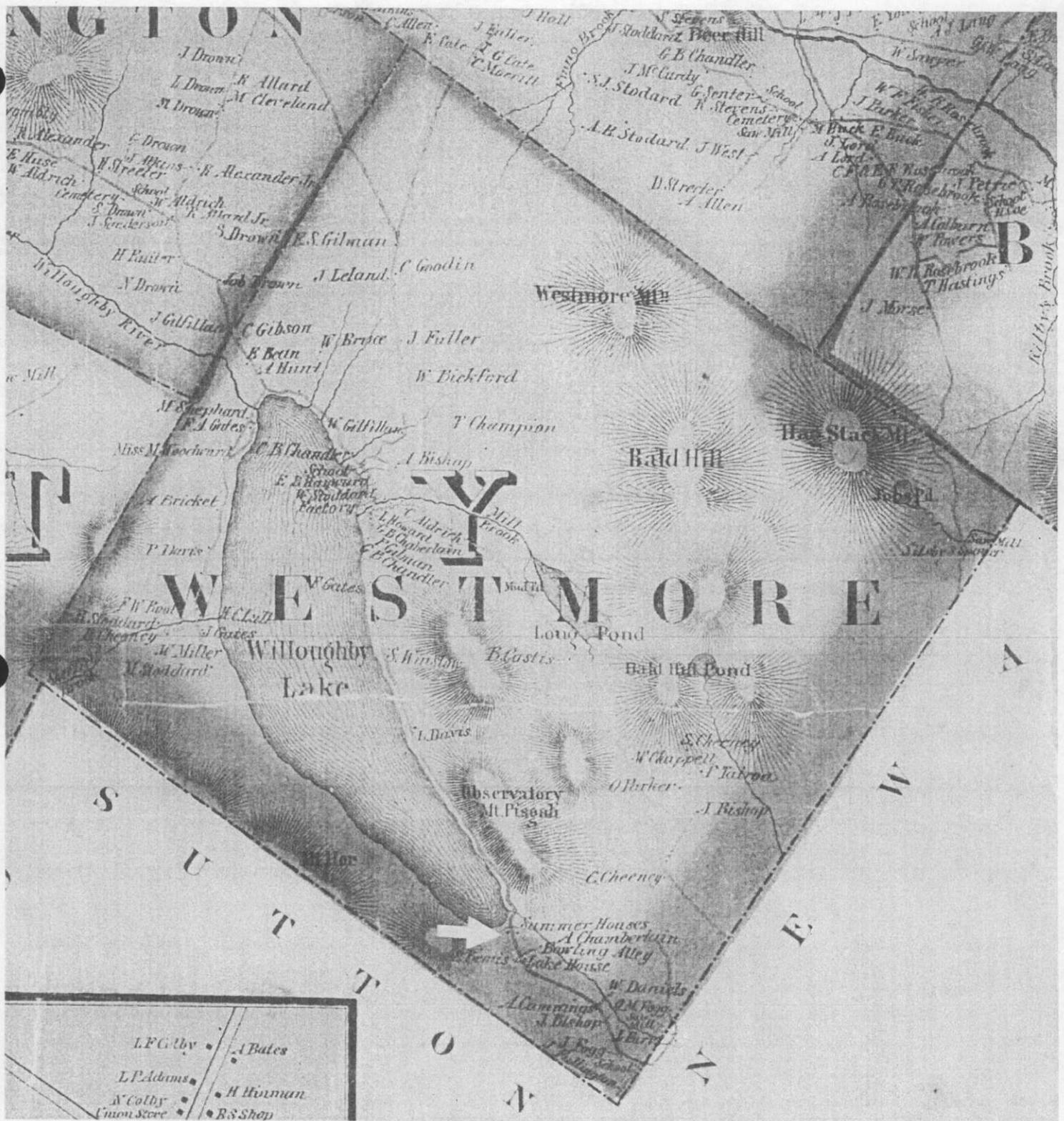


Figure 15—Detail of Wallings map of Westmore from 1859 showing location of Van Arsdale—Cheney House, farm of Alonzo Bemis and Lake House at south end of Lake Willoughby

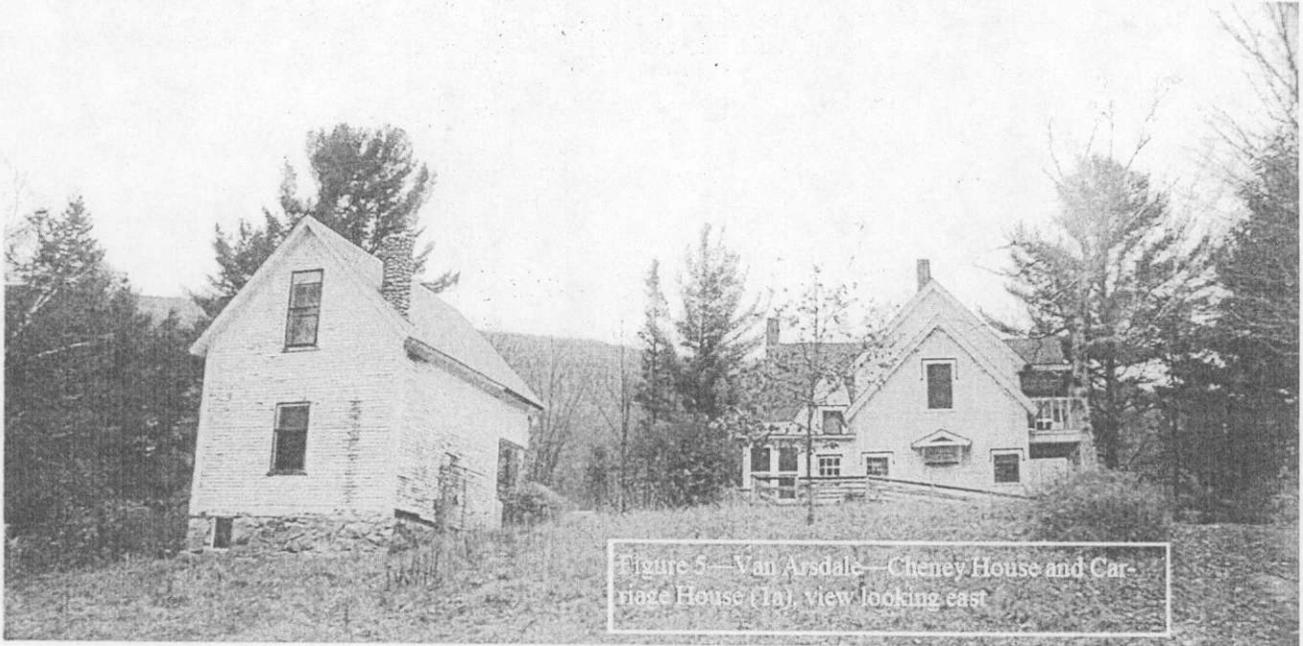


Figure 5—Van Arsdale—Cheney House and Carriage House (1a), view looking east



Figure 6—Van Arsdale—Cheney Carriage House (1a), east front and north side, view looking southeast, also roof of Log Barn (1b) below to northwest



Figure 3—Van Arsdale—Cheney House, east front and north sides, view looking southwest



Figure 4—Van Arsdale—Cheney House, west rear, view looking east



Figure 1—Van Arsdale-Cheney House, south side and east front, view looking northwest

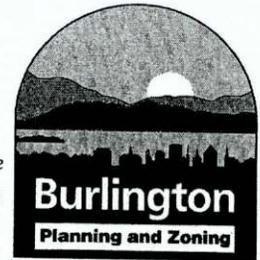


Figure 2—Van Arsdale-Cheney House, south side and east front, view looking west northwest

**Burlington Historic Preservation Review Committee  
Certified Local Government Program**

Department of Planning and Zoning  
149 Church Street  
Burlington, Vermont 05401

*Adam Portz, Chair  
Ronald Wanamaker  
Robert Limanek  
Sean McKenzie, alternate  
D. K. Johnston, alternate*



**Historic Preservation Review Committee  
Meeting Summary  
Tuesday, August 28, 2007**

Present: Adam Portz (Chair), Sean McKenzie, Ron Wanamaker

Staff present: Mary O'Neil

Others Present: Nancy Boone, State Architectural Historian, Scott Dillon, State Survey Archaeologist

The purpose of the meeting was for representatives from the Vermont Division for Historic Preservation to share information and gather comments from the HPRC regarding the Division's intent to list the Intervale on the Vermont State Register of Historic Resources.

Mr. Dillon presented map resources (distributed to the Review Committee) and explained the nature of the area. He referred to the Intervale as the "Library of Congress" in the volume of historic archaeological resources extant at the site. He made an analogy to stacked volumes of information about habitation at the Intervale. The listing, he believed, was long overdue. The State could list other sites in Colchester, or the Missisquoi area that are more developed; but the Intervale remains remarkable intact. Generally, the integrity of cultural material available here is unique.

**Adam Portz** – What kind of work will be done?

**Scott Dillon** – Most archaeological work is due to compliancy projects. Here, mostly recreational. Some work done from an academic standpoint. Others, compliance (Act 250.)

**Adam Portz** – To prove...?

**Scott Dillon** – Nothing like that. Work was done when the generating plant was being developed [McNeil.] Vermont Gas. Burlington Food Enterprise Center was planned on an identified site. It is a sterile but disturbed area.

**Ron Wanamaker** – How does this impact current activities and development in that area?

**Adam Portz** – Currently RCO [Recreation/Conservation land.]

**Sean McKenzie** – The composting activity-

**Nancy Boone** – That is undergoing Act 250 Review.

**Mary O'Neil** – Intervale is no longer entirely considered agricultural use. We received a determination from state authorities regarding this. Recent permits have been to use the barn as a function hall; another Non-applicability for barn deconstruction and reconstruction.

**Scott Dillon** – Archaeological work was done for the previous barn relocation (from Pomeroy Farm to the Intervale Foundation site.) Significant resources must be addressed.

**Mary O'Neil** – Discussion of resources identified; requirement of Design Review when historic resources have been identified.

**Board** – [nods affirmation. Cites the area as one understandably included for project review.]

**Adam Portz** – The area is extremely rich in materials. Will anyone be restricted?

**Scott Dillon** – Anyone doing ground disturbance would have to meet Act 250 Review.

**Board** – We would expect review. Not a bad thing. This is a significant site that demands attentive review.

**Scott Dillon** – A developer could recover information from the site, then do work. Could be expensive. Intervale Compost has had that effect already – maybe 200,000 square meters has been disturbed.

**Adam Portz** – Are there recommended practices to avoid impact? Methods?

**Scott Dillon** – Could be. It is a matter of scale. Not a consistent pattern of high density. May be cultural deposits, but not 5,000 years. There is flood scour, previously disturbed areas. It is important to recognize globally what is here. Act in specific studies. Settling ponds were dug 75' long and 50' wide. As much as 5' of soil was removed. We know this activity should have been regulated since 1994, based on the usage. A very special cultural resource exists here, regardless of regulatory guidelines. We need to look at the full range of human habitation. We found along the Northern Connector the first evidence of Native American habitation here in Vermont! It has now been superseded by another Vermont site; but we cannot underestimate the value and prominence of this site.

**Ron Wanamaker** – Will this be a National designation?

**Nancy Boone** – and **Scott Dillon** – State listing. Landowners will be notified, and will have an opportunity to speak at the Advisory Council meeting.

