

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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, January 24, 2002 from 9:30 a.m. to 4:30 p.m. in the Agency of Commerce and Community Development Conference Room A/B, 6th Floor, National Life Building, Montpelier, Vermont.

AGENDA

I.	Schedule/confirm meeting dates	9:30
II.	Minutes A. December 17, 2002	9:40
III.	Historic Preservation Grants Selection	9:45
	Working Lunch	
IV.	SHPO Report	12:15
V.	Archeology Report	12:30
III.	Grants Selection (continued)	12:45
VI.	Old Business A. State House Expansion	2:30



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

Minutes

January 24, 2002

Members Present:

Peter Mallary, Chair

Glenn Andres, Vice Chair George Turner, Architect Ann Lawless, Citizen Member Beth Boepple, Citizen Member

Dave Donath, Historian

Staff Present:

Emily Wadhams, SHPO

Nancy Boone, State Architectural Historian

Eric Gilbertson, Deputy SHPO

Shari Duncan, Administrative Assistant

Others Attending:

John Johnson

2:30 to 4:30

Moe Finegold, Finegold Alexander + Associates Paul Bruhn, Preservation Trust of Vermont Ann Cousins, Preservation Trust of Vermont David Schutz, Curator of State Buildings Trish Harper, Buildings and General Services

Liz Pritchett

Martin Tierney, Capitol Complex Commission

The meeting was called to order by the Chairman at 9:35 in the ACCD Conference Room on the 6th Floor of the National Life Building in Montpelier.

- I. Schedule/Meeting Dates Meetings were scheduled for February 21 in Woodstock, March 14 in Montpelier, April 30 in St. Johnsbury at the Court House, and May 23 with location to be decided at a later meeting. It is noted that Glenn will not be attending the February meeting.
- II. The minutes were deferred to the February meeting.

III. Historic Preservation Grants Selection

The Council had previously received a packet of materials including a summary of grant applications received by the Division. Eric Gilbertson stated that 44 applications were received and 11 of those are churches and of the 11, 9 are active churches. He also stated that criterion 9 in the manual was misstated as a total of 9 points when it should have been 10. Dave asked about the eligibility of Masonic Temples. Eric said that they are eligible and Nancy noted that the public benefit criterion addresses the issue.

Eric presented images of each project and summarized the proposed work in each project. The Council members asked questions, discussed issues and then awarded scores for each project. The scores are attached to the record copy of the minutes. Notes on individual projects are as follows:

Application #1 – Award would need to go to Episcopal Church if a grant is awarded. Interior work would not be considered – focus on exterior work only.

Application #12 – George suggested the use of J steel plates to reinforce joints.

Application #18 – Eliminate the shutters and the floor. The shutters are not a need and the floor is not compelling.

Application #21 – Salvage value of slates indicates that they are good – Eric wants to ask applicant to price old slates. The HP grants are intended to support good preservation work. Glenn is not concerned about the change in scale of the slates. The work would not be noticeable. George noted the slates are old, and a new roof would give better value. He recommends underlayment.

Application #23 – Amend guidelines to exclude projects that have not completed prior grant projects.

Application #25 – Grant should go to removal of the steeple to the ground and cap the top.

Application #29 – Grant would pay for the first portion of the roof repairs.

Application #30 – Beth recused herself because she is President of the Board. She left the room and did not participate in the discussion of the application or scoring for the project. Remove contingency from the budget.

Application #31 – Recommend applicant consult with professional about the scope of work.

Application #33 – Recommend an assessment. Put applicant in contact with Eugene Reid in Canaan.

Application #34 – No concern for archeological resources in the project.

Application #35 – Would need a condition that applicant get an assessment.

Application #38 – Fund only the roof. An assessment is needed to evaluate trim repairs.

The Council reviewed a list of the highest scoring projects. (See attached.) Dave made a motion that the projects were eligible for the National Register. Ann seconded. The vote was unanimous. George made a motion to award grants to the applicants on the list. Ann seconded. The vote was unanimous.

VI. Old Business A. State House Expansion

Peter Mallary introduced Moe Finegold, project architect for the State House expansion project. Mr. Finegold explained the project and showed architectural drawings of the proposed addition. He noted that several principles guided the development of his design: a need to reestablish symmetry; uniting the parts of the State House into a unified whole, with good internal circulation; avoidance of expanding into the residential areas next to the State House; and, the opportunity to create a significant civic space behind the new east wall.

Martin Tierney commented that the east wall establishes an abstraction of symmetry with the west wing. The new plan is centripetal; it leads you to turn back and look at the State House. The new construction embraces the State House from behind and is made distinct from the old by its use of serpentine form. He admires the daring quality of the design and thinks that it is forward looking architecture that is a gift to the people of the state.

Ann Cousins noted that the most important part of the State House is its classical front – a vertical temple front with horizontal fenestration. She thinks that vertical slot windows in the new wall would be incompatible. She questioned the glass window wall of the new offices and wondered if when lit at night it would compete with the lit dome of the State House. Mr. Finegold replied that there will be no bands of light from the new addition that would be visible at night, and that he would do studies to ensure that.

Liz Pritchett commented that the view of the addition from East State Street is important and should be evaluated. Mr. Finegold said that the view toward the east wing will be one wall at a time.

Ann Lawless asked how the architect will help people understand that the wall is not a ruin or fragment. Mr. Finegold said that it is not a deconstructed wall. The wall is a new interpretation of an old idea and becomes sculpture as it screens the room behind.

Paul Bruhn commented that he finds the wall, lights and glass media center troubling. He said that glass connectors are jarring, and the media center would be jarring as people

approach it from the east. Mr. Finegold said that he thinks it is intriguing to be able to look through the media center to the State House. Paul commented that the State House is the most important building in the state and plans to expand it must be very carefully and thoroughly considered. Mr. Finegold said that the wall is essential to his idea for the expansion. George Turner suggested that removal of the wall could lead to creation of outdoor space. Mr. Bruhn called for more horizontal fenestration in the wall and use of the wall as a real wall of the media center.

Glenn Andres complimented the design in plan, but said that we need to weigh gains and losses in evaluating the proposal. For instance, in gaining symmetry do we lose the ability to read the mass of the original State House? He noted that the Virginia State House lost its Roman temple form when wings were added. He noted that the pavilion quality of the Senate chamber is lost when the wall is added. He questioned whether the outside courtyard will be an awkward high, small space. He suggested that the wall could be a one-story end wall of the media room and the mass could step back from there. He advocated making the addition a backdrop, and suggested that tinted glass could be used to obscure lighting.

Ann Cousins said that the problem of reflectivity in glass has not been solved. She said that she has yet to see a glass addition that works, without overwhelming the original building.

Eric Gilbertson stressed the prominence of the eastern view of the State House. He noted a reaction against the "boomtown" quality of the freestanding wall. Nancy Boone commented that the eastern view from Court Street is not fully revealed until you reach the Pavilion Building.

George Turner commented that the modernist vocabulary of the design is very good, but that the wall is not necessary. He said that it is a modern building behind a historicist wall. He noted that the west wing was not well-loved when it was built.

Mr. Finegold said that he does not intend for the design to be a background piece of work. He views it as significant as the original. The wall is a screen wall to the contemporary space behind. He noted that timelessness is hard to design.

David Schutz said that while he is grappling with the need for the space, he questions whether the façade needs to be sacrificed. The only vantage point for observing the cruciform plan of the original building will be lost. Mr. Finegold said that it is his opinion that the view from the south is the most important one.

Glenn Andres lamented the loss of the profile of the building against the wooded backdrop. He said that the west addition was a mistake.

Paul Bruhn suggested that the architects prepare a model where you could move the blocks around to consider various options.

Martin Tierney questioned whether it is only certain users, from state government, who use the eastern approach. He said that it is the south view of the State House that is the symbol of the state. He said that he did not think that the wall should be asymmetrical by being lower.

Trisha Harper noted that the architects are preparing a scope of work and estimate to present to the Legislature around March 11. She said that the architect probably could not devote time to considering revisions based on today's meeting until after that presentation. Eric Gilbertson suggested that it would be helpful to see perspective sketches from the viewpoints that people are concerned about. He also questioned whether the space being created will be too small to work.

Paul Bruhn said that he would like to look at design alternatives as the planning progresses. Peter Mallary noted that the architect has made it clear that he does not want to develop an alternative without the wall, and that we should not expect him to produce one. Eric Gilbertson stressed the importance of making sure that the Legislature understands that the design is schematic at this point and not a final design. John Johnson suggested that the design could use a granite wall curving from the uphill side of the legislative offices to the Senate chamber wing.

Peter Mallary thanked Mr. Finegold and all who had participated in the discussion, and noted that the Council looks forward to further discussion in the spring.

The meeting adjourned at 4:30.

Respectfully submitted, Nancy Boone and Shari Duncan

Historic Preservation Grants Awarded

The Vermont Advisory Council on Historic Preservation awarded 18 grants totaling nearly \$200,000 to municipalities and non-profit organizations. In all 44 applications asking for over \$500,000 were considered by the Advisory Council.



Ascutney Union Church Weathersfield



American Precision Museum Yosemite Fire House Windsor



Chester

TOWN	COUNTY	PROJECT	Grant	Work
Middlebury	Addison	Middlebury United Methodist Church	\$15,000	slate roof partial
Salisbury	Addison	Shard Villa	\$15,000	exterior trim
Bennington	Bennington	Orchards, The	\$15,000	roof, gutters, eves
N. Bennington	Bennington	Park-McCullough House	\$14,000	port cochere columns
W aterford	Caledonia	Lower Waterford Congregational Church	\$13,100	Roof truss system
St. Johnsbury	Caledonia	Fairbanks Museum and Planetarium	\$1,200	windows
Lyndon Center	Caledonia	Lyndon Town House	\$5,825	foundation, exterior repair
Fairfax	Franklin	Baptist Building	\$10,000	pointing brick
Newport	Orleans	Goodrich Memorial Library	\$7,500	windows and hardscape
Rutland	Rutland	Fern Hill Cottage	\$11,000	wood shingle roof
Pittsford	Rutland	Pittsford Congregational Church	\$15,000	slate roof
N. Clarendon	Rutland	Clarendon Congregational Church	\$15,000	steeple
Rutland	Rutland	St. Paul's Universalist Parish	\$15,000	perimiter drain
Waterbury Cente	er Washington	Waterbury Center Community Church	\$8,375	pointing brick and widows
W illiam sville	Windham	William sville Hall	\$2,500	concrete steps and walk
Windsor	Windsor	American Precision Museum	\$15,000	slate roof, support beams
Weathersfield	Windsor	Ascutney Union Church	\$15,000	windows
Chester	Windsor	Yosemite Firehouse	\$4,500	slate roof and flashing

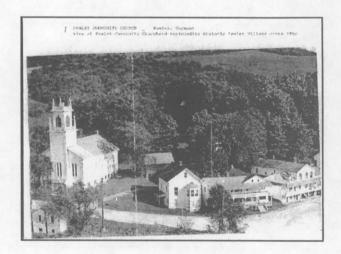
2002 HISTORIC PRESERVATION GRANT PROJECTS

ONE IMAGE FOR EACH PROJECT.