**Adam Portz** – I would certainly support this.

**Ron Wanamaker** -

**Adam Portz** – [agree]

**Board** expresses appreciation to the representatives for their presentation of the project.

# STATE REGISTER EVALUATION FORM

SITE NUMBER/NAME: Burlington Intervale Archeological District

TOWN: Burlington

PROJECT NAME: NA DHP ER #: NA  
Phase of study completed to make this determination: Phase I [ ] Phase II [ ] Other [ ]

- [ ] Not eligible  
[ ] Insufficient Information

## National/State Register of Historic Places Criteria

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- [x] Criterion A. Sites that are associated with events that have made a significant contribution to the broad patterns of our history.
- [x] Criterion B. Sites that are associated with the lives of persons significant in our past.
- [ ] Criterion C. Sites that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- [x] Criterion D. Sites that have yielded, or may be likely to yield, information important in prehistory or history.
- [ ] See Evaluation of Significance on back

- [ ] DHP Staff Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_
- [ ] Advisory Council Review: determined to meet criteria. Date: \_\_\_\_\_  
(attach minutes of meeting)
- [ ] Listed on State Register Date: \_\_\_\_\_
- [ ] Listed on National Register Date: \_\_\_\_\_

**ADDITIONAL COMMENTS:** The Vermont Division for Historic Preservation and the Vermont State Historic Preservation Officer will request that the Vermont Advisory Council on Historic Preservation list a new archeological district to be known as the Burlington Intervale Archeological District on the State Register of Historic Places during the upcoming Advisory Council meeting of September 20, 2007. The boundary of the proposed Burlington Intervale Archeological District generally extends from the Ethan Allen Homestead property southerly along VT Rt. 127, easterly along the base of the high terrace forming the south boundary of the Intervale to the Winooski River adjacent to Gardener Supply, and along the western and southern edge of the Winooski River back to the Ethan Allen Homestead grounds.

Including the Ethan Allen Homestead site which is currently listed on the National Register of Historic Places, thirteen archeological sites are known to be present within the proposed district boundaries and the area preserves exceptional evidence of a long sequence of Native American habitation and Euro-American settlement in the Lower Winooski River. Documented Native American sites range in age from the Late Archaic to the Late Woodland cultural periods, or from 4000 B.C to A.D 1600 in age, and evidence of both younger and older cultural deposits are likely to be present in the Intervale area. Several of the sites extend over broad areas and contain deposits from the current terrace surface to depths approaching or exceeding ten feet. Consequently, the sites preserve an unparalleled and largely un-disturbed record of Native American use of the lower

**Winooski River.** In addition to the Ethan Allen Homestead, the proposed district contains significant evidence of other historic uses such as the Calkins and Pomeroy farms.

**Evaluating Significance:**

Section 4. 4. of the VT SHPO's Guidelines for Conducting Archeology in Vermont:

**Integrity: exceptional, including stratified floodplain sequences**

Section 4. 4.1. of the VT SHPO's Guidelines for Conducting Archeology in Vermont:

RESEARCH TOPICS	DATA REQUIREMENTS (see details below)							
	1	2	3	4	5	6	7	8
Adaptation	X	X	X	-	-	-	-	-
Chronology	X	X	X	-	-	-	-	-
Technology	X	X	-	-	-	-	-	-
Exchange/trade	X	X	-	-	X	-	-	-
Settlement system	X	X	X	X	X	-	-	-
Subsistence system	X	X	X	X	-	-	-	-
Socio-political organization	X	X	X	X	-	-	-	-
Human biology	X	X	X	-	-	X	-	-
Belief system	X	X	X	-	-	-	X	-
Environmental change	-	X	-	-	-	-	-	X

**Data requirements for a site to address the respective research topics:**

1. Site contains items, deposits, and/or surfaces that can provide inferences about relevant past activities.
2. Site contains items or deposits that can identify the site's time period.
3. Site possesses spatial relationships among items, deposits and/or surfaces which can be reconstructed.
4. Site contains deposits with floral, pollen, faunal or other botanical and zoological data.
5. Site contains items whose potential source area(s) can be identified.
6. Site contains the remains of at least one inhumation sufficiently preserved to permit analysis of diet, health, pathologies, or demographic data; or contains evidence of at least one cremation.
7. Site contains non-utilitarian items or deposits that can provide inferences about past beliefs.
8. Site contains natural or cultural deposits or surfaces with data pertinent to paleo-environmental reconstruction (including past vegetation, fauna, landscape, water sources, or climate) of the locale or larger region.

Burlington Intervale Archeological District  
Page 3  
August 17, 2007

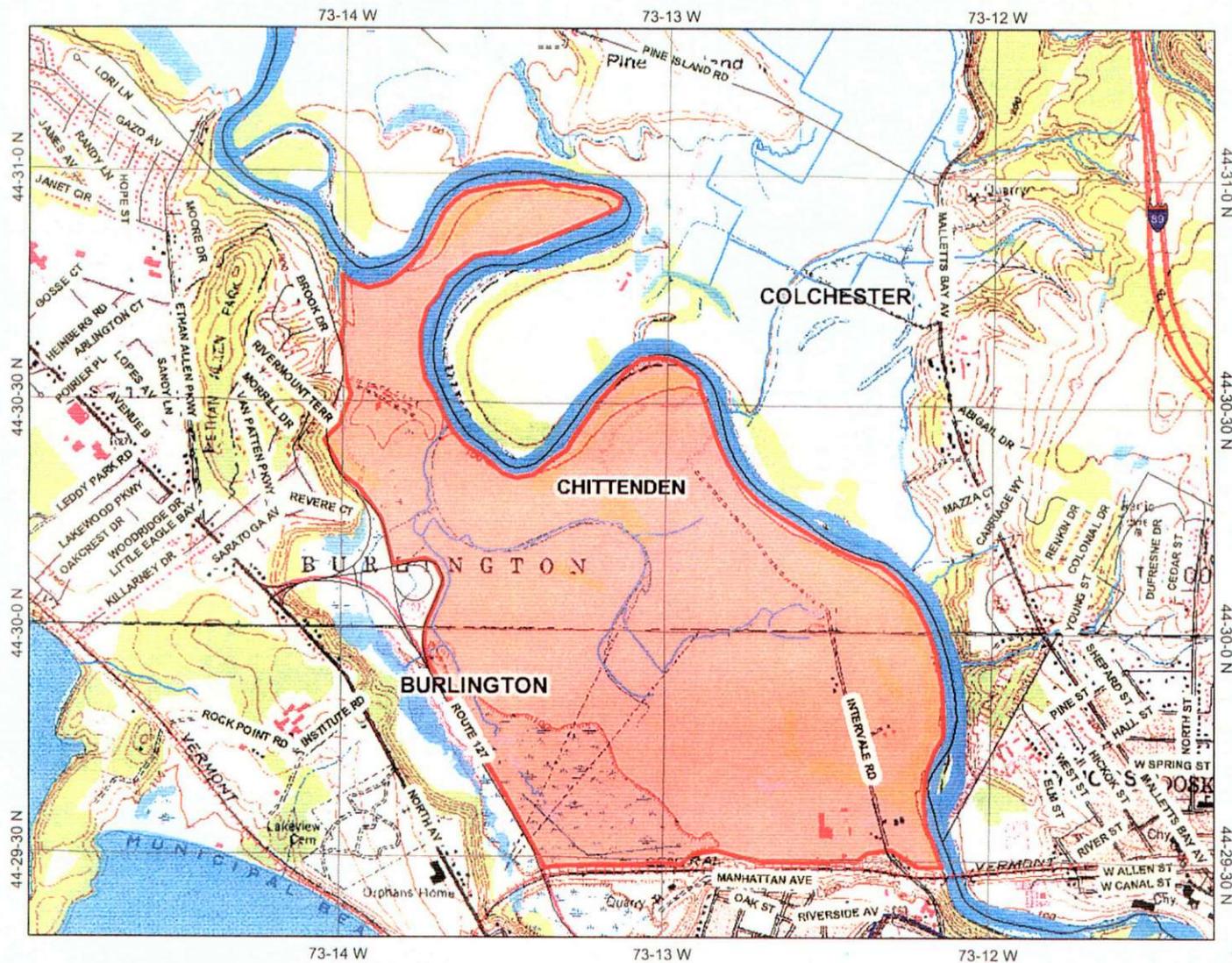
**Documented sites contain seven out of the eight data sets that are necessary to address the important precontact and contact research topics (see bolded requirements above).**

**Relevant Historic Context (s):**

**Native American Precontact History  
Contact, Exploration, Conflict and Early Settlement  
Agriculture**



# Burlington Intervale Archeological District



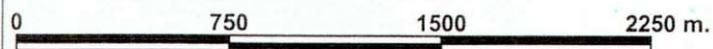
**Legend**

- Towns
- Counties
- Drainages
- WaterBodies

USGS 1:24000 Topomaps

[www.historicvermont.org](http://www.historicvermont.org)

Scale: 1:25,903



Map center: 442829, 223050

This Map is provided by the VT Division for Historic Preservation. The Vermont ArcheoMap is a GIS-based mapping and information system that allows users to view and better understand potential locations of Pre-Contact Native American archaeological sites in Vermont. Maps are to be used for display or preliminary planning purposes only. Data are not survey quality and, therefore, are not to be used as a basis for legal decisions. These original sources vary in scale and accuracy which determines the relative map accuracy of the digital data layers. For more information, go to <http://www.historicvermont.org>.

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**DIVISION FOR HISTORIC PRESERVATION**

Department of Housing and Community Affairs

Agency of Commerce and Community Development

**VERMONT HISTORIC PRESERVATION ACT RULES**

**Effective March 15, 2001**

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**Rule 1. AUTHORITY AND STATEMENT OF PURPOSE**

The Division for Historic Preservation (Division) is authorized by 22 V.S.A. § 723(10) to adopt rules and carry out the purposes of the Vermont Historic Preservation Act (VHPA), 22 V.S.A. chapter 14.

These Rules address the responsibilities of the Division, the State Historic Preservation Officer (SHPO),

and the Vermont Advisory Council on Historic Preservation (Council) with respect to the Act 250 Environmental Board process, designation of resources to the State and National Registers of Historic Places, and other functions with which the Division, the SHPO, and the Council are charged pursuant to the VHPA.

## Rule 2. DEFINITIONS

The Definitions set forth herein apply to the rules of the Division for Historic Preservation, with the exception of Rule 3. Additional explanatory information, citations, and examples may be found in supplemental materials prepared by the Division.

**2.1 "Act 250"** means 10 V.S.A. chapter 151, as amended from time to time.

**2.2 "Adverse effect"** means a change in a historic property's or historic resource's integrity of location, design, setting, materials, workmanship, feeling, and association resulting from: physical destruction, damage or alteration; introduction of incongruous or incompatible effects such as isolation of a historic structure from its historic setting; new property uses; or new visual, audible or atmospheric elements.

**2.3 "Agency" (including "state agency" or "independent agency")** means any agency, board, department, division, commission, committee, branch or authority of the state.

**2.4 "Applicant"** means the property owner, developer of the project, or other person who has applied for an Act 250 permit.

**2.5 "Archeological Guidelines"** means the Guidelines for Conducting Archeological Studies in Vermont, adopted or promulgated by and periodically updated by the SHPO to provide guidance on statewide policies and on appropriate archeological field methodology, documentation, reporting, management of archeological collections, and public education requirements for archeological investigations.

**2.6 "Archeological landmark"** means an archeological site of significance to the scientific study or public representation of the state's historical, prehistorical or aboriginal past designated pursuant to 22 V.S.A. § 763.

**2.7 "Archeological site"** means any aboriginal mound, fort, earthwork, village location, burial ground, historic or prehistoric ruin, mine, cave, or other location which is or may be a source of important archeological data, as set forth at 22 V.S.A. § 701(8).

**2.8 "Area of potential effects"** means the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, should such properties exist. Such area shall include the project area, and may include additional areas outside of the project area. Identification of the area of potential effects shall be determined after consideration of the scale and nature of an undertaking, and may vary with different kinds of effects caused by the same undertaking.

**2.9 "CLG"** means Certified Local Government, a federal program established by the National Historic

Preservation Act (NHPA) that is administered by the Division under Rule 3 of these rules.

**2.10 "Council" or "Advisory Council"** means the Vermont Advisory Council on Historic Preservation as created by the VHPA at 22 V.S.A. § 741.

**2.11 "Cultural Landscape"** means a geographic area associated with a historic event, activity, or person which exhibits other cultural values. There are four general types of cultural landscapes, not mutually exclusive: historic sites; historic designed landscapes; historic vernacular landscapes; and sites of non-western and western world view landscape value, including places of religious or other traditional significance to other ethnic or cultural communities.