St. John's Church Poultney HP02-01



Pawlet Community
Church
HP02-02



Fair Haven Municipal Building HP02-03



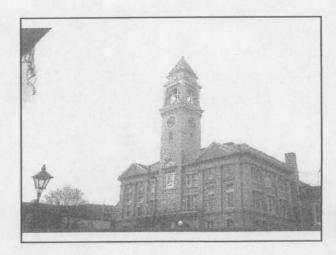
Baptist Building Fairfax HP02-04



Old Mill Weston HP02-05



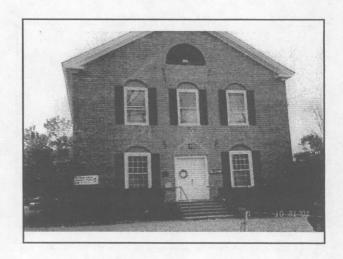
Montpelier City Hall HP02-06



Poultney Masonic
Temple
(Old Stone Church)
HP02-07



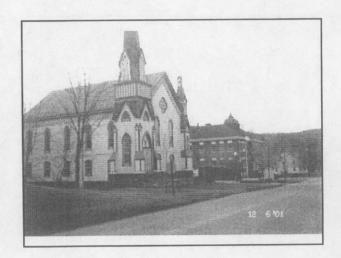
Waterbury Center Community Church HP02-08



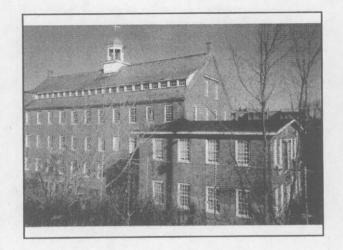
East Warren Schoolhouse HP02-09



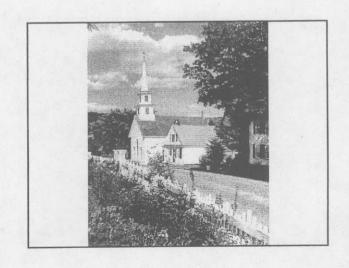
Richmond Free Library HP02-10



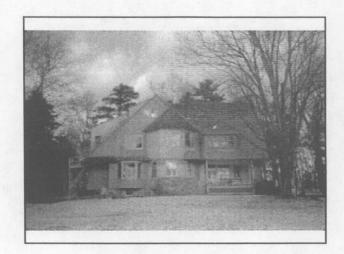
American Precision
Museum
Windsor
HP02-11



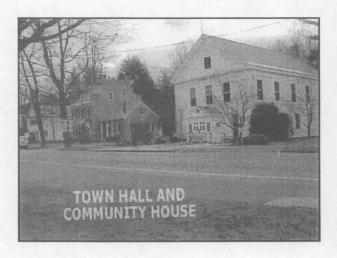
Lower Waterford Congregational Church HP02-12



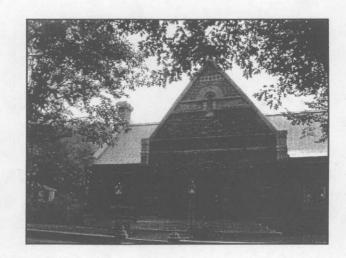
Fern Hill Cottage Rutland HP02-13



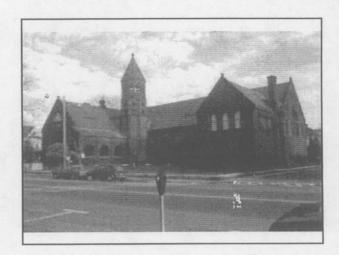
Arlington Town Hall HP02-14



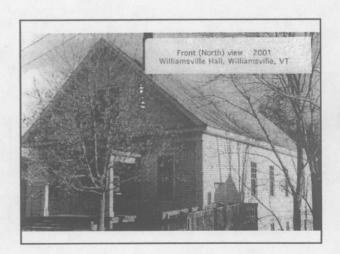
Norman Williams Library Woodstock HP02-15



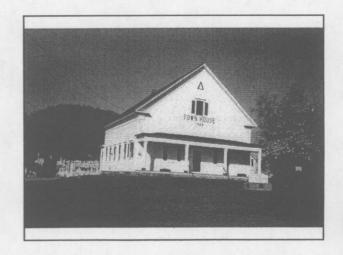
Fairbanks Museum St. Johnsbury HP02-16



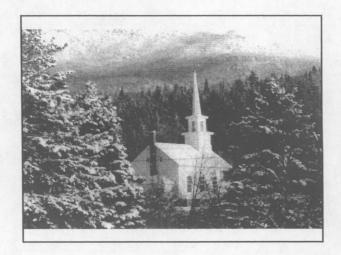
Williamsville Hall HP02-17



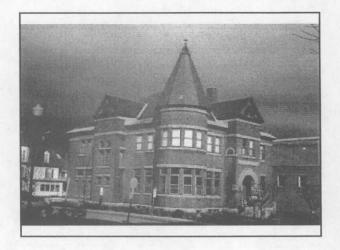
Lyndon Town House HP02-18



East Burke Congregational Church HP02-19



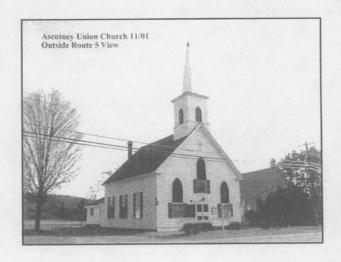
Goodrich Memorial Library Newport HP02-20



Pittsford Congregational Church HP02-21



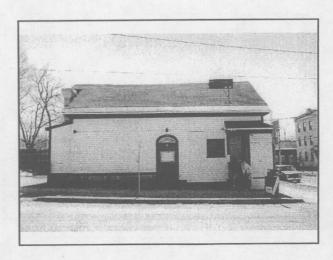
Ascutney Union Church HP02-22



Vergennes Opera House HP02-23



Captain White House Burlington HP02-25



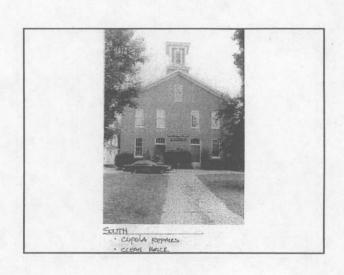
Clarendon Congregational Church HP02-25



The Orchards
Southern Vermont
College
Bennington
HP02-25



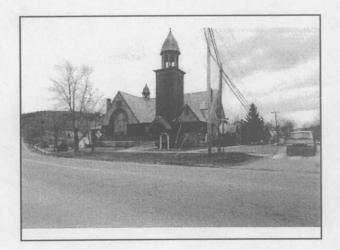
Academy Building Chester HP02-27



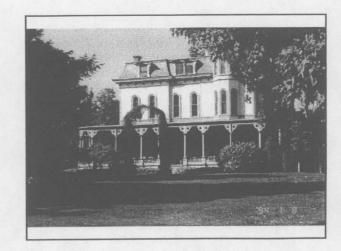
Yosemite Fire House Chester HP02-28



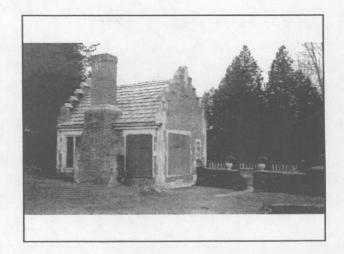
Middlebury United Methodist Church HP02-29



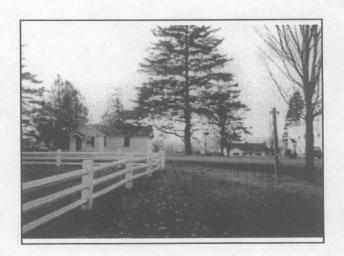
Park-McCullough
House
Bennington
HP02-30



Garden House at Goddard College Plainfield HP02-31



Babcock House Craftsbury Common HP02-32



Orange Southwest Supervisory Union Randolph HP02-33



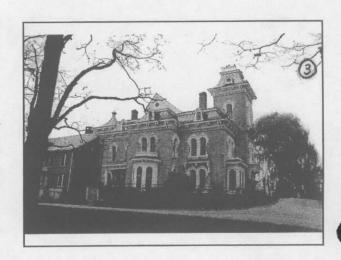
Riverside School
Main Building
Lyndon
HP02-34



Third Congregational
Church
East St. Johnsbury
HP02-35



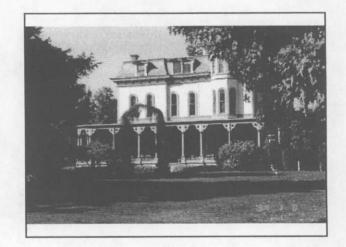
Shard Villa Salisbury HP02-36



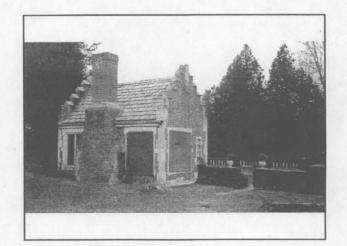
North Hero Community Hall HP02-37



Park-McCullough
House
Bennington
HP02-30



Garden House at Goddard College Plainfield HP02-31



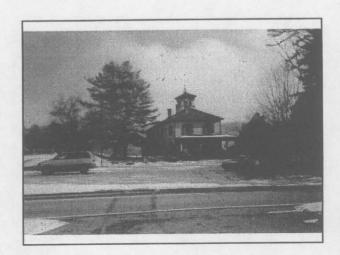
Babcock House Craftsbury Common HP02-32



Orange Southwest Supervisory Union Randolph HP02-33



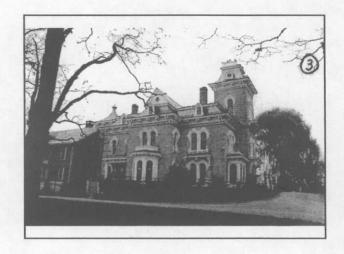
Riverside School
Main Building
Lyndon
HP02-34



Third Congregational Church East St. Johnsbury HP02-35



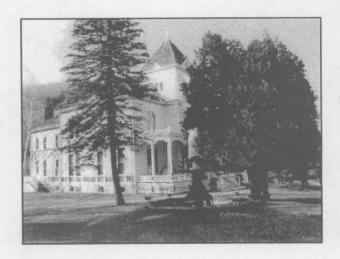
Shard Villa Salisbury HP02-36



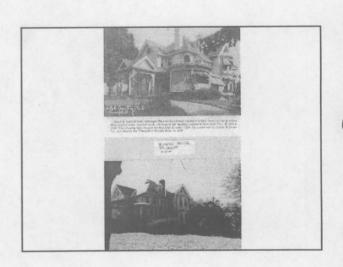
North Hero Community Hall HP02-37



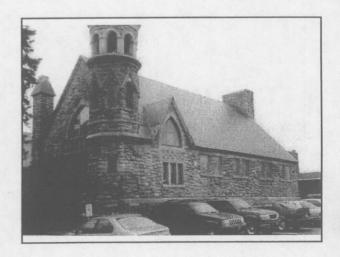
Laurel Hall Shrewbury HP02-38



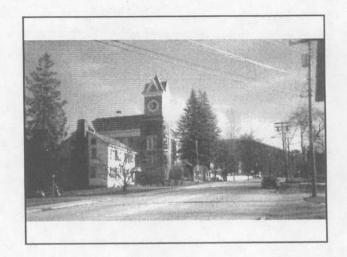
Kimball House Randolph HP02-39



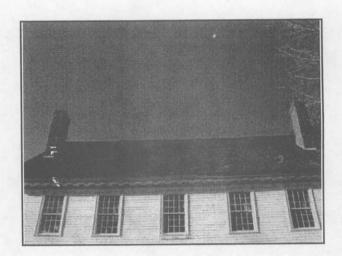
St. Paul's Universalist
Parish
Rutland
HP02-40



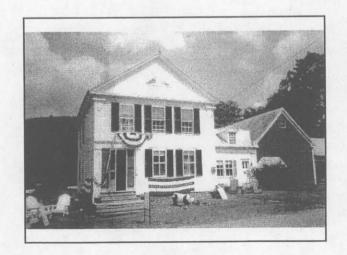
Wallingford Town Hall HP02-41



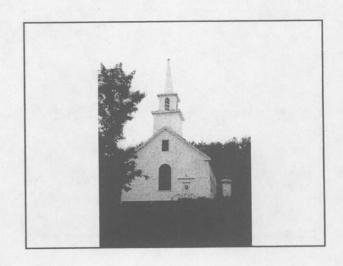
Dana House Woodstock HP02-42



Gloria Danforth Memorial Building Wardsboro HP02-43



Sutton Freewill Baptist Church Sutton HP02-44





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NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, February 21, 2002 at 9:30 a.m. at the Norman Williams Public Library in Woodstock, Vermont.