**2.12 "Days"** means calendar days. If the final day of an allowed timeframe falls on a Saturday, Sunday, or holiday, the timeframe shall extend to the following business day.

**2.13 "District"** means a group of buildings, sites, structures, objects, and/or landscape features linked together by a common history and development and forming a cohesive and recognizable entity such as, but not limited to, a historic village center, residential neighborhood, adjacent historic farms along a rural valley, the archeological remains of such areas, or a group of related archeological sites in a given geographic area.

**2.14 "Division"** means the Division for Historic Preservation as created by the VHPA at 22 V.S.A. § 721.

**2.15 "Effect"** means an alteration of a characteristic or characteristics of a historic property which characteristics may qualify such property for inclusion in the State or National Register.

**2.16 "Eligible for the State and National Register"** means meeting the criteria for listing, though not officially listed in either Register. See Rules 2.27 and 2.40.

**2.17 "Field inspection"** means visiting a project area to quickly assess the physical landscape for archeological sensitivity, to identify areas that have been significantly disturbed in the past, and to identify potential archeological issues that should be considered during project planning.

**2.18 "Field investigation"** means the study of the traces of human culture at any land or water site by means of surveying, digging, sampling, excavating, removing surface or subsurface objects, or going on a site with that intent, as set forth at 22 V.S.A. § 701(4).

**2.19 "Ground disturbance" or "soil disturbance"** means a natural or man-made alteration of the soil that alters or destroys the integrity of any archeological sites contained in that soil.

**2.20 "Historic preservation"** means the research, protection, restoration, and rehabilitation of buildings, structures, objects, districts, areas, and sites significant in the history, architecture, archeology or culture of this state, its communities, or the nation, as set forth at 22 V.S.A. § 701(5).

**2.21 "Historic property" or "resource"** means any building, structure, object, district, area, or site that is significant in the history, architecture, archeology or culture of this state, its communities, or the nation, as set forth at 22 V.S.A. § 701(6). When used without the term "historic" in these rules, the term "resource" shall mean any building, structure, object, district, area or archeological site which is the subject of evaluation, though not yet identified as significant.

**2.22 "Historic site"** means, for the purposes of Act 250 and as defined in 10 V.S.A § 6001(9), any site, structure, district or archeological landmark which has been officially included in the State Register of Historic Places and/or the National Register of Historic Places, or which is established by testimony of the Council as being historically significant.

**2.23 "Historically Significant"** means a historic property or historic resource that is eligible for the State Register or National Register.

**2.24 "Mitigation"** means one or more measures that would modify an undertaking in order to avoid an adverse or an undue adverse effect on a resource, or otherwise compensate for its damage or loss.

**2.25 "National Historic Preservation Act (NHPA)"** means 16 U.S.C. §§ 470 – 470x-6, as amended from time to time.

**2.26 "National Register"** means the National Register of Historic Places established by the NHPA.

**2.27 "National Register Criteria"** means the criteria set forth at 36 CFR 60.4, used by the Secretary of the Interior and related National Register Bulletins published by the U.S. Department of the Interior, National Park Service to evaluate the qualifications of historic properties for the National Register.

**2.28 "Participation"** means under 22 V.S.A. § 742(a)(8), the performance by the SHPO and Division of certain functions in federal and nonfederal undertakings, as delegated by the Council.

**2.29 "Potential archeological site"** means an area that has a high probability of containing a significant archeological site.

**2.30 "Potentially significant property or resource"** means a property or resource that may meet the criteria for eligibility for the State and National Registers, or that shows a likelihood of containing historic or prehistoric archeological sites based on historic maps, information provided by individuals knowledgeable about the history or prehistory of the area, a predictive model(s) adopted by the Council, or other archival sources. (See Rule 2.21.)

**2.31 "Predictive model"** means an analytical tool developed and used by professional archeologists to identify the archeological sensitivity of a particular property or landscape. A predictive model predicts where archeological sites are likely to be found based on a clustering of needed human resources such as food, water, shelter, and raw materials, and other environmental factors. Predictive models must be approved by the Council.

**2.32 "Project Area"** means, for the purposes of review by the Division and the Council of an Act 250 application, the entire area subject to the application, including portions to be developed and those to be left undisturbed.

**2.33 "Qualified Professional"** means a person who meets the Professional Qualifications Requirements published by the National Park Service at 36 CFR 61, as may be supplemented by the SHPO's policies from time to time. In addition, a Qualified Professional may be a professional who meets the standard for historic preservationist or other discipline, as adopted and published by the Division and/or the National Park Service.

**2.34 "RPC"** means a regional planning commission in Vermont.

**2.35 "Secretary"** means the Secretary of the Vermont Agency of Commerce and Community Development.

**2.36 "Secretary of the Interior's Standards"** means the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68, July 12, 1995 Federal Register (Vol, 60, No. 133), as they may be amended from time to time, and accompanying Guidelines. The Standards for Rehabilitation will apply to work on buildings, except in unusual cases involving reconstruction or museum-quality restoration of buildings when the Standards for Reconstruction or Restoration will apply.

**2.37 "Section 106"** means the section of the NHPA that requires each federal agency, and, by extension, any state agency, municipality or other entity using federal money or applying for a federal permit or license for a particular undertaking, to take into account the effects of its actions on historic properties.

**2.38 "State Historic Preservation Officer" or "SHPO"** means the person appointed under 22 V.S.A. § 723(a), consistent with the requirements of the National Historic Preservation Act, for consultation on federal undertakings.

**2.39 "State Register"** means the State Register of Historic Places, which is the state's official listing of buildings, structures, objects, districts, and sites that are significant in local, state, and/or national history, architecture, archeology, and culture, as authorized by 22 V.S.A. § 723.

**2.40 "State Register criteria"** means the standards the SHPO has adopted pursuant to 22 V.S.A. § 723 (a)(2) for listing a property on the State Register. The adopted State Register criteria are identical to the National Register criteria.

**2.41 "Undertaking"** means any project, activity, or program, including action on approval, authorization, license, and permit applications, that can result in a change in the character or use of an historic property or historic resource.

**2.42 "Undue adverse effect"** on a historic site for Act 250 purposes means an adverse effect that is not appropriately mitigated or reasonably avoided.

**2.43 "Vermont Archeological Inventory (VAI)"** means the written, photographic, and/or digital record of archeological sites that is maintained by the Division as the inventory of the state's archeological sites. Such archeological sites may be minimally or extensively documented, and may not necessarily meet the criteria for listing on the State or National Registers.

**2.44 "Vermont Historic Preservation Act (VHPA)"** means 22 V.S.A. chapter 14, as amended from time to time.

**2.45 "Vermont Historic Sites and Structures Survey (VHSS)"** means the written, photographic, and/or digital record of historic buildings, districts, structures and objects that is compiled in a standardized format and maintained by the Division as an inventory of the state's resources that are significant for their architectural, historic or engineering merit and that appear to meet the criteria for the State and National Registers of Historic Places.

### **Rule 3. REGULATIONS FOR THE VERMONT CERTIFIED LOCAL GOVERNMENT PROGRAM**

### 3.1 Introduction

**3.1.1 Statutory background.** The National Historic Preservation Act of 1966, as amended (16 U.S.C. Section 470 – 470x-6) provides for matching grants-in-aid to the states from the Historic Preservation Fund for historic preservation programs and projects. Amendments to the Act passed in 1980 require that at least ten percent of each state's Historic Preservation Fund grant be designated for transfer to certified local governments which apply for the money. Vermont's participation in this federal program is authorized by the Vermont Historic Preservation Act, 22 V.S.A. chapter 14, which also creates the Vermont Division for Historic Preservation and directs the Division to adopt regulations to carry out the purposes of the Act. These regulations are issued to comply with that statutory directive and to implement a program known as the Certified Local Government, or CLG, program, which creates the opportunity for local governments to apply for CLG status and, once certified, to apply for grants-in-aid under the program.

**3.1.2 Historic preservation.** Historic preservation is the thoughtful management of the built environment. In some cases, preservation is a tool for economic development. In others, it is a mechanism to maintain a community's unique identity. But beyond these practical and aesthetic considerations, preservation is part of the Vermont ethic: you don't throw something away if it is still useful. It is good common sense in the fullest sense of the Vermont tradition to conserve, use, and improve what you already have. That is the spirit behind the Vermont CLG program and these regulations.

**3.1.3 Purpose of CLG grants.** Grants to Certified Local Governments will be for activities directly related to the identification, evaluation, or protection of historic and archeological resources that are eligible for Historic Preservation Fund grant assistance.

**3.1.4 Cooperation with local governments.** An integral part of the CLG program will be continuation of the Division for Historic Preservation's strong commitment to working cooperatively with local governments on historic preservation programs. Existing grant programs will continue, so that a community is not required to become a CLG in order to receive funds for historic preservation purposes. Grants received through the CLG program, however, will be locally administered. Along with this added local administrative responsibility goes the potential for significantly increased funding from Congress through future grant programs which may be based on CLG status. Local matching funds will be required for all CLG grants.

**3.1.5 Where to get more information.** Inquiries about the Vermont CLG program should be directed to the Vermont Division for Historic Preservation.

**3.2 Definitions.** These definitions apply to the Regulations for the Vermont Certified Local Government Program.

**3.2.1 "Certified Local Government" or "CLG"** means a local government that has been certified by the National Park Service to carry out the purposes of the National Historic Preservation Act, as amended, in accordance with Section 101(c) of the Act.

**3.2.2 "Chief elected local official"** means the chairman of a board of selectmen in a town, the mayor of a city, the chairman of the board of trustees in a village or any other elected head of a local government.

**3.2.3 "CLG share"** means the federal funding authorized for transfer to local governments in accordance with Section 103(c) of the National Historic Preservation Act, as amended, and these regulations.

**3.2.4 "Commission"** means the historic preservation review commission established by a local government in accordance with section 3.3.1(2) of these regulations.

**3.2.5 "Comprehensive historic preservation planning"** means an ongoing process that is consistent with technical standards issued by the United States Department of the Interior and which produces reliable, understandable, and up-to-date information for decision making related to the identification, evaluation, and protection/treatment of historic resources.

**3.2.6 "Council"** means the Vermont Advisory Council on Historic Preservation.

**3.2.7 "Designation"** means the identification and registration of properties for protection that meet criteria established by the State or local government for significant historic and prehistoric resources within the jurisdiction of the local government. Designation includes the identification and registration of resources according to State or local criteria which must be consistent with the Secretary of the Interior's Standards for Identification and Registration.

**3.2.8 "Division"** means the Division for Historic Preservation as created by the Vermont Historic Preservation Act, 22 V.S.A. chapter 14.

**3.2.9 "Historic Preservation"** includes identification, evaluation, recordation, documentation, curation, acquisition, management, stabilization, maintenance, interpretation, conservation, research, protection, restoration, and rehabilitation and education and training regarding the foregoing activities of any prehistoric or historic district, site, building, structure, or object significant in American history, architecture, archeology, engineering, or culture.

**3.2.10 "The Historic Preservation Fund Grants Manual"** means the document that sets forth federal administrative procedures and requirements for activities concerning the federally related historic preservation programs of the states, and certified local governments. This Manual includes requirements and procedures for the administration of the historic preservation grants-in-aid program, which includes the program described in these regulations.

**3.2.11 "Historic property" or "resource"** means any building, structure, object, district, area or site that is significant in the history, architecture, archeology or culture of this state, its communities or the nation.

**3.2.12 "Local government"** means a town, city, village, or municipality, the existence of which is authorized by law, or any general purpose political subdivision of the state.

**3.2.13 "National Register of Historic Places" or "National Register"** means the national list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture, maintained by the United States Secretary of the Interior under the authority of Section 101(a)(1)(A) of the National Historic

Preservation Act, as amended.

**3.2.14 "Protection"** means a local review process under State or local law for proposed demolition of, changes to, or other action that may affect historic properties. The CLG's review process applies only to properties designated pursuant to State or local laws and procedures and does not include properties listed on or determined eligible for the National Register of Historic Places unless such properties were designated under the appropriate State or local process.