I.	Schedule/confirm future meeting dates	9:30
П.	Minutes April, May, July, August, September, October, December 2001 January 2002	9:45
III.	22 VSA 14 Review A. Gas Company of Vermont Bldg., Barre B. Camp Johnson, Colchester	10:15 10:30
IV.	Old Business A. Analysis of Archeology Predictive Model	10:45
V.	Archeology Report	11:30
VI.	SHPO Report	11:45
	Lunch	
VII.	National Register Final Review A. Jones Brothers Granite Shed, Barre	12:30
VIII.	State Register Review and Designation A. Converse Hall, UVM, Burlington	12:45
IV.	New Business A. Capital Construction Bill B. AOT Programmatic Agreement Annual Report	1:00 1:30



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MINUTES

February 21, 2002

Members Present: Peter Mallary, Chair

George Turner, Architect

Beth Boepple, Citizen Member

David Donath, Historian Jim Petersen, Archeologist

Members Absent: Glenn Andres, Architectural Historian

Ann Lawless, Citizen Member

Staff Present: Emily Wadhams, SHPO

Nancy Boone, State Architectural Historian

Giovanna Peebles, State Archeologist Shari Duncan, Administrative Assistant

Judy Ehrlich, Environmental Review Coordinator

Scott Dillon, Survey Archeologist

Visitors: Paula Sagerman, Preservation Consultant

Lt. Col. Raymond Bouchard, Vermont Army National Guard Richard Spiese, Department of Environmental Conservation

The meeting was called to order by the chair at 9:40 at the Norman Williams Public Library in Woodstock.

I. Meeting Dates

The meeting scheduled for March 14 will be held at the National Life Building in Montpelier. The Council will discuss Barn Grant applications and hold their Annual Meeting and election of officers. The April meeting will be on Tuesday the 30th, in Montpelier. The May meeting will be on Thursday the 23rd, in Newport. The June meeting will be on Wednesday the 12th, in Bennington.

II. Minutes

The Council had been sent draft minutes of the meetings of April, May, July, August, October, and December of 2001. The Council noted that the December 17 minutes should better reflect the content of the letter regarding the State House. Members will e-mail additional comments to Shari by March 1, and Nancy will integrate them into the final version of the minutes. Beth Boepple suggested putting the location of the meeting into the minutes, and Emily Wadhams added that page numbers should also be included.

Pending inclusion of any additional Council editing comments, Dave Donath moved approval of the April, May, July, August, October and December minutes. Jim Peterson seconded. Passed unanimously

DHP will ask Doug Frink to submit a written report at the May meeting for his proposed Predictive Model. Jim noted that Doug's model supplements the DHP's model. Giovanna Peebles will meet with Scott & Jim about Doug's visit.

III. 22 VSA 14 Review

A. Gas Company of Vermont Building, Barre - Richard Spiese of the Vermont Department of Environmental Conservation joined the meeting. Judy Ehrlich summarized the project and distributed an additional handout. The building is in severe deteriorated condition and DEC wants to demolish it. Judy noted that it appears eligible for the State Register under criteria A&C. The demolition would be an adverse effect. Judy recommends photo documentation. Mr. Spiese asked where the photo documentation would go? Nancy Boone advised that it would go to a local repository and to DHP. Emily added that the DHP can provide names of consultants to do the photographic documentation and write a summary of the building's history. George Turner made a motion that the building is eligible for the SR under A&C. Beth seconded the motion. The vote was unanimous.

Dave moved that it is an adverse effect and can be mitigated through documentation according to "Photographic Documentation Standards for Historic Structures." Beth seconded. The vote was unanimous.

B. Camp Johnson, Colchester - Lt. Col. Raymond Bouchard and Paula Sagerman joined the meeting. In September, Judy and Eric Gilbertson visited Camp Johnson. The camp has both federal and state properties. This project involves only State property - trying to make the camp look better through phases. Ms. Sagerman completed a report that assessed the eligibility of all resources at the Camp and the Division had previously concurred with her findings. The project involves removal of four resources - three small sheds that are not eligible for the State Register and a group of concrete tent platforms which are historically significant, but are very deteriorated. The Division believes that their removal is appropriate. As mitigation, Judy recommended photo documentation and development of a historic preservation plan for Camp Johnson, based on Paula's assessments. The Army has completed a draft of a very general Cultural Resources Management Plan for Fort Ethan Allen and Camp Johnson. Emily asked if there is a PA in the works for the Army. Nancy noted that the Army is preparing alternative procedures for Section 106. Judy said that Federal 106 is not involved in this project. She said that the existing draft Cultural Resource Management Plan needs more detail to be an effective planning tool. Lt. Col. Bouchard noted that this project has minimal impacts and he thinks that documentation is appropriate. He asked about the process for approving a CRM, and Nancy advised it would go through the state Advisory Council if it were part of mitigation. Jim noted

that there are significant archeological sites at Camp Johnson, and advised that this project will not impact those resources. Lt. Col. Bouchard said that archeological assessments have been incorporated in the draft CRM plan.

Nancy asked if the demolition is adverse. George so moved. Jim seconded. The vote was unanimous.

George moved that the adverse effect be mitigated through photo documentation according to "Photographic Documentation Standards for Historic Structures" and development of an historic preservation plan or Cultural Resources Management plan.

Beth seconded. Unanimously approved.

IV. Old Business

A. Analysis of Archeology Predictive Model - Scott Dillon passed out an analysis of the Predictive Model (attached to record copy of minutes). He explained that the new model scores higher than the old one since some landforms are scored higher, but that it hasn't added more sites to look at. Scott noted that in a compilation of statistics on Act 250 archeology reviews: 460 projects were reviewed; 68 projects met the predictive model threshold and required Scott's field inspection; 55 of these were signed off with only 28 projects needing additional work. Scott reminded the Council about the Division's process.

Dave asked if a site meets the threshold, is it visited? Scott responded, "generally yes." Jim noted that the implication is that Scott saved the developers tons of money. Dave asked is this a courtesy? Emily said, the burden of proof is on the Division, and we do initial visits to say that it is highly likely that sites exist there so that the district commission can require more research where warranted. Scott suggested that the Predictive Model shifts the burden of production of evidence back to the applicant. Jim noted that the field visits are helpful to the applicant as well. George said that he was surprised by the end result. He stated that if we are hoping to collect data through this process, it doesn't seem like we're getting a lot of information. Discussion ensued. Beth said that the numbers show that the Predictive Model is accurate in predicting sites. Jim said he is always wondering if enough is being done.

Dave noted that the most powerful information in the analysis handout is on the last page and suggested that it should be right up front for folks to see. Jim said that the most important finding is that only 6% of ACT 250 projects needed archeological investigation beyond the DHP site visit. Emily said that her intention in doing a new predictive model was initially for clarity, but also to lower the number of projects requiring further work. Gio said staff talked about focusing on the most important of the 68 sites Scott had to visit. Jim asked, do you worry about individual resources, or do you go to the most important areas? He noted the importance of discovering and protecting individual sites in lands that are being developed before those sites are lost. Emily said that Scott will reformat the handout so it's easier to read.

Emily described her testimony regarding H.555 which would make archeology optional for Act 250 applicants. Emily met with Representatives Colvin and Mazer to discuss how Vermont conducts archeological investigations compared to New York Massachusetts, New Hampshire, and Maine. Emily said that the perception is that archeology is too expensive and repetitive, and nobody cares because the artifacts go back to the owner. Some view regulatory archeology as a lottery – a few developers have large costs, and others have none. They would

like to spread the costs. Emily said that she has administrative support now to explore the idea of a system that would spread the costs. Developers seem to support this too. Emily noted that Marcy Harding, Chair of the Environmental Board, has expressed concern about any idea to add to the Act 250 fee to support archeological investigations.

Molly Lambert went and spoke to the new Developers Council. They are suspicious of archeologists and consultants in the state and wanted to know who monitors them. The group asked if a sub group could work with Emily on the archeology issues. The group thanked her for not hitting them over the head trying to convince them about the significance of archeology. Emily responded to the perception issue by saying that we need to show that we're making efforts to improve the situation. Moving predictive model score up helps. Developers support a fee, but disagree on how to set it up — whether they pay for Phase I and II (identification and evaluation) or Phase III (mitigation of adverse effect through data recovery). Beth noted that developers pay for mitigation in other areas — traffic and land — all the time. Jim said there's a line where you have to decide to stand your ground.

Emily said that she's meeting with Marcy Harding, Molly Lambert, Greg Brown, Gio, Judy, and Scott to prepare a memo to the Governor, in the next week or two, to try to get Administrative support to create a fund to pay for archeology. One suggestion is % of construction materials. Emily asked that if anyone has concrete ideas to let her know. She said that she will copy her letter to the Council. The Council expressed a desire to write a letter of support. Jim will draft it and circulate it by e-mail to the members. George suggested that the letter include the idea that the archeology fund be a private fund or annuity, rather than a state fund.

Gio asked if the Council thought that there should be a difference in the archeological process between Act 250 and 106. Jim responded that Act 250 projects rarely go to Phase III. When they do, the area of investigation is usually minimized. Section 106 projects have resulted in more significant data. Some sites are being avoided, but Phase III is still important to gain significant information Jim said, for instance, if Okemo doesn't develop the site where a prehistoric village has been identified, he would like to do further investigation outside of the regulatory arena, e.g. through a UVM-sponsored field school. Gio stated that by law, artifacts recovered during archeological investigations belong to the landowner. She suggested that maybe part of the fund could support curation. Emily said it would be nice to have a place for the artifacts, but need the money to go with it. Gio suggested that some of the fund go into public education. George asked about the facility that New Hampshire is developing and whether there is enough room for Vermont's artifacts. Gio noted that she wouldn't want the collections to go to dead storage.

VI. SHPO Report

Monument Road Working Group - Emily reported on the work of the group and noted that Greg Brown is going to work with the Legislature to try to win approval for a fund to address human reburials in the area. George asked if the fund is the same as the broader archeology fund. Emily said no, it's a separate fund. Gio noted that the last three times that human remains were found in Highgate they were found at non-regulated development projects.

<u>Upper Story Task Force</u> - The Task Force worked through Summer and Fall and prepared a report for the legislature. Greg Brown testified on it in January. A committee bill containing many of the recommendations in the report is being written. The tax incentives

recommendations may be pared down in the bill. There will be an overall annual cap to the total tax incentives available. The Division is asking for a condition on the proposal to raise the Act 250 jurisdictional threshold for housing projects in designated downtowns. The Division would like projects that involve demolition of historic buildings to not have access to the higher threshold, but that provision had not made it into the bill. It may be hard to add.

<u>Cell Towers</u> - Nancy, Judy, and Emily are working on a national task force to develop a Programmatic Agreement for cell towers. They are also involved in state cell tower policy. George asked if Emily is providing language to municipalities to adopt as part of zoning regulations, and suggested that maybe if not, the division could help towns. Nancy said there is talk of moving cell towers out of Act 250 review and putting the issue into Public Service Board jurisdiction.

<u>Springfield, Northeast Kingdom</u> - The Governor has put together a group to go to those communities for a day to work with them, and Emily has been asked to join.

<u>Staff Retreat</u> - Emily noted that the Division is planning a staff retreat to evaluate where we are, where we are going, and to address perception problems. The Council asked to be sent a list of items from the staff retreat. Ken Horseman has been asked to help on improving public perception of the Division.

<u>Promotion</u> - Emily asked Peter Clavelle what his perception is of Historic Preservation. He thinks the Division has to toot its own horn more. Tomorrow morning, Emily is doing a press conference with Peter Clavelle about the North Street Historic District National Register designation. Nancy noted that after the Cultural Facilities grant selection, the Cultural Facilities coalition had a press conference. She talked with Eric about the Division doing it for the Barn or Preservation grants. Emily said we could still have a press conference for our grant awards. Dave suggested rather than having it in Montpelier, it could possibly be done in Bennington or Newport.

Survey - Emily noted that Survey is still a top priority for her.

<u>Alburg</u> - Emily and Greg met with April Rushlow, property owners, and the Blairs who had applied for a local burial removal permit. The Division tried to get a federal agency to take the remains for re-burial, but they said no. The Division is still looking for a place. The Blairs decided to not work on that part of the quarry and leave the remains there. The State suggested that they pay for someone to go and investigate further for more remains but the Blairs declined. Emily explained H600 and said that the bill is very broad and controversial. She strongly advised the Council to steer away from this issue and Peter agreed. Further discussion ensued.

V. Archeology Report - as presented by Jim Petersen

Over the past few months there has been a continued series of archeology issues to address here in Vermont. First of all, the Division for Historic Preservation has reconvened its prioritization task force and several of us met in January and February to develop a scoring system for historic archeological sites. We met first at UVM several times to refine broad research goals for historic archeology in Vermont and then more recently to begin to resolve an actual scoring system so that insignificant resources can be dropped from archeological evaluation within the review and compliance framework, including both Section 106 and Act

250 projects. We hope to see this system available in at least provisional form by March. We also need to continue work on prehistoric archeological prioritization in the future, but that may need to follow issuance of overall revised archeological guidelines by the Division in March.

Secondly, several issues in the Vermont State Legislature have emerged in the past month or so that directly or indirectly involve archeology. These include a House bill to effectively eliminate Act 250 archeology in Vermont, another bill concerned with Native American burials on Monument Road in Highgate (with implications for elsewhere), and several bills involving the Abenakis. There is not enough time to address all of these here, but I should note that I testified before the House Natural Resources Committee in January against the Act 250 archeology bill, along with Emily Wadhams and Scott Dillon. Hopefully, the bill will die a "natural death" in committee, but at least we could use the opportunity to help educate some legislators about the process and merits of archeology and archeological discoveries in Vermont.

VII. National Register – Final Review

A. Jones Brothers - The Council had been sent copies of the nomination prior to the meeting. Nancy gave a summary of the complex's history. The Granite Museum is rehabilitating the property and wants two buildings to be listed. The nomination was prepared by a UVM Student & Liz Pritchett. The Division recommends listing under Criterion A, for its association with the granite industry, and Criterion C, for development of the overhead boom & crane. Jim asked if there was archeological work done at the site. Nancy made reference to Sheila Charles' work.. Dave moved under A&C. Jim seconded. The vote was unanimous.

VIII. State Register

<u>Converse Hall, Burlington</u> - Designation of this building was a condition of the ACT 250 permit for the Fletcher Allen hospital project. The Burlington CLG sent a letter supporting designation. Beth moved that it be designated. George Seconded. All were in favor.

IX. New Business

A. Capital Construction Bill - Nancy explained that in the past, she has charted out the projects in the Capital Bill that should be coming to the Council for comment, but they have not. Rather than do the same thing this year, she suggests being pro-active for next year.

Emily noted that the idea is to go to Tom Torti after the session. There are two issues:

- 1. How to comply with State law, and how does the Advisory Council respond?
- 2. The Special Projects section of the bill should contain language that projects have to go before the Council.

Jim said he'd be happy to join Emily and Greg when they meet with Tom. Emily explained that the issue is funding for projects that could involve historic buildings. Jim noted that we see a small number of state projects. Nancy added, only when they are adverse. Nancy said that the law requires that state agencies submit their Capital Improvement plans to the Advisory Council. The Division is trying to improve its relationship to BGS and its project managers. The Division's proposed Rule 7 on State Undertakings will eventually address the issue, but its consideration was postponed last year. Emily said she wants the Council to have a better chance of responding to Capital Construction projects. Jim noted that projects must be in draft. Peter said, yes, but they are not public knowledge. Jim suggested that language should be put

in with each award that DHP needs to be notified. Emily said she hasn't had a good opportunity to look at the bill. She would like the Council to look at it and comment on what projects the Division and Advisory Council should be involved in. George asked if Emily wanted the Council to read it and comment? Emily said, skim it and see what it entails. She pointed out on page 13 – Grant \$; the cultural resource grants administered through Arts Council; page 32, Section 17 about moving funds; and page 35 – unmarked burials.

B. AOT P.A. - The AOT Programmatic Agreement went into effect beginning February 15th. DHP, AOT, and FHWA met at the sixth month point to review how it was working. The annual report has now been submitted. It is required by the end of January. In general, the Division is comfortable with how AOT is managing their role. DHP is meeting with appropriate AOT and Federal Highways staff next week to review the annual report. Appendix B has the state regulatory review conditions. AOT has requested an amendment to this section that would eliminate the requirement to bring adverse effects for state-funded projects to the Advisory Council.

Jim thanked Nancy for the summary of monthly archeology meetings, and said that it had given him confidence that thoughtful decisions were being made at AOT. He noted a concern on page 12 for more staff. The Council recommended that AOT get more staff because it is too much for 1 or 2 or 3 people to monitor all these projects. Peter asked how the Council should respond to D. on Page 6 concerning the requirement to consult the Council. Emily said she doesn't want to overwhelm the process with reporting procedures. Emily said we wanted to closely monitor this first year. She thinks it's working very well. Division staff isn't receiving the calls we have in the past. AOT has to take responsibility and not blame the Division. Jim said AOT appears to be making decisions consistent with how the Division would have made them. There is no more good cop/bad cop. Jim said to have confidence in the staff. George asked if the Advisory Council still has to be involved in oversight. Jim explained that it is a fail safe. George noted that while not wanting to actively intervene, the Council does not want to give up their rights. Jim said we should continue to get report. Peter said they basically want to eliminate input from the Advisory Council. Nancy said that AOT is making the suggestion in the spirit of assuming total independence. Dave noted that in a climate where budgets are tight, there is a potential for erosion of diligence. He wouldn't want to give up the small amount of say that the Council has held onto. Jim said one of the failings of AOT is that they didn't get RFP's to archeological consultants and eventually lost money to fund many projects. Jim noted that Phase III archeological investigations cannot be done until after negotiations with landowner. Jim said AOT should negotiate with landowners for site work. He suggested that AOT might purchase the land so artifacts would be owned by the State. It would require earlier involvement of Right-of Way staff at AOT. Emily said she would follow up with the Secretary of AOT to convey the Council's concerns.

The meeting was adjourned at 2:20 p.m.



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, March 14, at 9:30 a.m., 5th Floor Conference Room, North Building, National Life, Montpelier, Vermont.

AGENDA

I.	Schedule/confirm meeting dates	9:30
II.	Minutes A. January 24, 2002 Meeting	9:35
III.	Annual Meeting – Election of Officers	9:45
IV.	Barn Grants Review	10:00
	Working Lunch	
V.	SHPO Report	12:00
VI.	Archeology Report	12:15
III.	Barn Grants Continued	12:30



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

MINUTES

March 14, 2002

Members Present: Peter Mallary, Chair

Glenn Andres, Vice Chair George Turner, Architect Ann Lawless, Citizen Member Beth Boepple, Citizen Member David Donath, Historian

James Peterson, Archeologist

Staff Present: Emily Wadhams, SHPO

Eric Gilbertson, Deputy SHPO

Nancy Boone, State Architectural Historian

The meeting convened at 9:40 a.m. in the Transportation Conference Room, 5th Floor, National Life Building.

Peter Mallary announced that Ann Lawless will not be seeking reappointment to the Council. Her term ended on February 28, 2002, although members serve until the Governor reappoints or appoints a new person. Peter and The Council thanked Ann for her years of valuable service to The Council.

I. Schedule/Meeting Dates

Beth Boepple suggested that when the Advisory Council meets in Bennington County, the Council could go to Southern Vermont College and hold a press conference there about the grant that they received.

The May meeting will be in Brownington, at the Twilight House. The Advisory Council wants a tour of The Old Stone House, and ability to see tower site that they reviewed several meetings ago.

The July meeting will be on July 16. DHP staff will try to schedule it at the new Vermont History Center in Barre.

II. Minutes

A. January 24, 2002 Meeting

Jim Peterson moved. Glenn Andres seconded. One change noted- page 4, 2nd paragraph, change "interior of the media center" to "outside courtyard." Unanimous.

III. Annual Meeting

Peter called the Annual Meeting to order. Jim nominated Peter to continue as Chair. Beth seconded. Beth nominated Glenn as Vice Chair. George Turner seconded. Nominations closed. Vote was unanimous to reelect Peter as Chair and Glenn as Vice Chair.

IV. Barn Grants Review

Eric Gilbertson showed a map illustrating the geographic distribution of the applications. There were 60 applications from 13 counties. He said that he thinks the choices will be difficult because there are so many good and similar applications. Council members received a book of summaries of the grant applications prior to the meeting.