**3.2.15 "Secretary"** means the Secretary of the Interior. Unless otherwise stated in law or regulation, the Secretary has delegated the authority and responsibility for administering the National Historic Preservation program to the National Park Service.

**3.2.16 "State Historic Preservation Officer" or "SHPO"** means the person appointed under 22 V.S.A. § 722(a), consistent with the requirements of the National Historic Preservation Act for consultation on federal undertakings. Pursuant to 22 V.S.A. §723(b), the SHPO may delegate to a Deputy SHPO the duties and responsibilities of the SHPO in the SHPO's absence. In addition, the SHPO may delegate duties to such Division staff as are necessary to carry out the purposes of the Division.

**3.2.17 "Vermont Archeological Inventory"** means the written, photographic, and/or digital record of archeological sites that is maintained by the Division as the inventory of the state's archeological resources. Such archeological sites may be minimally or extensively documented, and may not necessarily meet the criteria for listing on the State or National Registers.

**3.2.18 "The Vermont Historic Sites and Structures Survey"** means the written, photographic, and/or digital record of historic buildings, districts, structures and objects that is compiled in a standardized format and maintained by the Division as an inventory of the state's resources that are significant for their architectural, historic, or engineering merit and that appear to meet the criteria for the State and National Registers of Historic Places.

### 3.3 The certification process.

#### 3.3.1 Request for certification.

**3.3.1.1** Any local government may request certification from the SHPO on forms provided by the Division. A request for certification shall be approved by the SHPO for forwarding to the National Park Service when the local government making the request has submitted written documentation of compliance with the following requirements:

(1) The local government has agreed to enforce, within its jurisdiction, the provisions of the Vermont Planning and Development Act (24 V.S.A. chapter 117), the Vermont Historic Preservation Act (22 V.S.A. chapter 14), and any other state or local legislation which may be enacted for the designation and protection of historic properties.

(2) The local government has established by action appropriate to

its procedures a historic preservation review commission of not less than three nor more than nine members appointed by the legislative body of the local government. The action establishing the commission shall include the following information:

(A) That the commission be composed of professional and lay members, a majority of which reside within the jurisdiction of the local government.

(B) That all members have demonstrated interest, competence or knowledge in historic preservation.

(C) That to the extent available within the jurisdiction of the local government, at least a majority of the members shall be professionals who meet "the Secretary's Professional Qualifications Standards" published by the National Park Service in 36 CFR 61 including those from the disciplines of history, prehistoric or historic archeology, architectural history, architecture and historical architecture who meet the requirements of Appendix A. Members representing other historic preservation related disciplines, such as urban planning, American studies, American civilization, cultural geography, or cultural anthropology, and lay members are encouraged.

(D) That all activities of the commission shall be conducted in accordance with the terms of the Vermont Open Meeting Law (1 V.S.A. chapter 5, subchapter 3), and that the commission shall take additional steps as it deems appropriate to stimulate public participation in commission activities, such as, publishing its minutes, publishing the procedures by which assessments of potential National Register nominations will be carried out or using public service announcements to publicize commission activities. The commission may withhold from disclosure to the public information about the location, character, or ownership of archeological resources if such disclosure might risk harm to the resource.

(E) That the commission shall have written rules of procedure, including conflict of interest provisions incorporating the detailed requirements involving conflict of interest set out in the "Historic Preservation Fund Grants Manual."

(F) That the commission shall have the following responsibilities, to be carried out in coordination with and in accordance with format and standards established by the Division:

(i) Creation and maintenance of a system for the survey and inventory of historic properties within its jurisdiction that is coordinated with the *Vermont Historic Sites and Structures Survey* and the *Vermont Archeological Inventory*.

(ii) Preparation, for submission to the Division by the legislative body of the local government, of a report concerning properties within its jurisdiction which are under consideration for nomination for inclusion on the National Register. The report shall be prepared in cooperation with the Division and shall be prepared in a manner consistent with the following requirements of the National Historic Preservation Act:

101(c)(2)(A) "Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register. Within sixty days of notice from the State Historic Preservation Officer the chief elected local official shall transmit the report of the commission and his recommendation to the State Historic Preservation Officer. Except as provided in subparagraph (B), after receipt of such report and recommendation, or if no such report and recommendation are received within sixty days, the State shall make the nomination pursuant to section 101(a). The State may expedite such process with the concurrence of the certified local government."

101(c)(2)(B) "If both the commission and the chief elected local official recommend that a property not be nominated to the National Register, the State Historic

Preservation Officer shall take no further action, unless within thirty days of receipt of such recommendation by the State Historic Preservation Officer an appeal is filed with the state. If such an appeal is filed, the state shall follow the procedures for making a nomination pursuant to section 101(a). Any report and recommendations made under this section shall be included with any nomination submitted by the state to the Secretary."

(iii) When determined to be appropriate in the discretion of the commission, preparation and submission for approval by the local government's legislative body of grant applications to the Division for funds from the CLG share of the state's annual Historic Preservation Fund (HPF) grant award.

(iv) Advising and assisting the legislative body of the local government, planning commission and other appropriate persons on matters related to historic preservation.

(v) Performance of additional responsibilities in accordance with a mutual written agreement between the Division and the Certified Local Government.

(G) That the commission shall meet no less than four times annually, and maintain an attendance rule for commission members.

(3) The local government has agreed to cooperate with the Division with respect to the Division's monitoring and evaluation of the CLG program.

**3.3.1.2** A request for certification will be approved without the minimum of professional persons on the commission if the local government demonstrates to the SHPO that it has made a reasonable effort to fill the positions with persons from appropriate disciplines. When a discipline is not represented on the commission, the commission shall seek expertise in this area from persons meeting the Secretary of the Interior's Professional Qualification Standards when considering National Register nominations.

**3.3.2 Approval of certification request by SHPO.** The SHPO shall review certification requests from local governments and within forty-five days of receipt issue a letter of

approval or disapproval, stating the reasons for the action taken. This review shall be based on compliance with all requirements set forth in Section 3.3.1 of these regulations

**3.3.3 Certification agreement.** When a certification request has been approved, the SHPO shall prepare a written certification agreement incorporating the requirements and responsibilities agreed to by the local government in the certification process and the responsibilities of the SHPO and the Division to the CLG as set out in these regulations.

**3.3.4 Approval by federal authorities.** Within ten business days of receipt of signature of the certification agreement by the chief elected local official and the SHPO, the SHPO shall forward to the United States Secretary of the Interior a copy of the approved certification request, the signed certification agreement and a certification by the SHPO that the CLG application is complete and the local government meets the requirements for CLG status, in a form approved by the NPS. As specified by federal regulations, if the Secretary of the Interior does not take exception to the request within fifteen working days of receipt, the local government shall be regarded as certified.

### 3.4 Grants to Certified Local Governments (CLGs)

**3.4.1** Any CLG may apply to the Division for a grant from the CLG share of Vermont's annual HPF grant award. Applications will be evaluated and grants awarded based on the criteria established in this chapter and the annual grant program priorities established by the Division and the Vermont Advisory Council on Historic Preservation. The Division is not required to award grants if there are no qualifying applications. However, at least ten percent of Vermont's annual HPF allocations shall be designated by the Division for transfer to CLGs, as subgrantees, which submit applications meeting the criteria of these regulations. In addition, in any year in which the federal HPF grant appropriations for all states exceeds \$65,000,000, one-half of Vermont's share of the excess shall be transferred to CLGs according to procedures to be provided by the United States Secretary of the Interior.

**3.4.2** Annually the Division shall notify all CLGs of the current year's deadline for receipt by the Division of grant applications from CLGs. The notice shall be sent no less than sixty days prior to the deadline, unless federally imposed time limits require a shorter notice period. Only applications received prior to the deadline will be considered.

**3.4.3** Grant applications shall be on forms prescribed by the Division.

**3.4.4 Matching fund requirements.** All grants to CLGs shall be matching grants. No grant shall be for more than 60 percent of the aggregate cost of carrying out the proposed project or program. Except as specifically permitted by federal law, the local share for CLG matching grants shall come from non-federal sources. Grant monies transferred to CLGs shall not be applied as matching share for any other federal grant.

#### 3.4.5 Grant award criteria

**3.4.5.1** The following priorities will be used by the Division and the Council in the selection for funding of CLG applicants unless specific priorities are defined for the fiscal year and are made available to all CLGs and local governments whose applications for certification are pending, as part of the annual notice of funds availability:

- (1) Activities contributing to completion within the CLG of the Vermont Historic Sites and Structure Survey or the Vermont Archeological Inventory.
- (2) Preparation of nominations to the National Register for significant districts, buildings, structures, sites or objects.
- (3) Comprehensive historic preservation planning in communities.
- (4) Activities contributing to a broader understanding and appreciation of historic resources by the general public, such as, educational programs or printed materials concerning historic preservation activities in the community.
- (5) The identification and evaluation of significant features of National Register or National Register eligible properties.
- (6) Pre-development planning, which means the planning necessary for the protection, stabilization, restoration or rehabilitation of a historic property according to federal standards.
- (7) Activities made eligible for funding by future federal legislation or regulations.
- (8) Activities providing integration of historic resources, when appropriate, into community recreation plans or plans for public access or enhancement of cultural resources.

**3.4.5.2** For development projects, the following specific priorities will be used by the Division and the Council in selecting among CLG applicants for such projects:

- (1) Projects that provide local, long-term economic impact.
- (2) Projects that promote the best long-term use of historic resources.
- (3) Projects that best preserve the qualities and features of a historic resource that make it eligible for the National Register.
- (4) Projects that are most likely of completion and sustained benefit because of the capabilities of the applicant.

**3.4.5.3** Review of applications and selection of applicants for funding shall also be based on the following:

- (1) Funds awarded to each grantee should be sufficient to produce a specific tangible impact and to generate effects directly as a result of the funds transfer. This may not be waived even if the applicant is otherwise eligible.

(2) To the extent consistent with paragraph 3.4.5.3 of this section, the Division will make reasonable efforts to distribute CLG grants among the maximum number of CLGs and to ensure a reasonable distribution between urban and rural areas.

(3) No CLG may receive a disproportionate share of the state CLG allocation.

**3.4.6 Public access.** The Division shall make available to the public, upon request, the rationale for the applicants selected and the amounts awarded.

**3.4.7 Minimum requirements for CLGs.** The following minimum requirements must be met by a CLG before it may receive a portion of the state CLG share:

(1) The local financial management system shall be maintained in accordance with the standards specified in OMB Circular A-102, Attachment G, "Standards for Grantee Financial Management Systems" and shall be auditable in accordance with General Accounting Office's *Standards for Audit of Governmental Organizations, Programs, Activities, and Functions*.

(2) In its historic preservation activities, the CLG shall adhere to all requirements of the Historic Preservation Fund Grants Manual. Indirect costs may be charged as part of a CLG grant only if the applicant meets the requirements of the Guideline and has a current indirect cost rate approved by the cognizant federal agency.

(3) The CLG must agree to adhere to any requirements which may be mandated by Congress regarding use of CLG funds.

**3.4.8 Grant agreements.** Before transfer of CLG funds to a successful CLG grant applicant, a written grant agreement prepared by the Division shall be entered into between the Division and the CLG which shall include the minimum requirements set out in this chapter.

**3.4.9 Closeout with decertification.** When a CLG is decertified, the Division will conduct financial assistance closeout procedures in accordance with the Historic Preservation Fund Grants Manual.

### **3.5 Training, Monitoring and Evaluation**

**3.5.1 Training.** The Division shall make available to all local historic preservation review commissions orientation materials and training programs designed to provide a working knowledge of the roles and operations of federal, state and local preservation programs.

**3.5.2 Financial audit.** The Division is responsible, through financial audit, for the proper accounting of Vermont's CLG share monies in accordance with OMB Circular A-133 "Audit Requirements." Accordingly, the Division evaluation of CLG performance which occurs once every four years shall include an assessment of the fiscal management of CLG grant monies.