Peter noted that one of his employees has applied for a grant. He thought that he should perhaps recuse himself to eliminate any question of conflict of interest. Beth noted a potential conflict with East of Equinox Farm. The owner is a divorce client of one of her partners. Division of assets is part of the case. The presentation of evidence is over and the case is awaiting the judge's order. David Donath asked if a grant award would benefit the firm or the client. Beth replied not to her firm, but yes to her client. Emily Wadhams asked if the Council thought they would be influenced. They said no. A grant will have no influence on the divorce because the evidence is over, and the final court order is forthcoming. Beth pointed out that an interest has to be "significant" according to the Executive Code of Ethics. The Council concluded that neither situation calls for a recusal under the Code of Ethics, and the members will not need to recuse themselves, and they will participate in the grant reviews for the two projects.

Eric reviewed the Selection Criteria. David questioned how to score "hopeless" situations where the barn is so far gone that it would score high on need, but perhaps not be best for a grant choice, given the limited funds available. Eric responded that the Council could consider Criterion 4, "Ensured Completion and Sustained Benefit through the Capabilities of the Owner."

David complimented the recent Vermont Public Television show on barns. Emily suggested that DHP give copies of the videotapes to the Congressional delegation.

Eric briefly described the multi-state Barn Meeting that was held last week in Windsor. One expected joint project will be a manual for contractors on how to repair barns.

Glenn asked whether a barn in commercial use could use the Rehabilitation Investment Tax Credit (RITC). Eric explained how the RITC could apply. Eric noted that no advantage may be given to working farms in this grant program, per the authorizing legislation.

The financial need and geographical distribution points will be added as a consensus point, to the total scores, as appropriate.

The Council reviewed each individual project, with visual images, on PowerPoint. Eric showed each project that had received a "Low Staff Score" in the preliminary staff review of the grants, as listed on the Score Sheet (attached). The Council concurred that they should not be reviewed further, with one exception, 16, which was reviewed and scored by the Council.

Notes on some applications follow below.

Application #9 – Council confirmed that it does not appear eligible for the National Register, due to lack of integrity.

Application #16 – The Council decided to review and score the barn.

Application #17 – Eric noted that since the books were sent to The Council, The Select Board Chair had called to voice support for the application. He said it is one of the largest barns remaining in Roxbury.

Application #36 - A grant could not pay for demolition costs. Really needs an assessment.

Application #41 – Eliminate west wall foundation and frame and reduce request to \$2000, just for the roof.

Application #45 – Limit project cost to \$7,000 for first 2 items – roof and structural repairs. Grant request is therefore \$3,500.

Application #46 – Advise applicant to apply for roof, not siding.

Application #50 – Repair roof only. Total project cost - \$5,000.

Application #59 – Peter's cousin has a financial interest in the farm. The Council concluded that it is not a "significant" interest, and the cousin is not immediate family.

While Nancy tallied the grant scores, Emily gave the SHPO Report.

V. SHPO Report

Emily reported the following to the Council:

There hasn't been any activity on H. 555 in House Natural Resources since the initial hearing that Jim Petersen, Emily and Scott attended, other than additional discussion of the section on Act 250 and "materially assisting witnesses" which doesn't have anything to do with archeology. Gio is working on the comparison of Vermont's regulatory archeology to neighboring states, as requested by Reps Mazur and Colvin. Emily will be meeting with Kevin Dorn from the Homebuilders and a small group of developers to discuss the archeology fund concept.

New downtown legislation (H.208) is before House Commerce Committee and will go to Ways and Means next. As drafted it includes the majority of the recommendations of the Upper Stories Task Force on designated downtowns and village centers.

House Appropriations Committee asked all state agencies to present revised budgets with a 2% cut. The only place the Division can really cut is at the State-owned Sites, which could result in a need to close sites. This has been tried in the past, and there was a substantial ground swell of opposition to closing any sites.

The State Historic Preservation Conference will be held on May 10 in Rutland. The Division is putting together a session on HP 101 which will be the format of a mock town meeting to discuss a hypothetical burned out building in a fictious town.

George Turner noted that on page 3 of the minutes from November 2001 concerns about the tower in Brownington were brought up and he would like to follow up on the status of the project. Also, on page 7 of the December 14th minutes, he'd like to follow up on the section on Monument Road.

There ensued a discussion, initiated by George, about whether or not the AC should reconsider its decision to not take a formal position on the issue of Abenaki recognition.

VI. Archeology Report

Jim Petersen provided the following Archeology Report:

Over the past month or so, several things related to archeology in Vermont have taken precedence over other matters. The first of these things directly concerns the DHP and the ongoing discussion of archeological prioritization. Based on a meeting in February, including three DHP staff and several UVM archeologists, Giovanna Peebles has been hard at work on the methodology of implementing a prioritization for historic archeological sites. This is still under discussion and we will keep you informed about further progress on this front.

The second thing of some importance to Vermont archeology is the matter of proposed recognition of the Abenakis by the State of Vermont. The Abenakis have held several press conferences about this recently and they have invited me and other scholars to "weigh in" on this issue from the standpoint of archeology: simply stated, we can recognize the ancestors of the Abenakis in late prehistory, at the latest, by AD 1300-1400 or so. Historically the Abenakis were represented in Vermont during the mid-late 1600s, before any permanent European settlement of the state. Switching from archeology to a broader anthropological perspective, we can also see the continued presence of the Abenakis in Vermont, during the 1700s, 1800s, and 1900s, and up to the present. There is a press conference scheduled for this afternoon, March 14, where various archeologists, anthropologists, historians, and others will try to correct recent misinformation presented by the Attorney General's Office. I will try to keep you informed about future developments in this regard.

Finally, I drafted a letter several weeks ago from Peter Mallary to the Governor concerning the possibility of an ACT 250 fee structure. I sent this draft letter to various DHP staff and Peter Mallary, but I don't know the status of this letter. Obviously, we should finalize the letter and send it to the Governor.

(The DHP staff and Council Chair responded that they would review the letter and finalize it soon. Peter will meet in Montpelier with Emily and Nancy to go over it.)

IV. Barn Grants Review continued

Nancy reported on the highest ranking projects scored by the Council. (See attached list.) Eric noted that with some unspent funds from last year, there was around \$142,000 to award in grants. Taking scores through 109, the top 24 grants totaled \$142,474.

George moved that all of the top 24 ranking barns that were not already listed on the National Register appear eligible for the Register. Jim seconded. The vote was unanimous.

Ann moved that the top 24 ranking projects, as noted below, be awarded grants. George seconded. The vote was unanimous.

2002 Barn Grants						
TOWN	PROJECT	Award	Work			
Lincoln	Old Carl Clark Barn	\$8,750	Foundation, roof, frame			
Shoreham	Jacobs Ladder Farm Barn	\$10,000	Frame, roof, siding			
Manchester Ctr.	East of Equinox Farm Horse Barn	\$8,000	Roof			
Peru	Peru Cheese Factory	\$7,643	Interior repair from water damage			
Danville	Bacon Farm Barn	\$4,900	Foundation, sills			
Peacham	Darling Barn	\$3,500	Foundation, sills			
Barnet	Too Little Farm Barn	\$6,500	Foundation, siding, sills			
Richmond	Stensrud Farm Barn	\$6,500	Frame, foundation, roof			
Essex Jct.	Whitcomb Farm Barn	\$3,500	roof			
Montgomery	Longley Bridge Farm Barn	\$8,000	Roof and frame			
Franklin	Shadyvale Farm Barn	\$7,400	Frame, roof, windows, cupola			
Grand Isle	Stepping-Stone Farm Barn	\$8,150	Foundation, sills			
Morrisville	Russell Barn	\$3,900	Foundation			
E. Corinth	Jewell Farm Barn	\$2,000	Roof			
Randolph Ctr.	Kenyon Farm Barn	\$10,000	roof, cupola			
Strafford	Coburn Farm Barn	\$10,000	foundation, frame			
Craftsbury	Ledges Barn, The	\$5,000	Foundation			
Troy	Wilman Souther Farm Barn	\$4,225	Roof, foundation, frame repair			
Sudbury	Barberledge Farm Barn	\$5,896	frame and foundation.			
Grafton	Park Farm Chicken House	\$1,000	Structure, exterior			
Royalton	Carpenter Farm Barn	\$3,800	Silo, cable			
Royalton	Chap Barn	\$1,310	Siding, Windows			
Gaysville	Cobble House Barn	\$10,000	Roof and frame			
Taftsville	Barnes Gilbert Barn	\$2,500	Roof			

The Council again thanked Ann for all of her time and contributions to the Council, and noted that she will be sorely missed.

The meeting adjourned at 3:25 p.m.

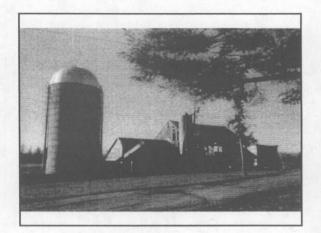
Respectfully submitted,

Nancy E. Boone

BARN GRANTS 2002 ONE-SLIDE

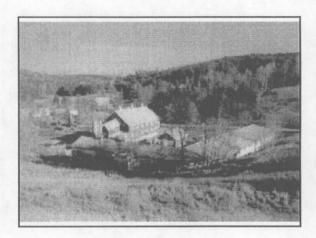
Lussier Farm Barn Benson BG02-01

Sills and beams
Drainage
Windows and siding
Paint Roof
Replace Concrete Floor



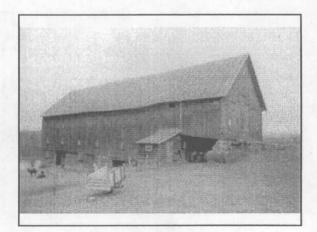
Fiske Farm Newbury BG02-2

Drainage Hi Drive Repair Foundation



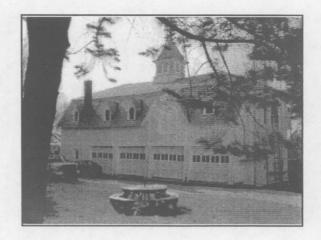
The Ledges Craftsbury BG02-03

Foundation and Drainage



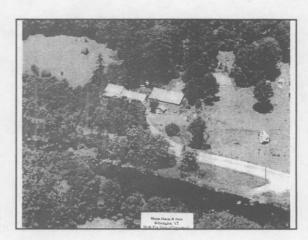
Allen Barn Fair Haven BG02-4

Site Drainage (In town carriage barn)



Morse Farm Wilmington BG02-5

Roof



Parker Farm Chicken House Grafton BG02-6

Windows, foundation, sills, siding and trim.