### 3.5.3 Monitoring and evaluation

**3.5.3.1** The Division is required to inform all CLGs about the contents of the statewide comprehensive historic preservation plan, provide all CLGs with an opportunity to participate in the planning process and monitor CLG performance to ensure consistency and coordination with the statewide comprehensive historic preservation planning process. Accordingly, the Division shall evaluate the performance of each CLG not less often than once every four years.

**3.5.3.2** The evaluation shall include a review of CLG program operation and administration by such methods as an annual report (prepared in accordance with Appendix C), site visits, interviews with local commission members, elected officials and citizens, comparison of program progress since the last evaluation and review of CLG financial and program records.

**3.5.3.3** The evaluation shall be based on the procedures and guidelines set out in the Historic Preservation Fund Grants Manual, and the Division's Performance Evaluation Checklist (Appendix B to this Rule), on compliance with the terms of the CLG agreement and current grant agreements, and on consistency with the statewide comprehensive historic preservation planning process. The evaluation shall also be based on the following specific factors, among others:

- (1) Maintenance of qualified commission membership;
- (2) Number and frequency of commission meetings;
- (3) Educational activities or programs conducted;
- (4) Fiscal management of Historic Preservation Fund subgrants;
- (5) Consistency and coordination with the state historic preservation planning process.

**3.5.3.4** A written report of the evaluation shall be sent to the local historic preservation review commission and the chief elected local official within thirty days of completion of the evaluation.

### 3.5.4 Decertification

**3.5.4.1** When the Division determines, after evaluation, that the performance of a CLG is inadequate, the Division may recommend to the United States Secretary of the Interior that the CLG be decertified. The recommendation shall contain specific reasons for the decertification request.

**3.5.4.2** Before recommending decertification to the Secretary of the Interior, the Division shall notify the CLG of the reasons why its performance is deemed to be inadequate and provide advice and assistance to the CLG to improve its performance. If the Division determines that sufficient improvement has not

occurred within ninety days of the notice to the CLG, the decertification recommendation may be made.

**3.5.4.3** When a CLG is decertified, the Division will conduct financial assistance closeout procedures in accordance with the Historic Preservation Fund Grants Manual for any CLG funds the CLG received.

**3.5.4.4** The SHPO may recommend decertification to the Secretary of the Interior if a CLG requests to be decertified in writing. The SHPO shall forward a copy of the CLG's letter with the SHPO's written request to the Secretary to decertify the CLG. Compliance with the conditions stipulated in sections 3.5.4.1 and 3.5.4.2 above, is not required, if the CLG has requested its own decertification.

#### **Rule 4. HISTORIC AND ARCHEOLOGICAL RESOURCES AND THE ACT 250 PROCESS**

Criterion 8 of Act 250, 10 VSA § 6086(a)(8), directs District Environmental Commissions to take into account the effects of proposed projects on historic sites in deciding whether to issue an Act 250 permit. The Division for Historic Preservation is a statutory party in the Act 250 process and offers comments to the District Commissions and Environmental Board on the significance of resources, the potential effects of proposed projects, and as appropriate, measures to avoid or mitigate adverse effects. The Advisory Council on Historic Preservation may evaluate the significance of resources.

An applicant planning to apply for an Act 250 permit should contact the Division for Historic Preservation as early as possible in the planning stages of the undertaking, preferably before filing the permit application. The Division and the District Commissions distribute a guidebook on historic and archeological resources in the Act 250 permit process. If the proposed project has the potential to impact historic resources, issues that may arise are more easily resolved before plans for the undertaking are finalized. An applicant is encouraged to retain the services of a qualified historic preservation or archeological professional, especially in those cases where there may be an adverse effect on a historic resource.

#### **4.1 Introduction**

**4.1.1 Scope of rules.** This Rule delineates the responsibilities of, and establishes procedures for use by, the SHPO, the Division and the Vermont Advisory Council on Historic Preservation with respect to participation in the Act 250 process. This Rule, in and of itself, imposes no obligation on any Act 250 applicant unless such applicant has chosen to seek the cooperation of the SHPO, the Division, or the Vermont Advisory Council with respect to the testimony it may provide to the District Commission or the Environmental Board on the applicant's Act 250 permit application. This Rule is intended to encourage collaboration, and to result in timely and predictable participation in the Act 250 process by the SHPO, the Division and the Council. The testimony ultimately provided will depend on the results of the process set forth herein. A determination by the Council that a site is historically significant is not a determination of historic significance under Act 250 unless accepted by a District Commission or the Environmental Board, or unless such site is listed on the State Register of Historic Places or the National Register of Historic Places.

**4.1.2 Pre-filing and post-filing Division consultation.** An applicant may consult the Division as outlined in these rules before or after filing an application for an Act 250

permit.

**4.1.3 Applicability of these rules to a project.** This Rule shall apply when the applicant's project may affect historic or archeological resources. Generally, a project may affect historic or archeological resources when there exists:

- (1) a building, structure, district, or site in the project area or area of potential effects that is listed on the State or National Register of Historic Places;
- (2) a building, structure, district, or site in the project area or area of potential effects that is 50 years old or older;
- (3) a possibility of ground disturbance in the project area or area of potential effects that may affect significant archeological resources; or
- (4) the possibility of disturbance of underwater archeological resources.

**4.1.4 Participation and Delegation.** Pursuant to 22 V.S.A. § 742(a)(8), the Council has delegated to the SHPO, or his or her designee in the Division, performance of certain functions in the Act 250 process with respect to buildings, structures, objects, districts, areas and archeological sites, including, but not limited to:

- (1) identification of historic significance, including application of the State Register criteria to provide testimony on behalf of the Council to a District Commission or the Environmental Board as to whether a resource is historically significant;
- (2) presentation of evidence to the Council to aid the Council in evaluating whether a building, structure, object, district, area or archeological site is historically significant, in the event an applicant requests an evaluation of significance from the Council;
- (3) presentation of testimony about the Council's evaluation of significance to the District Commission or Environmental Board, when requested by the Council.

For any reason, an applicant, the SHPO, or the chairperson of the Advisory Council may request that the Council evaluate the historic significance of a resource under Rule 4.

**4.1.5 Time limits.** The Division shall evaluate the historic significance of a property and effect of a project on a Historic Site, if any, within 45 days of receipt of sufficient information from the applicant. The Division shall, within 20 days of receipt of such information determine whether additional information is required, and request such additional information from the applicant. The Division shall complete its evaluation within 30 days of receipt of such additional information from the applicant. These time limits may be extended for archeological evaluations as reasonably required by winter conditions.

**4.1.6 Programmatic review.** The SHPO may negotiate programmatic approaches for the review of large numbers of similar projects proposed by the same applicant, or for the review of a single project affecting numerous resources, if such an approach is also being used to satisfy federal Section 106 review requirements. Such programmatic approaches shall include review by qualified professionals and shall be in writing.

**4.1.7 Revised Project Plans.** Unless specifically waived by the Division, an applicant shall submit to the Division any revisions to its plans for an undertaking for further review and comment. The timeframes set forth at Rule 4.1.5 shall apply with respect to such resubmission.

#### **Rules 4.2 to 4.17 Review Process.**

**4.2 Act 250 Historic Preservation Review.** When undertaking a project that may affect historic or potentially significant archeological resources, an applicant shall provide to the Division information sufficient to allow the Division to evaluate the project's potential for effect on a Historic Site, or a potentially significant property or resource. Sufficient information shall include a project summary, and information on the location, history, environmental character, existing building and structures, current and past land use, and potential project impacts to the historic site or potentially significant archeological resources; and attachments including, but not limited to, photographs, plans, and maps. An applicant who is also submitting information for review under Section 106 may submit a Section 106 report to satisfy this requirement.

**4.2.1 Division Review.** The Division shall review the applicant's information in accordance with Rule 4.1.5. The Division may request in writing that the applicant provide more information.

**4.3 Area of Potential Effects.** The Division shall identify the area of potential effects of the undertaking.

**4.4 No Affected Historic Properties.** If the SHPO determines that there are no historic properties in the area of potential effects, the SHPO shall so notify the applicant and the District Commission or Environmental Board in writing within 45 days of receipt of sufficient information to make such determination.

**4.5 Historic Properties Listed in State or National Register.** The Division shall determine if any building, structure, object, district, area or archeological site in the area of potential effects is listed in the State or National Register. The Division shall review the information about the proposed undertaking in accordance with these Rules to evaluate if a listed historic property may be affected by the undertaking.

**4.6 Historic Buildings, Structures, Objects, Districts, or Areas Not Listed in State or National Register.**

**4.6.1** If the undertaking's area of potential effects contains a building, structure, object, district or area that is 50 years old or older, the SHPO shall apply the State Register criteria to determine whether the resource is historically significant. The SHPO may ask the Council to review the resource and list it in the State Register.

**4.6.2** If the applicant disagrees with the SHPO's determination under Rule 4.6.1, the applicant may, pursuant to Rule 4.9, request that the Advisory Council review the resource or resources and determine whether the resource is historically significant. The Council's determination will be the determination that is then submitted to the District Commission. The Council shall evaluate historic significance within the timeframes established at Rule 4.9.

**4.6.3** If the SHPO or Council concludes that the area of potential effects contains a historically significant resource, the SHPO shall then determine the effect of the project in accordance with these Rules, and recommend that the District Commission or the Environmental Board make the

same determination.

**4.6.4** If the SHPO or Council determines that the area of potential effects contains no Historic Site, the Division shall notify the applicant in writing of that determination within 45 days of receipt of sufficient information to make such determination. If the Council evaluates significance, the timeframes in Rule 4.9 shall apply.

#### **4.7 Archeological Sites Not Listed in the State or National Register.**

Project areas may contain significant archeological sites that have not yet been discovered. Identifying such resources often requires research and field investigation. It is noted that the applicant has the responsibility of producing sufficient information so that the District Commission or Environmental Board can render a finding of fact and conclusion of law with respect to 10 V.S.A. § 6086(a)(8). Division for Historic Preservation staff may gather initial information, as outlined in 4.7.1.1.1 through 4.7.1.1.3 below, or the applicant may, at its option, retain a qualified archeological professional to gather initial information. If, after evaluation of such initial information, the Division staff determines that an archeological field investigation is warranted, the SHPO may recommend to the District Commission that the applicant retain a qualified archeological professional to conduct the studies as outlined at Rule 4.7.1.2. All archeological studies must meet the SHPO's Guidelines for Conducting Archeological Studies in Vermont.

**4.7.1 Identifying archeological sites.** The Division may identify archeological sites that have not been listed on the State or National Register, but are eligible for the State or National Registers, and thus may be historic sites.

A number of steps are necessary to identify archeological sites. Some steps are completed concurrently; other steps are completed only if results of a previous step warrant.

##### **4.7.1.1 Archeological Resource Assessment**

**4.7.1.1.1 Background Research.** Background Research shall include, but shall not be limited to, review of the Vermont Archeological Inventory, historic maps, and any other relevant source of information to identify recorded or potential archeological sites. Background Research may be completed either by the Division or the applicant's qualified professional.

**4.7.1.1.2 Applying predictive models.** Approved predictive models may be used to determine the likelihood that potential archeological sites exist within the project area. If such predictive models indicate a high likelihood that significant archeological sites exist in the project area, an archeological field inspection may be conducted. Application of a predictive model may be performed either by the Division or the applicant's qualified professional.

**4.7.1.1.3 Archeological Field Inspection.** The Archeological Field Inspection may be performed either by the Division or the applicant's qualified professional, for the purpose of identifying potentially significant archeological sites.

**4.7.1.1.4 Background research, application of predictive models and field inspection conducted by applicant's qualified professional.** An applicant may submit to the Division a report of its qualified professional's background research, application of predictive models approved by the Council, and archeological field inspection that meets the SHPO's Guidelines for Conducting Archeological Studies in Vermont. In such case, the SHPO shall determine within 30 days whether he or she will recommend to the District Commission that the applicant's qualified professional conduct an archeological field investigation pursuant to Rule 4.7.1.2.1.

#### **4.7.1.2 Archeological Field Investigation**

**4.7.1.2.1 Confirming presence of archeological sites through archeological field investigation.** If the project area is likely to contain significant archeological sites that cannot be avoided and preserved in-place through appropriate measures, the SHPO may recommend to the District Commission or Environmental Board that the applicant's qualified professional archeologist conduct an archeological field investigation. The purpose of the field investigation shall be to collect evidence sufficient for the SHPO to apply the State Register criteria to determine whether the archeological site is historically significant. Depending on the scope and results of the field investigation, the SHPO may recommend additional evaluation to obtain information sufficient to permit the SHPO to apply the State Register criteria to determine whether the archeological site is historically significant.

#### **4.7.1.2.2 Management of Archeological Collections (Reserved.)**

**4.7.2 No affected archeological sites.** If the SHPO determines that there are no significant archeological resources in the area of potential effects, the SHPO shall so notify the applicant and the District Commission or Environmental Board in writing within 45 days of receipt of sufficient information to make such determination.

#### **4.7.3 Evaluating archeological sites.**

**4.7.3.1** When background research, a predictive model, field inspections or field investigations provide sufficient evidence, the SHPO shall apply the State Register criteria. A determination by the SHPO that the project area includes an archeological site which meets the State Register criteria shall be a determination that the project area contains a resource that is historically significant. The SHPO may then provide testimony to the District Commission or the Board seeking a final determination that the project area contains a resource that is historically significant or request that the Council list the site on the State or National Register.

**4.7.3.2 Winter field inspections.** If the evaluation occurs when the ground is frozen and/or the area has deep snow cover, the SHPO may inform the applicant that a field inspection will need to wait until weather conditions are appropriate and request that the field

inspection be scheduled as soon as weather conditions permit.

**4.8 Mitigation of Adverse Effects on a Potential Archeological Site.** The applicant may recommend to the SHPO, or his or her designee on Division staff, mitigation measures and permit conditions before the SHPO has made a determination that a potential archeological site is significant. The SHPO shall evaluate the effect of the project on the resources as set forth in Rules 4.10 through 4.15.

**4.8.1** At any time the applicant and the SHPO may agree on measures the applicant shall take to avoid or minimize the undertaking's effect on the potential archeological site. The SHPO or the applicant's qualified archeological professional shall prepare a letter that clearly states all mitigation measures to which the applicant and the SHPO have agreed and requests that the District Commission or the Environmental Board recognize such agreement and include such measures as conditions in any permit that is issued. The SHPO and the applicant shall appropriately memorialize any such agreement.

#### **4.9 Referral to the Advisory Council for Determination of Historic Significance.**

**4.9.1 Applicant Request.** Should the applicant disagree with the SHPO's determination that a resource is historically significant, the applicant may request in writing addressed to the Chairperson of the Council that the Council evaluate the resource and provide testimony to the District Commission.

**4.9.2 SHPO and Council Request.** The SHPO or the Chairperson of the Advisory Council may ask the Council to review the resource and determine if it is historically significant or list it in the State Register.

**4.9.3 Notice of Meeting.** The Division shall inform the applicant of the date, time and place of the Council's meeting when it will determine if the area of potential effects of the proposed undertaking will affect a resource that is historically significant. The applicant shall submit to the Council, at the Division's office, 9 copies of any information that the applicant wishes the Council to consider at least 15 days before the Council meeting. The SHPO in consultation with the Chairperson of the Advisory Council may waive the 15-day requirement in exceptional circumstances.

**4.9.4** The applicant, the SHPO and the Division may present pertinent information at the Council meeting about any buildings, structures, districts, objects, areas, or archeological sites in the area of potential effects.

**4.9.5** The applicant's qualified professional or other representative may present information to the Council on behalf of the applicant.

**4.9.6** The Council shall apply the State Register criteria to determine whether the area of potential effects contains a resource that is historically significant.

**4.9.7** The Council shall deliberate and, unless it needs more information, the Council shall make a decision concerning whether or not any part of the area of potential effects contains a resource that is historically significant before the Council adjourns its meeting. The Council may list any resource it determines to be historically significant in the State Register.

**4.9.8** If the Council determines that it needs more information to determine if any part of the area

of potential effects contains a resource that is historically significant, the Council shall recess the agenda item to a future meeting on a certain date, and identify what further information it needs and who shall be responsible for providing it.

**4.9.9** Within 15 days after the Council has adjourned its meeting, the Division shall send written notice to the applicant and the District Commission or the Environmental Board of the decision announced at the Council meeting, or the need for more information.

**4.9.10** If the Council finds that any part of the area of potential effects contains a resource that is historically significant, the SHPO shall determine the effect, if any, of the proposed undertaking, as set forth at Rules 4.10 through 4.15.

**4.9.11** If the Council determines that the area of potential effects contains no resource that is historically significant, and if the SHPO or the Division have been negotiating with the applicant pursuant to Rule 4.8, such negotiations with the applicant shall be terminated.

#### **4.10 Evaluation of Effect on a Historic Site.**

The SHPO shall evaluate and prepare testimony on whether the proposed undertaking will have any effect (as defined in Rule 2.15) on the Historic Site; whether the effect, if any, will be adverse (as defined in Rule 2.2); whether the adverse effect, if any, will be undue (as defined in Rules 2.42); and whether measures may be taken to effectively mitigate the undue adverse effect to the extent that it is no longer undue. The SHPO's evaluations shall be submitted to the District Commission or Environmental Board which shall make the final determination.

**4.10.1** The SHPO shall use the Secretary of the Interior's Standards (Standards) and accompanying Guidelines to determine adverse effect to buildings, structures, and historic districts and areas.

**4.10.2** The SHPO shall notify the applicant of his or her determination within 45 days of receiving sufficient information in accordance with Rule 4.1.5 to make the determination, unless Rule 4.10.3 applies.

**4.10.3** If an applicant asks the Council to determine if any part of the area of potential effects has historic significance, the SHPO shall determine effect and notify the applicant in writing of its determination within 15 days after the Council makes its determination.

#### **4.11 Determination of No Adverse Effect.**

**4.11.1** If after applying the criteria of adverse effect, as defined at Rule 2.2, and, if appropriate, the Secretary of the Interior's Standards, the SHPO determines that the undertaking does not cause an adverse effect on the Historic Site, the SHPO shall notify the applicant in writing of the determination.

**4.11.2** If the Historic Site is a building, structure, or district, and proposed plans meet the Standards, the SHPO shall make a determination of no adverse effect.

#### **4.12 Determination of No Adverse Effect with Conditions.**

**4.12.1** If after applying the criteria of adverse effect, as defined at Rule 2.2, the SHPO finds that

the undertaking as proposed would not be adverse if one or more minor changes were made, or if specific performance standards were met, the SHPO may propose conditions to include in the permit to ensure that the undertaking will not have an adverse effect on the Historic Site or the potentially significant property or resource.

**4.12.2** If the SHPO finds that the undertaking as proposed would be adverse, and if applicable, does not meet the Standards, the SHPO may recommend to the District Commission or Environmental Board that it require the applicant to identify alternatives, may recommend to the applicant that it hire a qualified professional to identify alternatives, or may negotiate with the applicant to find a way to modify the undertaking to avoid an adverse effect, and if applicable, meet the Standards.

#### **4.13 Determination of Adverse Effect.**

**4.13.1** If the SHPO determines that the undertaking will result in an adverse effect as defined in Rule 2.2, the Division will inform the applicant in writing in accordance with Rule 4.1.5.

**4.13.2** The SHPO shall invite the applicant to provide changes or alternatives to the undertaking to eliminate or reduce the adverse effect, or to develop measures that would mitigate the adverse effect. The applicant, if agreeable to mitigation or avoidance, shall notify the SHPO in writing of proposed changes or alternatives to the undertaking, or proposed mitigation measures to eliminate or reduce the adverse effect.

**4.13.3** If the SHPO is agreeable to the applicant's proposed changes, alternatives, or mitigation measures, the SHPO shall concur in writing within 15 days of receiving such information, or shall prepare a letter that clearly states all changes, alternatives, or mitigation measures to which the applicant and the SHPO have agreed, and requests that the District Commission or the Environmental Board recognize such agreement and include such measures as conditions in any permit that is issued. The SHPO and the applicant shall appropriately memorialize any such agreement.

**4.13.4** If the applicant and the SHPO do not agree on mitigation measures, the SHPO shall notify the District Commission or the Environmental Board in writing and may recommend specific project changes, alternatives or mitigation measures that should be included as conditions in the permit to eliminate or reduce the adverse effect to an Historic Site.

#### **4.14 Determination of Undue Adverse Effect.**

**4.14.1** Undue adverse effects identified by the SHPO may be eliminated or reduced through appropriate mitigation measures. Undue adverse effects that cannot be mitigated through appropriate measures remain "undue."

**4.14.2** The SHPO may make a determination that the undertaking will result in an undue adverse effect and may recommend to the District Commission or Environmental Board in writing that it make such a finding and conclusion. The SHPO's evaluations and recommendations with respect to undue adverse effect in Act 250 proceedings shall be made in accordance with Vermont law, including Environmental Board case law, as periodically summarized in guidance materials published by the Division.

**4.15 Council Testimony.** If a party challenges the Council's evaluation concerning whether or not the

area of potential effects contains an Historic Site, the Council may select, at its sole discretion, a Council member to provide testimony before the District Commission or the Environmental Board about the Council's determination. Alternatively, the Council may designate the SHPO or Division to provide testimony on the Council's behalf.

### **Rules 8 – 11 : Designation of Historic and Archeological Resources**

The Division for Historic Preservation identifies and designates historic and archeological resources in five programs: the Vermont Historic Sites and Structures Survey (VHSSS); the Vermont Archeological Inventory (VAI); the State Register of Historic Places (SR); the National Register of Historic Places (NR); and, State Archeological Landmarks. The VHSSS and the VAI are inventory programs. The Vermont Advisory Council on Historic Preservation reviews VHSSS and VAI Sites and places eligible sites on the State Register. The National Register is a federal program administered in partnership with State Historic Preservation Offices like the Division. The Division, SHPO, and Advisory Council nominate historic and archeological resources to the National Register, and forward nominations to the National Park Service for final review and official listing in the National Register. In municipalities that are Certified Local Governments, the CLG commission and chief elected local official review and approve all nominations for historic properties within the municipality before they are submitted to the Advisory Council and NPS. The State Archeologist and the SHPO may designate State Archeological Landmarks, with the approval of a property owner.

#### **Rule 8. PROCEDURES FOR UNDERTAKING A STATEWIDE SURVEY: THE VERMONT HISTORIC SITES AND STRUCTURES SURVEY AND THE VERMONT ARCHEOLOGICAL INVENTORY.**

(Reserved)

#### **Rule 9. THE STATE REGISTER OF HISTORIC PLACES.**

Rule 9 addresses the roles and responsibilities of the Division for Historic Preservation (Division), the State Historic Preservation Officer (SHPO), the Vermont Advisory Council on Historic Preservation (Council) and the public in carrying out the State Register of Historic Places program, as set forth in the Vermont Historic Preservation Act (VHPA), 22 V.S.A. §§ 723(a)(1) – (3), 723(11), 742(a)(1), and 742(a)(4).

The VHPA directs the SHPO to adopt standards for the listing of a property on the State Register, and to prepare and maintain the State Register. The law also requires a public notice policy for the owners of properties being considered for inclusion in the State Register. The Advisory Council must approve nominations to and removals from the State Register.

Inclusion in the State Register is one threshold for consideration as an historic site under Criterion 8 of Act 250, a threshold for possible protection of properties owned, funded or permitted by the State of Vermont, a criteria for increased flexibility in application of state building and accessibility codes, and a threshold of historic significance often used by municipalities in planning documents and ordinances. In

general, State Register designation or eligibility is an indication that a property is worthy of preservation.

**9.1 Types of Listings.** Properties may be listed on the State Register as historic buildings, structures, objects, complexes, districts or cultural landscapes, and as archeological sites, complexes, districts or cultural landscapes.