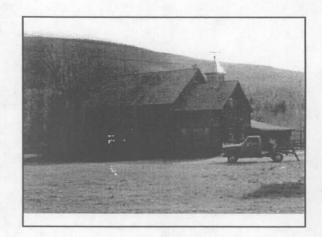
Hubbard House Barn Northfield BG02-7

roof, foundation and some painting



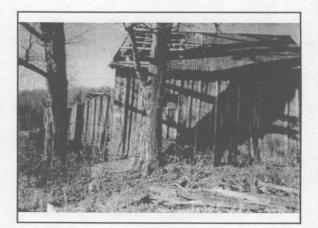
East of Equinox Farm Horse Barn BG02-8

roof (standing seam and slate cupola)

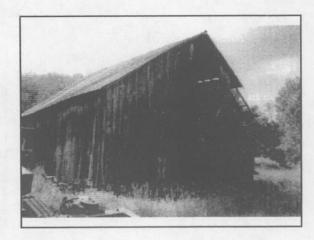


Meadow Brook Farm Sugarhouse Proctorsville BG02-9

Rebuild



Golden Meadow Farm Cow Barn Wallingford BG02-10

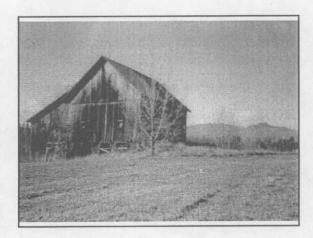


Quist Farm Barn Bennington BG02-11

Roof, flooring and ceiling

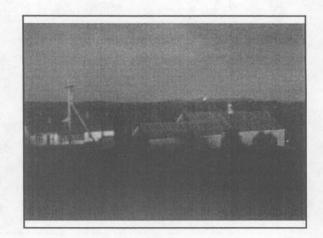


Wilman Souther Farm Barn
Troy
BG02-12
Roof, foundation, Frame,
exterior, windows, site work.



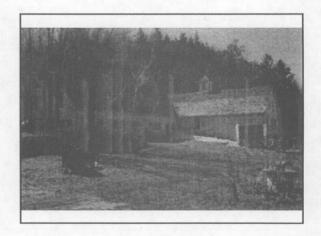
Bacon Farm Barn Danville BG02-13

Site drainage, sills and posts, foundation, boarding, windows, floor.



Martin Brown Farm Wilmington BG02-14

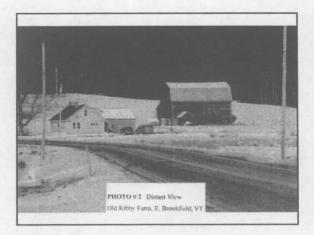
Roof and cupola



Darling Barn
Peacham
BG02-15
Foundation, sills and drainage



Old Kibby Farm Barn
Brookfield
BG02-16
Foundation, drainage and
structure



Smith Barn Roxbury BG02-17

Foundation, drainage, framing



Pingree Barn Plymouth BG02-18

Sills, floor, framing

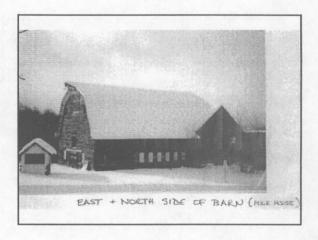


Schaffer Barn
Hardwick
BG02-19
Foundation, framing, floors



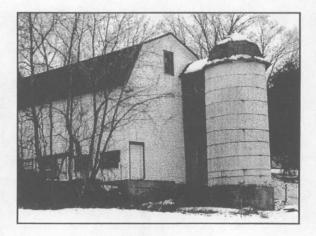
Russell Barn Morrisville BG02-20

Foundation, drainage



Carpenter Farm Barn Royalton BG02-21

Silo roof, silo repairs, cable



Chap Barn Royalton BG02-22

Siding, windows, doors, paint trim



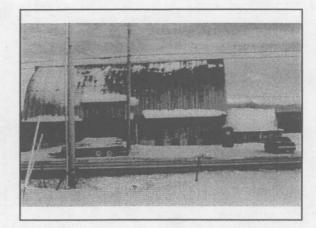
Stepping Stone Farm Grand Isle BG02-23

Bridge to main door, Sills and lower frame, foundation, rebuild windows



Old Lussier Farm Essex BG02-24

Roof, siding, windows, floor



McAllister Barn Highgate BG02-25

Roof, floor, doors



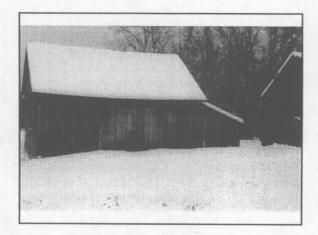
Cobble House Barn Gaysville BG02-26

Roof, roof deck, rafters, cupola



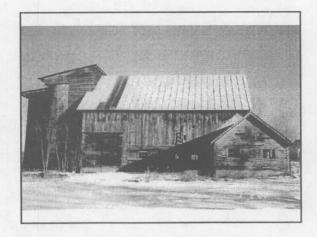
Old Carl Clark Barn Lincoln BG02-27

Roof, sill, posts, foundation

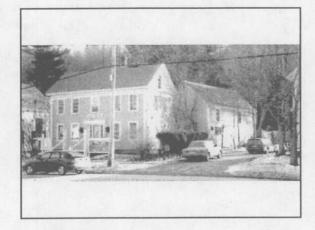


Havill Barn Quechee BG02-28

Foundation, frame, siding, windows, doors, silos, interior



Hefflon House Barn
Jamaica
BG02-29
Roof, frame, siding and new
construction

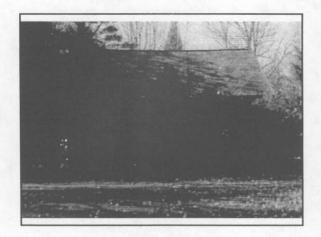


Too Little Farm Barn
Barnet
BF02-30
Foundation, sills, beams, roof, siding, windows doors.

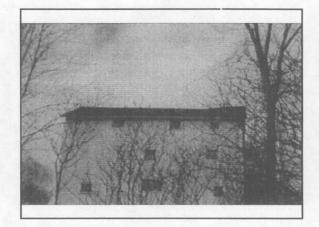


Kent Homestead Barn Dorset BG02-31

Foundation, siding, windows, doors, roof, flooring.



Peach Brook Inn Barn
Peacham
BG02-32
Roof, foundation, paint, one beam



Peru Cheese Factory
Peru
BG02-33
Garage roof, sill, windows, site
drainage, interior water damage



Edelweiss Farm Barn Milton BG02-34

Foundation, frame stabilization



Maplement Farm Barnet BG02-35 Roof



Earthwings Farm Barn
Orange
BG02-35
Roof, Frame, and demolish the cow barn.



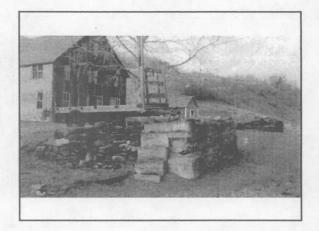
Braley Farm Barn Westminster BG02-37

Frame, rafters, foundation



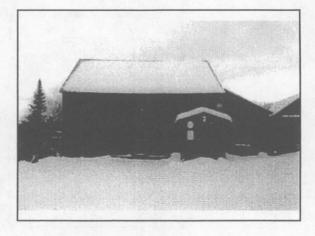
Holden/Patterson Barn Brookfield BF02-38

Foundation, frame and roof



Wantastiquet Trout Club Barn Weston BG02-39

Foundation, frame, windows, exterior.



Chapman Place Barn Waitsfield BG02-40

Roof, foundation, frame, siding, windows and door.



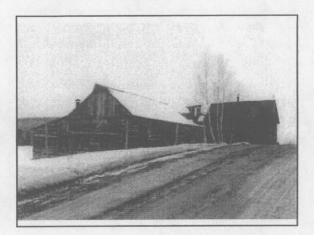
Jewel Farm Barn East Corinth BG02-41

Sills, foundation, frame, roof



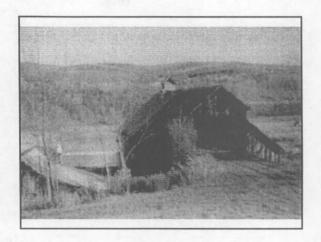
Stensrud Farm Barn Richmond BG02-42

Frame, foundation, paint roof, siding.



Kenyon Farm Barn Randolph Ctr. BG02-43

Roof, cupola, siding



Longley Bridge Farm
Heifer Barn
Montgomery
BG02-44
Roof, frame, windows, siding



Whitcomb Farm Barn Essex Jct. BG02-45

Roof, ceiling structure, foundation, doors



Coburn Farm Barn Strafford BF02-46

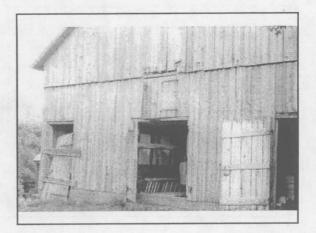
Sills, framing, drainage



Holloway Barn Vernon BG02-47 siding



Hauser Barn Pawlet BG02-48 Roof, frame, floor



Carlson Farm Barn Newbury BG02-49

roof and framing

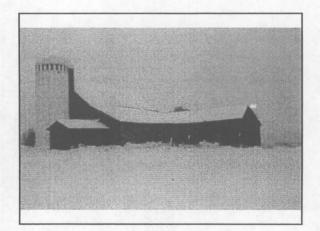


Barnes Gilbert Barn BG02-50 roof and clapboard

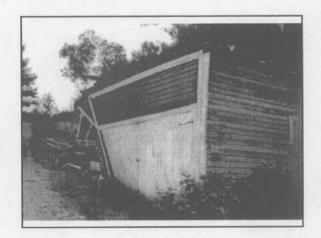


Cottage Hill Farm Barn Florence BG02-51

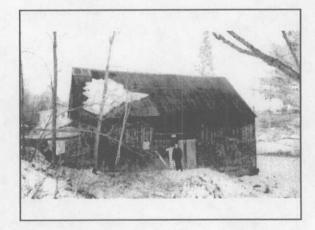
foundation, frame, roof and siding



Lee Farm Machine Shed Waterford BG02-52 repair and reconstruction



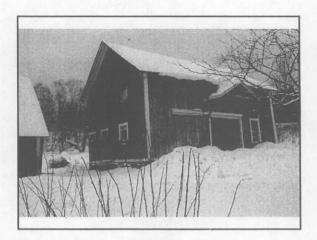
Frank/Israelson Barn
Post Mills (Thetford)
BG02-53
site, foundation, frame and roof.



Shadyvale Farm Barn
Franklin
BG02-54
Site, structure, windows, doors,
paint—including coupola

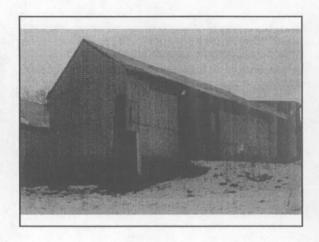


Kent Farmstead Barn Calais BG02-55 Install tie rods, sills

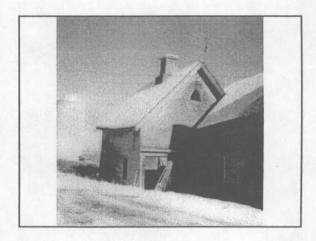


Jacob's Ladder Farm Barn Shoreham BG02-57

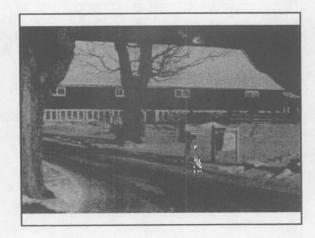
Emergency stabilization, frame, roof, sills, doors and floor.



Pretty Tree Lane Farm Barn
Braintree
BG02-58
roof, exterior, windows, doors,
foundation, cupola, woodshed



Howvale Farm Barn Tunbridge BG02-59 exterior, drainage, paint.



Barberledge Farm Barn Sudbury BG02-60

frame





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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, April 30, 2002 from 10:00 a.m. to 4:00 p.m. in the Agency of Commerce and Community Development Conference Room A/B, 6th Floor, National Life Building, Montpelier, Vermont.