**9.2 Criteria for Listing.** The SHPO may adopt criteria for the State Register consistent with criteria for the National Register, as authorized by 22 V.S.A. § 723(a)(2). The criteria address the same areas of potential significance as those found in the National Register: historic significance; architectural and engineering merit; association with important persons of the past; and ability to yield information important to prehistory or history. The SHPO has adopted the criteria of the National Register of Historic Places as the State Register criteria. State Register properties may be significant at a local, state, or national level.

**9.3 Correspondence with National Register Listings.** Properties that are listed on the National Register are thereby also included in the State Register, with no further action required. Properties that are determined eligible for the National Register are thereby also determined eligible for the State Register.

#### **9.4 Procedure for Listing in the State Register.**

**9.4.1** The SHPO and the Division may propose properties to the Council for consideration for the State Register when VHSSS or VAI projects are completed, when an owner requests nomination, when an evaluation is needed for regulatory purposes under Rule 4, when undertaking publication of regional or topical resource inventories, or when otherwise appropriate.

**9.4.1.1** Municipalities, Certified Local Governments, or other groups representing a broad public interest, like a neighborhood organization or historical society, may request consideration of groups of buildings or archeological sites as historic districts.

**9.4.1.2** If the SHPO declines to schedule a property for consideration by the Council, a property owner may make a request for consideration directly to the Chairperson of the Council, who will decide whether the Council will consider the property.

**9.4.2** The SHPO and the Division shall present information to the Council that describes the resource and its significance. The information may be presented in a completed VHSSS or VAI form, an Historic Preservation Review Form, or other appropriate format. Relevant information supplied by the property owner, municipality, CLG, or other interested party shall be included with the information presented to the Council.

**9.4.2.1** If the Council does not have enough information to make a decision, they may ask the Division, the owner or other party to supply additional information.

**9.4.3** The Council may list a property on the State Register by a majority vote of the Council.

**9.4.4** The Council may determine by general consensus that a property is eligible for the State Register. A formal vote is not necessary.

**9.4.5** If the Council is reviewing a property related to a proposed Act 250 project, Rule 4.9 shall apply.

**9.4.6** The Council may reconsider a listing or eligibility decision when new information becomes available.

**9.5 Public Notice of Consideration for Listing.** Pursuant to 22 V.S.A. § 723(11), the Division shall notify affected property owners and the legislative body of a municipality that a property is being considered for inclusion in the State Register. The Division shall follow its adopted "State Register of Historic Places Public Notice in Review and Designation" policy and implementation guidelines, including a provision that the Division hold a public hearing if the affected municipality requests a hearing.

**9.5.1** All properties listed on the State Register at the time of the adoption of this Rule shall be deemed to have met the requirements of this Rule.

**6. Removal from the State Register** If a resource loses its historic integrity and

changes to the degree that it no longer meets the State Register criteria, it may be removed from the State Register. The SHPO, the property owner, or the Council may initiate consideration for removal. The Council shall review information on the resource and may remove it, by majority vote.

## **Rule 10. THE NATIONAL REGISTER OF HISTORIC PLACES**

### **10.1 Federal Process**

Under federal law and the Vermont Historic Preservation Act (VHPA), 22 V.S.A. §§ 742(a)(1) and (5), the Division and the Vermont Advisory Council on Historic Preservation (Council) administer for Vermont the National Register of Historic Places, a federal program of the National Park Service (NPS). Detailed federal regulations for the National Register program are found in 36 CFR 60, a section of the Code of Federal Regulations that is available at most large libraries and on the internet.

The federal regulations include definitions, criteria for evaluation, information on the effects of listing, nomination requirements and procedures, public notice provisions, appeal procedures, and provisions for removal of properties from the Register. Nominations are reviewed by the Division, after which adequately documented nomination forms are reviewed and approved by the Vermont Advisory Council on Historic Preservation. In municipalities that are Certified Local Governments, the CLG commission and chief elected local official review and approve all nominations for historic properties within the municipality before they are submitted to the Advisory Council and NPS. The Division then submits nominations to NPS for review and official listing in the National Register. All property owners and the chief elected local official are notified and given an opportunity to comment on nominations. If the majority of private property owners of a property or historic district object to nomination, the property or district is reviewed by NPS for National Register eligibility but is not entered on the Register.

## 2. Preliminary Review

The SHPO may request the Council's preliminary opinion on the eligibility of a property for the National Register.

## 3. Public Notice of Consideration for Listing

**10.3.1** Pursuant to 36 CFR 60, the Division shall notify property owners and the chief elected local official of a municipality that a property is being considered for nomination to the National Register.

## Rule 12. VERMONT ADVISORY COUNCIL ON HISTORIC PRESERVATION

This rule describes the duties, responsibilities and procedures of the Vermont Advisory Council on Historic Preservation (Council), as laid out in the Vermont Historic Preservation Act (VHPA) and the federal rules (36 CFR 61) implementing the National Historic Preservation Act (NHPA). The Council serves as the State Review Board required by the NHPA. This rule succeeds and replaces the By-Laws previously adopted by the Council on January 17, 1979.

**12.1 Appointments.** The Council shall consist of seven members, appointed by the governor, who have a demonstrated competence, interest, or knowledge in historic preservation. At least four of the members shall fulfill the professional requirements of the National Park Service in history, prehistoric and historic archeology, architectural history, and historic architecture, as codified in 36 CFR 61.

**12.2 Terms.** The members shall serve for terms of three years or until their successors are appointed.

**12.3 Meetings.** The Council shall meet at least three times a year, ordinarily on a monthly basis as determined by the Council. The Council shall follow the Open Meeting Law, 1 V.S.A. §§ 310-314, as amended.

**12.4 Election of Officers.** Council officers shall be Chairperson, Vice-Chairperson, and Secretary. The Chairperson and the Vice-Chairperson shall be elected at the annual meeting, held in the month of March. The Secretary shall be a Division staffperson designated by the State Historic Preservation Officer.

**12.5 Duties of Officers.** The Chairperson shall preside at all meetings and perform such other duties as are usual to the conduct of the office or are assigned by the Council. The Vice-Chairperson shall act in the absence of the Chairperson. The Secretary shall keep minutes of the meetings, shall send out notices of the time and place of meetings as required, and shall issue public information material authorized by the Chairperson or the SHPO.

**12.6 Rules of Procedure.** The meetings shall proceed in accordance with Robert's Rules of Order, as interpreted by the Chairperson.

**12.7 Conflict of Interest.** Members shall follow the Vermont State Executive Code of Ethics.

**12.8 Compensation for Members.** Members of the Council shall be compensated and shall receive their actual and necessary expenses as set forth at 32 V.S.A. § 1010.

**12.9 Duties and Powers of the Council.** The Council has the following duties and powers, as assigned in the VHPA:

**12.9.1** approve nominations to and removals from the State and National Registers of Historic Places as outlined in Rules 9 and 10.

**12.9.2** review and approve the Vermont Historic Sites and Structures Survey and the Vermont Archeological Inventory as in accordance with 22 V.S.A. § 742(a)(2).

**12.9.3** review and approve the content of the state historic preservation plan annually in accordance with the Division's schedule requirements.

**12.9.4** review and recommend projects to receive federal and state grants for historic preservation, including approval of criteria used for such grants programs.

**12.9.5** review state undertakings that may affect historic properties.

**12.9.6** advise the Division on participation in the review of federal undertakings that may affect historic properties.

**12.9.7** approve the participation of the Division in the Act 250 process in conformance with Rule 4.

**12.9.8** provide, as the Council determines necessary, testimony relating to the historical, architectural, and archeological significance of State Register and National Register sites.

**12.9.9** undertake other activities that promote historic preservation and benefit the people of the state of Vermont.



**State of Vermont**  
**Advisory Council on Historic Preservation**  
National Life Drive, Floor 2  
Montpelier, VT 05620-1201

## NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held VIA CONFERENCE CALL on Wednesday, November 14, 2007 beginning at 1:30 p.m. Those wishing to participate may join the conference call in the Justin Morrill Conference Room at the Agency of Commerce and Community Development, National Life Building, 6<sup>th</sup> Floor, National Life Drive, Montpelier, Vermont.

- |   |         |
|---|---------|
| I. Schedule Meeting Dates                           | 1:30 pm |
| II. Minutes – October 23, 2007                      | 1:40 pm |
| III. National Register Review                       | 2:00 pm |
| A. Union Meeting House and Cemetery, East Burke     |         |
| B. Fairbanks Museum, St. Johnsbury                  |         |
| C. Rockingham Village Historic District, Rockingham |         |
| IV. Old Business                                    | 2:20 pm |
| A. Funding for Archeology in Act 250 – Update       |         |
| V. New Business                                     | 2:30 pm |

National Register Final ReviewCriteria**A. Union Meeting House and Cemetery, East Burke****A&C**

The Union Meeting House is located on the Burke Hollow Road in the village of Burke Hollow in the Town of Burke. The building is an excellent vernacular example of the Federal style of architecture representative of churches built in the third decade of the 19<sup>th</sup> century in Vermont. Construction of the church was started in 1825 and completed in August 1826. This 1 ½ story, three-by-five bay, building of rectangular plan has a front gable roof. The church is topped with a c. 1859 three-stage bell tower, spire and weathervane on the front elevation facing the road. The front elevation also features matching entrance doors and a centered Palladian window flanked with fanlight windows. Tall multi-pane windows are located on the other three sides and there is a brick chimney that projects through the roof line at the rear of the building. The interior features a vestibule, a raised pulpit and a large sanctuary filled with 60 box pews. The only amenities are historic kerosene oil lamps and two historic wood stoves; there are no other heating devices, electricity, or plumbing.

The building was constructed with the intention that it be shared by four denominations in town—Congregational, Universalist, Baptist and Methodist. Funding was provided by each group. The town had use of it for public meetings as well.

The Union Meeting House Cemetery is located at the rear of the property behind a post-and-rail wood fence. Although an exact number is unknown, the Town Sexton estimates that there are about 200 marked graves in the cemetery. There is a cluster of gravestones in front and a smaller cluster in the rear, with a large open space of occasionally-wet ground between them. There are a variety of gravestones that feature slate, marble, and granite. Three notable grave markers are a cast zinc monument for Squire Gobleigh; a granite monument for Hon. Joel Trull, and a very large granite monument for the Darling and Fisher families.

The property is being nominated under the Religious Buildings, Sites and Structures in Vermont MPDF and meets the Registration Requirements for the church property type.

**Recommendation:** Vote to approve the nomination under criteria A and C.

**B. Fairbanks Museum, St. Johnsbury****A&C**

The Fairbanks Museum stands near the center of the St. Johnsbury Main Street Historic District and is a contributing structure in this district which is listed on the National Register. This nomination further develops the national significance of the Museum, similar to the effort completed for the St. Johnsbury Athenaeum.

The Fairbanks Museum, built in 1890-91, is a 25,000 square foot, one-and-a-half story, U-shaped Richardsonian Romanesque style museum building constructed of reddish brown Longmeadow sandstone. Designed in 1889 by St. Johnsbury architect, Lambert Packard, and constructed between 1890 and 1891, the original L-shaped plan of the Fairbanks Museum was modified in 1895 with the addition of a wing on the south end of the main block to form a U-shape. It embodies the distinctive characteristics of prominent, monumental public buildings of the Richardsonian Romanesque style of the late 19<sup>th</sup> century: massive stonework; Gothic coronettes, engaged stair towers, elegantly crafted details such as ornately carved sandstone, sculptural frieze work, eyebrow windows, and leaded colored glass windows; a grand barrel-vaulted main gallery; burnished oak and cherry interior finishes, and spiral staircases. Many interior features, fixtures and finishes survive in the public spaces, including the built-in 1890s display cases and many original objects in the collection. The museum retains its feeling and status as a virtually

unaltered survivor from the nineteenth century. As such it represents an extremely rare and intact example of a nineteenth century natural science museum and is nationally significant.