AGENDA

I.	Schedule/confirm meeting dates	10:00
II.	Minutes A. March 14, 2002	10:10
III.	State Register Review and Designation A. Edgecomb Barn, Warren	10:15
IV.	 National Register Final Review A. King Block, Barton B. 501-507 South Street, Bennington C. West Brattleboro Green Historic District, Brattleboro D. West Fairlee Center Church, Fairlee 	10:45
V.	Certified Local Government Grants Selection	11:30
VI.	Archeology Report Working Lunch	12:00
VII.	Old Business A. Council Letter Re: Archeological Fees B. State House Expansion	1:00 2:00



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

MINUTES

April 30, 2002

Members Present: Peter Mallary, Chair, Citizen Member

Glenn Andres, Vice Chair, Architectural Historian

David Donath, Historian George Turner, Architect

Members Absent: Elizabeth Boepple, Citizen Member

James Petersen, Archeologist

One Position Vacant

Staff Present: Nancy Boone, State Architectural Historian

Shari Duncan, Administrative Assistant

Sue Jamele, National & State Register Specialist (10:15-11:30)

Chris Cochran, Tax Credit Specialist (11:30-11:50)

Others Present: John Johnson, Consultant

Moe Finegold, Architect, Finegold Alexander & Associates (2:00)

Tricia Harper, State Architect (2:00)

David Schutz, Curator, State Buildings (2:00) Paul Bruhn, Preservation Trust of Vermont (2:00) Ann Cousins, Preservation Trust of Vermont (2:00) Martin Tierney, Capitol Complex Commission (2:00)

The meeting commenced at 10:10 a.m.

I. Schedule/Confirm Meeting Dates

Meetings were confirmed for May 23rd in Brownington, Vermont. The June 10th meeting was changed to June 12th. The July 16th meeting will be at the Vermont Historical Society

in Barre. The August meeting is tentatively scheduled for the 5th with a location to be decided at a later meeting.

II. Minutes

It was asked that the attendance be checked for previous AC Meetings. Peter Mallary was present, although tardy for the April 13, 2001 meeting and Glenn Andres was late for the October 29, 2001 meeting. It was requested, in the future, the minutes reflect late arrivals and early departures.

The May 14, 2001 meeting does not reflect the final action of the National Register nomination for the District #4 School in Craftsbury nor do the minutes mention the action suggested for the belfry. The minutes for the September 20, 2001 meeting are missing the motion for the National Register Final Review. Nancy Boone will confer with Sue Jamele about the nomination and what should be reflected in the minutes.

David Donath made the motion to accept the March 14, 2002 minutes, seconded by Glenn Andres. Passed unanimously. It was noted by George Turner that Emily Wadhams had mentioned possibly sending the Barn Program tapes to the Congressional Delegation. George also asked if there was follow-up to the Brownington situation. Nancy stated that the Division made comments based on the Advisory Council comments. George asked if the comments included the tree line issue. Glenn Andres asked the minutes to reflect the fact that the Council had recognized the tree line issue and it was discussed.

III. State Register Review and Designation

A. Edgecomb Barn, Warren – The Council received a copy of the nomination prior to the meeting for review. Sue Jamele gave an overview of the project. The owner requests State Register designation of the barn because of a local permit being pursed in order to operate a theater out of the barn. The barn is a 1936 kit barn. The house and barn date from circa 1936, being built soon after earlier structures were destroyed by fire. The house has a number of modern additions on the rear, the main block is intact and has distinctive 3/1 windows and bracketed door hood. The barn is a good example of a large; gambrel roofed hay and dairy barn and is in good condition. The house, barn and silo together are a good example of a c. 1936 farm complex. Sue recommends the property is eligible for the State Register under criteria A and C.

Glenn Andres noted that this type of barn is susceptible to rot and deterioration, therefore making this one more important as a good surviving example. He also stated that if this barn were in good shape it would be a good example to record. He suggested that the kit barn should be developed as a barn property type. Dave Donath was curious as to why the house wasn't being assessed for eligibility and shouldn't it be recognized as well. Sue stated that the owner was seeking State Register Designation on the barn only. Glenn noted that it would be interesting to know the history of the house. Dave said there appeared there was no evidence to show that the house is a lesser structure and appeared quite intact. George Turner was curious as to why the owner wasn't seeking National Register recognition. Sue noted the CLG comments indicated there were many changes to the house and appeared not eligible. Peter Mallary stated that the house was not being

assessed; the owner requested only the barn to be evaluated. He suggested the Council approve the barn but include in a letter, the positive position the Council takes on the other structures and the eligibility for National Register listing. Glenn made a motion to list the Edgecomb Barn on the State Register of Historic Places under criteria A & C. Dave seconded. It is noted that the letter to the owner should include the Council's positive feeling of the property, encourage the owner to seek National Register listing for the property as a complex, and conduct further research to establish the residential portion of the property as eligible. The vote was unanimous.

IV. National Register Final Review

A. King Block, Barton – The Council received a copy of the nomination prior to the meeting for review. Sue Jamele gave an overview of the project. This project is an RITC Project. It is a three-story wood frame large tenement building. It is composed of several structures joined together and modified several times. The structure is c. 1870 Italianate single-family house and evolved into multi-family housing. The building represents typical design features of large tenement buildings built in Vermont in the late 19th and early 20th centuries. Sue recommends the nomination under criteria A & C. Dave Donath made a motion to nominate the King Block to the National Register under criteria A & C. Glenn Andres seconded. The vote was unanimous.

B. 501-507 South Street, Bennington – The Council was sent a copy of the nomination prior to the meeting for review. Sue Jamele gave an overview of the project. This is an RITC Project. The property consists of a c. 1800 wood frame, single family residence now a three unit residential structure as well as a detached 1½ story single family residence that was once a portion of a larger 19th century accessory building, connected to the house. The primary building displays Federal elements on its main block and a north wing added later, displays Greek Revival features. The house was subdivided into multi-family housing in 1913. The small building on the rear of the property was built in the late 19th/early 20th century as part of a barn or shed complex. Sue recommends the nomination under criteria A & C. Sue also noted that Weiler should be changed to Rush Welter. She also passed around the new VHFA calendar with the cover depicting a photo of the end result of the work put into this property. The Bennington CLG voted to approve the nomination. George Turner made a motion to nominate the property located at 501 – 507 South Street to the National Register under criteria A & C. Glenn Andres seconded. The vote was unanimous.

C. West Brattleboro Green Historic District, Brattleboro - The Council was sent a copy of the nomination prior to the meeting for review. Sue Jamele gave an overview of the project. This is an RITC Project by a local housing organization to rehab three buildings in the district. It is part of a larger West Brattleboro Historic District that the Council found eligible for the National Register in 1985. The District is narrowly drawn and limited to the properties that front the current village green and a larger green space that historically extended to the Congregational Church. The district is a well-preserved example of a 19th century village center clustered around a town common. It includes 14 primary and 3 secondary historic buildings as well as 2 noncontributing properties. Federal, Greek Revival, Gothic Revival, Italianate, Queen Anne and Colonial Revival are all represented in the district. Photographs were passed around. Attorney Tom French sent a comment

letter approving the nomination. Sue recommends the nomination under criteria A and C. Dave Donath made a motion to approve the nomination under criteria A and C. Glenn Andres seconded the motion. The vote was unanimous.

There was much discussion on the district not extending down Western Avenue. Sue noted that at one time the Historical Society was advocating for a bigger district but did not know where they stood now. Glenn stated that this nomination is a small component of a larger district. Nancy noted that this had previously been said in an earlier letter. Sue stated that a larger district nomination is being worked on. Peter said the Council enthusiastically supported the nomination and hope to add more to this district at a later date. It is noted that the Council wishes to encourage the applicant to expand the district to pick up other historic properties along Route 9.

<u>D. West Fairlee Center Church, West Fairlee</u> - The Council received a copy of the nomination prior to the meeting for review. Sue Jamele gave an overview of the project. The church is a wood frame, c. 1855, 3 bay by 3 bay Greek Revival style church nominated under the Religious Buildings, Sites and Structures in Vermont MPDF. The role of the church reflects the community's religious history and related economic fluctuations. Sue recommends to approve the nomination under criteria A and C. George Turner made a motion to nominate the West Fairlee Center Church under criteria A and C. Dave Donath seconded. The vote was unanimous.

V. Certified Local Government Grants Selection

The Council had previously received a memo and summary outlining the Staff recommendations for the CLG Grants. Chris Cochran passed around a revised memo. He noted there were many good projects and the remaining funds will be available to the CLG's for a second round of awards, or used for training activities to benefit all CLG's.

George Turner expressed some concern about Burlington receiving \$20,000 for zoning analysis and asked if this amount would be considered excessive. Chris explained Burlington has been working on a survey for 3 years and have a desire to work on preservation zoning. The award will be for \$10,000 and not \$20,000. This is a matching grant and the applicant would need to come up with the match. Glenn Andres asked if this zoning project might become a model for other communities provided it was sound preservation. Chris noted the Division would require Burlington to hire a professional with a preservation background. He explained that it appears to be a good project, is fully supported in the community and the end result should be a good product. It may provide a model for larger cities, but not smaller towns. Dave Donath moved to accept the recommendations of the Division named in the Chris Cochran memo dated 04/30/02. Glenn Andres seconded. The vote was unanimous.

VI. Archeology Report

No report, due to the absence of James Petersen.

VII. Old Business

A. Council Letter Re: Archeological Fees – The Council had previously received a copy of two draft letters to the Governor concerning archeological fees. David Donath expressed his liking of draft #2 better than draft #1. Members felt that a short, more general letter was a good approach. Peter noted that it was important to get feedback from Jim. George said he thought the letter should stay focused on the archeological issues and not get into talking about educational program, etc. The letter should indicate what the fund would pay for. The discussion ended with recommendations from the Council that Nancy or Peter talk with Jim and move forward with the issue.

Nancy Boone distributed copies and gave a summary of a letter received by Emily Wadhams, State Historic Preservation Officer from Marcy Harding, Chair, Environmental Board, concerning archeological resources. The memo stated Marcy's concerns about burden of proof for establishing archeological sites in Act 250. Nancy noted that when the Division's rules were re-written, the Environmental Board was an active participant and helped to establish the threshold for consideration of archeological sites. The E Board supported the rules and felt their concerns were addressed in the changes and were in support of a fund. Nancy explained that Emily had responded to Marcy's memo with a request to meet with her to address her concerns.

It is also noted that via Nancy, Emily encourages the Advisory Council to offer advice to the Governor on establishing archeological fees. Emily also hopes the AC would like a sub-group (perhaps Peter and Jim) to work with her on the broader context to aid her in working with the Environmental Board, the Governor and Legislature.

B. State House Expansion

Paul Bruhn, Martin Tierney, David Schutz, Trisha Harper, Ann Cousins, and Moe Finegold joined the meeting. Peter thanked the visitors for coming, especially Moe Finegold who traveled from Boston. Mr. Finegold summarized the design process so far. He showed drawings of the original and revised concepts.