The museum stands as an outstanding reminder of museum practice, the pursuit of scientific knowledge, and the creation of civic and educational institutions in the complex period of late Victorian and Progressive Era America. It is also virtually unique among American natural history museums in having a close and continuous relationship with local environmental knowledge and conservation in a particular local bio-region—Vermont's "Northeast Kingdom"—for more than a century. The significance of the Fairbanks Museum lies not only in the ways that it exemplifies the social and intellectual history of late nineteenth and early twentieth century America, but also in the exceptional continuity of its philosophy, programming, and exhibitry over more than a century.

**Recommendation:** Vote to approve the nomination under criteria A and C.

### **C. Rockingham Village Historic District, Rockingham**

**A&C**

This project was funded with a CLG grant. The Rockingham Village Historic District is a small rural village located in the center of the town of Rockingham, Vermont. Most of the historic district lies on Meeting House Road, and also includes a short section of Rockingham Hill Road near its intersection with Meeting House Road. The historic resources are scattered or in small clusters and include fourteen primary resources and thirteen outbuildings which break down as 21 contributing properties and 6 noncontributing. The Rockingham Village Historic District contains a diverse collection of building types and styles. There are ten historic houses and one non-historic house, a historic meeting house, a historic grange hall, a historic former schoolhouse, a historic burial tomb, and one non-building resource, the historic burial ground. There are also seven historic outbuildings, including six barns and sheds and one burial tomb.

The village is a sparsely-settled neighborhood of intact historic buildings, which as a cohesive unit depict the development of Rockingham's first village and its survival following a destructive fire in 1908. The district contains one of Windham County's two National Historic Landmarks, the Rockingham Meeting House. The significance of the historic district also lies in its depiction of classical architectural styles such as the Georgian style, which is rarely found in Vermont, and the Federal, Greek Revival, and Colonial Revival styles.

Rockingham village was historically the location of the Town's first meeting hall, town clerks and post offices, was a stopover on the Green Mountain Turnpike (now Route 103), providing as many as three taverns simultaneously during the early nineteenth century, and was also the location of a grist mill, a tannery, a paint shop, several blacksmith shops, a schoolhouse, a grange, and retail stores.

**Recommendation:** Vote to approve the nomination under criteria A and C.



State of Vermont  
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National Life Drive, Floor 2  
Montpelier, VT 05620-1201

### NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, December 12, 2007 beginning at 9:00 a.m. in the Board Room, 4<sup>th</sup> Floor, 133 State Street, Montpelier, Vermont.

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|---|----------|
| I. Schedule Meeting Dates                               | 9:00 am  |
| II. Minutes – Revision to September 20, 2007 Minutes    | 9:10 am  |
| III. Other Business                                     | 9:15 am  |
| IV. Grant Selection – 2008 Historic Preservation Grants | 9:30 am  |
| Working Lunch   | 12:00 pm |
| IV. Grant Selection (continued)                         | 12:30 pm |
| V. Annual Meeting with Governor Douglas                 | 2:00 pm  |
| IV. Grant Selection (continued)                         | 2:30 pm  |

95 +

● 102. 30. Old Stone House Museum / Samuel Reed House, Brighton 15,000

101 26. North Tunbridge Church, Tunbridge 14,500

99 14. Slab-Log House, Isle La Motte 15,000

99 04. Huntington Library, Huntington 13,209

96 02. Chaffee Art Center, Rutland 15,000

95 27. West Haven Baptist Church, West Haven 15,000

95 12. Old Meetinghouse, Sheffield 2,400

● 95 13. New Hope United Methodist Church, Topsham 11,187

95 25. Vershire Town Center, Vershire 5,350

90 - 94

94	09. North Hero Community Hall, N. Hero	15,000
94	23. Paramount Theater, Rutland	8,948

91	31. Food Works at Two Rivers Center, Montpelier	15,000
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90	19. Arlington Community House, Arlington	8,000
90	06. Pittsford Congregational Church, Pittsford	15,000
90	07. Fairfield Town House, Fairfield	6,825

175,419

85-89

88 20. Southern VT College, Bennington

5,000  
~~6,260~~

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~~181,679~~

180,419

FIRST ALTERNATE

8624 Perkins House, Mount Holly

15,000

85 28. Clockhouse Building, Plainfield

15,000

85 29. NE Kingdom Community Action, Newport

12,500

SECOND ALTERNATE

DIVISION FOR HISTORIC PRESERVATION  
 FY08 - PRESERVATION GRANT REQUESTS

GRANT #	TOWN	COUNTY	PROJECT	COST	REQUEST
HP08-01	Stowe	Lamoille	Helen Day		
HP08-02	Rutland	Rutland	Chaffee Art Center	\$32,650	\$15,000
HP08-03	Warren	Washington	Warren Town Hall	\$63,000	\$15,000
HP08-04	Huntington	Chittenden	Huntington Library/Union Meeting House	\$26,419	\$13,209
HP08-05	Morgan	Orleans	Morgan Center Church	\$7,900	\$3,950
HP08-06	Pittsford	Rutland	Pittsford Congregational Church	\$49,200	\$15,000
HP08-07	Fairfield	Franklin	Fairfield Town House/Common School	\$13,650	\$6,825
HP08-08	Guildhall	Essex	<b>Mary Estabrooks Schoolhouse - Project Ineligible</b>	\$3,000	\$3,000
HP08-09	North Hero	Grand Isle	North Hero Community Hall	\$35,100	\$15,000
HP08-10	Starksboro	Addison	L. S. Gordon Storefront	\$49,874	\$15,000
HP08-11	Brattleboro	Windham	Center Congregational Church	\$335,264	\$15,000
HP08-12	Sheffield	Caledonia	The Old Meetinghouse	\$4,800	\$2,400
HP08-13	West Topsham	Orange	New Hope United Methodist Church	\$22,375	\$11,187
HP08-14	Isle La Motte	Grand Isle	Slab-Log House	\$30,000	\$15,000
HP08-15	Bethel	Windsor	United Church of Bethel	\$58,980	\$15,000
HP08-16	Underhill	Chittenden	Town Offices - Town of Underhill	\$47,632	\$15,000
HP08-17	Windsor	Windsor	St. Paul's Episcopal Church	\$50,000	\$15,000
HP08-18	Brandon	Rutland	<b>Brandon Town Hall - Project Ineligible</b>	\$72,000	\$15,000
HP08-19	Arlington	Bennington	Arlington Community House	\$16,000	\$8,000
HP08-20	Bennington	Bennington	Southern Vermont College	\$34,917	\$15,000
HP08-21	West Fairlee	Orange	Bean Hall	\$36,980	\$15,000
HP08-22	Wilmington	Windham	Barber House	\$21,000	\$10,500
HP08-23	Rutland	Rutland	Paramount Theater	\$18,948	\$8,948
HP08-24	Mount Holly	Rutland	Perkins House	\$32,500	\$15,000
HP08-25	Vershire	Orange	Vershire Town Center	\$10,700	\$5,350
HP08-26	Tunbridge	Orange	North Tunbridge Church	\$29,000	\$14,500
HP08-27	West Haven	Rutland	West Haven Baptist Church/Society	\$35,812	\$15,000
HP08-28	Plainfield	Washington	Clockhouse Building	\$43,500	\$15,000
HP08-29	Newport	Orleans	Northeast Kingdom Community Action Bldg.	\$25,000	\$12,500
HP08-30	Brownington	Orleans	Old Stone House Museum	\$30,000	\$15,000
HP08-31	Montpelier	Washington	Food Works at Two Rivers Center	\$32,000	\$15,000
HP08-32	Montpelier	Washington	Montpelier Recreation Dept. Pool House	\$21,450	\$10,725
HP08-33	Moretown	Washington	Moretown Town Hall	\$15,000	\$15,000
HP08-34	Norwich	Windsor	Lewis House	\$24,500	\$7,500
HP08-35	Stowe	Lamoille	Moravian Cabin	\$21,615	\$10,615
HP08-36	Berkshire	Franklin	<b>Town Hall - Project Ineligible</b>		
			<b>Totals</b>	<b>\$1,350,766</b>	<b>\$414,209</b>

# Vermont County and Town Boundaries



The Vermont Center for Geographic Information  
 58 South Main Street, Suite 2  
 Waterbury, VT 05676  
 802-882-3002  
<http://www.vcgi.org>



2008 HP Grant Awards



### VIII. 22 VSA 14 Review

#### A. Dressler Barn, Windsor

Scott Newman, Historic Preservation Officer for VTrans, disseminated information along with a Power Point concerning the proposed removal of the Dressler Barn from the Windsor landscape. Scott shared pictures of the barn and a history of attempts for alternate use that failed despite all efforts. Through benign neglect, beetles did extensive damage to the timbers. An application for a \$300,000.00 grant to rehabilitate the building was not successful.

Currently there is \$15,000.00 available in the budget for restoration of the cupola to be placed at some appropriate location with an information plaque, along with a plaque honoring the past owner of the barn Marie Dressler. The Council suggested that an alternative for use of the \$ 15,000 could be for a barn survey in Windsor County. Scott felt that the mitigation should be closely connected to the loss of the barn, and Historic Windsor should be involved. Council members were concerned about the future of the VTrans building inventory. Scott stated that in 1975 VTrans failed to plan for the future of the barn. This was emblematic of where they were at that time, but it is not where they are now and VTrans is making concerted efforts to identify adaptive reuse potential for all buildings they have identified as "white elephants" to be restored before they are lost. The Council accepted VTrans' proposal to remove the barn with the proposed mitigation.

### IX. New Business

Jane Lendway explained to the Council that the Intervale Archeological District will be on the agenda for the meeting in October. The City of Burlington requested further information on the proposed District which includes 5,000 year old sites and a human burial. The October 23 Council meeting will incorporate a public meeting on the proposed District at 1:30 p.m. and property owners have been invited.

Ron thanked the Council for coming to the Swanton Historic Society Railroad Depot Museum and gave a tour that included the Toll House rescued and preserved from the Mississquoi Bridge. The Council thanked Ron for the tour and commended him for his outstanding work in preserving the Depot, the grounds, and now the Toll House.

The meeting was adjourned at 2:30.

*Approved*

Bennington, Burlington, MRPD/Fayston, and Montpelier. Peter seconded. The Council unanimously approved of the Second Round FY2007 CLG project applications.

#### **IV. State Register Review & Designation**

- A. 2000 Burlington Survey  
Archibald St., Colonial Square, Germain Street, North Prospect Street,  
North Street, North Willard Street, Pomeroy Street
- B. 2001 Burlington Survey  
Mansfield Avenue, North Street, Prospect Hill, Wilson Street

Council members received copies of the survey, including photos and a survey report prior to this meeting. Sue presented images of buildings that were omitted, or had changed, since the 2000 survey. The Council was pleased with the context, street history and maps that Sue presented. There was a discussion for members to consider recommended staff changes, or questions. Changes to buildings were as follows:

##### **2000 Survey:**

70a – Colonial Square, omitted during the original survey, now added.

6 – Colonial Square, removed from survey

209 – North Prospect Street, removed from survey

160, 106a – North Prospect Street, omitted from original survey, now added

##### **2001 Survey:**

No buildings were added or removed.

George moved to accept the survey as amended and modified by staff and Peter seconded. Beth called for the vote and the Council unanimously listed the 2000-2001 amended Burlington Surveys on the State Register of Historic Places.

#### **V. Historic Preservation Grant Amendment for Brookfield Town Hall**

Eric Gilbertson presented to the Council a request from the Brookfield Town Hall to amend their scope of work for their grant award in 2007. Estimated cost for their roof work was \$30,000.00 but the contractor, Iron Horse, was able to complete the work for only \$12,300.00 Brookfield would like to expend the rest of the money for window repairs to the Town Hall. Peter moved to approve the changes requested and George seconded. The Council unanimously approved of the remaining balance of grant funds to be used for window repair to the Brookfield Town Hall.

The Council wished Eric Gilbertson well as he retires from his position as the Deputy State Historic Preservation Officer. All Council members thanked Eric for his years of work with the Division and the Advisory Council, noting that Eric's entrepreneurial nature has afforded Vermont the ability to move ahead of other states in their work with Historic Preservation.

**VIII. 22 VSA 14 Review**

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