Alternate #1 has two tiers of windows, one up into a cornice band, and open to the sky, above 3 vertical windows with integral transoms separated by a continuous raised band. The side elevation has masonry piers instead of aluminum mullions on the glass wall of the media space. The addition's "door" height was raised to match the Senate wing. There's an overhang at the top of the cornice and the wall is thickened to relate to the pilaster on the Senate wing.

Alternate #2 has a plainer wall, and removes upper fenestration so that the wall becomes quieter. Mr. Finegold noted that text could be inscribed along the raised foundation. There is no fenestration or glass on the east wall of the media room, which is quieter and makes for a more functional media room. Instead of a "portal doorway", there is a gate. For public functions in the media room after hours, people would enter the media addition at a right angle, inside the recess, but before the gate.

Alternate #3 is "quieter", with shorter vertical glass panels as fenestration below a raised band. There could be text at the water table level. One upper window is open to the sky and is asymmetrically placed. The east wall of the media room is a continuation of the curved metal roof. Glass is set in narrow smooth stone surrounds. There is an interplay of smooth trim and rough wall texture.

Mr. Finegold noted that there is still time for further development in the design development phase, if the project proceeds. He feels that copying old features is not right for an addition to an historic structure. He hopes to work with the Council and others to get the right answer for this building. Discussion followed.

Peter asked whether the architects had thought about light from the rear office addition appearing over the wall. Moe responded that perspective is such that it will be lower and not seen. The light will be quiet light, in color and wattage.

The addition would be rough-textured like the west addition. Martin noted that the east addition would "rest as ease" with the rest of the composition. He would base the choice of fenestration on balance of fenestration and quiet character. He wishes we could see more of the east side of the original State House. New wall is "gently removed', in a respectful way similar to the Annex on the west. He wondered if glass could provide that transparency. He noted that glass changes and can be opaque or transparent at night. More glass might be getter, like original concept. Schemes that are more solid go away from the idea of transparency.

Dave Schutz said that he had wanted to see the link between the wall and the media room removed to offer a glimpse of the east façade of the House Chamber. He doesn't think that you would actually see the House windows through glass.

Glenn suggested that you could make the roof a series of stepped clerestories, to get more transparency.

Peter thinks that the courtyard will offer the best view of the House windows. It will draw attention and focus to them.

Moe said that he was not imagining transparency to the State House, but rather to the winter garden. Seeing the original walls won't be a major goal. Moe wants to express the inner life of the new space in the media room.

Glenn said that pulling the roof of the media room down improves the scale of the outside and interior of the room.

Paul asked if the floor inside the media room is at the same level as the first floor in the State House. Moe said that it is lower, and ramps up inside the courtyard. The media room would have flexible furniture, not fixed. A speaker would be situated behind the wall, at the south end of the media room.

Martin called the proposal a daring and dangerous design, and its excellence comes from being daring. He prefers # 1 or #3. He said that the design is heading toward excellence and does respect the old building.

Dave said that he likes #1 because although it has more openings, it is quieter.

Glenn asked if blind openings would be good – recessed panels in "window' openings. Current buildings don't invite you to look through the building. Seeing green through the buildings will confuse people. He asked "are we building a ruin?"

Moe said that the openings express the vitality of what is behind them. Peter and David noted that having dark openings would be a false appearance. David said that you'd get glimpses of light after dark.

Ann noted that the formality and symmetry of the east addition relies on windows. Vertical windows still compete with the verticality of the front portico. Would a second stringcourse help? Truncate the lower windows?

Paul asked if you could match the Annex façade by mimicking those windows. Moe responded that that would not be appropriate preservation.

Ann said that she was troubled with the proposal to bring the roof down to the ground because it appears too casual.

David Donath asked if enclosing the addition with a full height wall would help. Moe showed a sketch study and didn't think is was good – too boxy.

Glenn said he was troubled by entering into a "slit". Would it help perception to have a piece of entablature coming across the opening- set back at entablature level? It would make an entrance to the courtyard.

Moe said that if a gate separates, an entablature ties back together. He could make it a full height gate.

Dave Schutz disagreed with the idea of an entablature link.

There was confusion about pedestrian entry to the State House complex. Dave Schutz said that the public will enter a door in the main State House, not thorough the slit. Legislators will enter through the slit. Others disagree, and think that the public will enter through the courtyard. While some said that school groups will continue to enter from the west, Moe said that he thought that the entrance for them would shift to the east. Dave Schutz noted the importance of an enclosed east/west circulation path, and said he would like an open east courtyard and re-creation of a west courtyard. Moe noted that it only works if both courtyards are open and act as a breathing space between the new Burley/Finegold additions and the older portions of the building.

Paul asked about the width of the east entrance. It will be 8' x 18'. He thought that was too narrow. He also noted that he would like to see further development of the south

elevation fenestration and suggested that the windows should be the same proportion as the west Annex windows, without having to match exactly.

Glenn noted that the tall windows indicate that there's a tall space inside.

Ann suggested that the windows could be shortened at the bottom.

Paul noted that he feels that reduction of glass on the east end wall is good, and that Alternative #1 is the best of the 3 options. He noted that the transparency concept of looking through 2 walls of glass wouldn't really work. Moe said that it would not be transparent in the daytime, only when lit at night.

Moe noted that security concerns might limit entrance to one route through a security checkpoint at the back of the central hallway. The State House's side and front doors would be only for egress. Dave Schutz noted that legislators are no longer asking for a closing of the State House doors.

Paul encouraged the architect and BGS to prepare a model and conduct a public presentation.

Trisha noted that constraints have been placed on the project since the concept. Some circulation corridors have been eliminated. The winter garden circulation is the weak link now.

George expressed a concern about energy performance, especially overheating in the shoulder months on the south facing glass facades. He asked if they have considered sunshades, and they are considering it.

Nancy asked if the windows in the addition will open, and they will

VIII. New Business

Eric reported that the federal Farm Bill does contain a federal barn grant program, with \$500,000 earmarked for projects in Vermont. Paul suggested that DHP explore whether some state Barn Grant money could be used for assessments to be ready for the new program, which was sponsored by Senator Jeffords.

Adjourned at 4:30



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, May 23, 2002 from 10:00 a.m. to 3:00 p.m. at the Alexander Twilight House, Old Stone House Road, Brownington, Vermont.

AGENDA

I.	Schedule/confirm meeting dates	10:00
II.	Minutes A. April 30, 2002	10:10
III.	Old Business	
	A. Archeology Fund/Fee	10:15
	B. Minor Revisions to Predictive Model	10:45
IV.	National Register Final Review A. Glen Dale, Cornwall	11:00
V.	SHPO Report	11:15
VI.	Archeology Report	11:30
	Working Lunch	12:00
VII.	Old Business (continued)	
	D. State House Expansion	1:00
VIII.	Tour of Old Stone House Museum	2:00



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

MINUTES

May 23, 2002

Members Present: Glenn Andres, Vice Chair, Architectural Historian

David Donath, Historian

George Turner, Architect (left at 2:00) Elizabeth Boepple, Citizen Member

James Petersen, Archeologist

Members Absent: Peter Mallary, Chair, Citizen Member

One Position Vacant

Staff Present: Emily Wadhams, State Historic Preservation Officer

Nancy Boone, State Architectural Historian Shari Duncan, Administrative Assistant Giovanna Peebles, State Archeologist

Others Present: Tracy Martin, Museum Staff

The meeting commenced at 10:10 a.m. at the Alexander Twilight House at the Old Stone Museum in Brownington. The Council thanked Museum Director, Tracy Martin for hosting the Council for the meeting.

I. Schedule/Confirm Meeting Dates

Meetings were confirmed for June 10th in North Bennington, July 16th meeting will be at the Vermont Historical Society in Barre and the August meeting is scheduled for the 13th at Chimney Point Historic Site in Addison. It is noted that Jim Petersen will not be attending the July 16th meeting. It is noted that Emily will need to leave the June meeting by 3:00.

II. Minutes

Jim made a motion to accept the minutes from the April 30, 2002 meeting, as drafted. George seconded and the vote was unanimous.

III. Old Business

A. Archeology Fund/Fee – The Council had received two versions of a letter regarding fees prior to the meeting (see attached). Emily reported that she had met with Celia Daly, General Counsel for DHCA, Greg Brown, Commissioner for DHCA, and David Rocchio from the Governor's Office to discuss the fund and the position Marcy Harding, Chair of the Environmental Board, is taking. The Governor's Office is supportive of the Division's stand and advised to proceed with caution. Emily suggested sending letter #2 to the Governor. The Council agreed that it was not a good idea to lock into specifics in the letter. Emily stated that she would encourage the development community to write the details of what the fund/fee would be used for. The Council agreed that this is a positive way to go. David made a motion to go ahead with letter #2 to the Governor, seconded by Beth. The vote was unanimous.

B. Minor Revisions to the Predictive Model – Materials were previously sent to the Council for review. This discussion was for technical revisions to the new predictive model currently being used by the Division. Giovanna explained the Division is recommending to the Council that it approve a revision to the model by changing the new minimum sensitivity score from 20 to 32 to reflect the reality of the scoring process. To ensure that the highest sensitive indicators that now score a 20 are considered and do not automatically drop off the screen, the Division further recommends that all factors that now score "20" (the highest sensitive factors) be changed to "32."

The revisions would cut down on the actual site visits by Scott Dillon, allowing him more time to process his findings. They would also ensure that the predictive model reflects reality and makes tracking of projects a little easier. Giovanna emphasized the importance of reviewing and evaluating the findings after the field inspection and after field investigations and analyzing them in relation to the assigned sensitivity scores. Jim added that model was not designed as a long-term document and that it can always be worked on for improvements. Jim made a motion to accept the revised model as the working model for the Division, seconded by Beth. The vote was unanimous.

IV. National Register Final Review

A. Glen Dale, Cornwall – The Council received a copy of the nomination prior to the meeting. Nancy gave an overview of the nomination. An image of the property is used on the Barn Grant Manual. George made the motion, seconded by Jim, to approve the Glen Dale nomination under criteria A and C. Discussion followed. The motion passed unanimously.

V. SHPO Report

- Downtown Bill (H208) passed. It will be signed into law on May 28 in Brattleboro
- Legislature has earmarked \$50,000 for unmarked burials
- The Grant Programs are in for \$125,000 each
- Bill Auger is selling his lot on Monument Road. The Vermont Land Trust
 has a purchase and sales agreement. There is discussion as to whether or
 not the house should be taken down.
- The Federal Farm Bill has been signed. Senator Jeffords has requested that extra money be earmarked for Vermont.
- State Survey working out the details with the Town of Windsor. Hopeful
 that their survey can be used as a model for other municipalities. It would
 be ideal to have a grant program for communities to do their own survey
 work and the Division would be available for guidance in the process.
- Molly Lambert, Secretary of the Agency has resigned. She will be going to work in the private sector.
- Giovanna has been working hard on the archeological guidelines and they
 may be brought to the next AC meeting if completed. The Council was
 encouraged to give comments to the Division before the June meeting.

IV. Archeology Report - as written by Jim Petersen

The 2002 field season is upon us and it promises to be a busy one, especially for several Act 250 projects. For example, the Arbor Garden project in Colchester is currently the scene of a modest-sized phase III data recovery study and another such phase III study will be undertaken soon for the Riverside project in Essex Junction. Both of these phase III studies promise to provide significant archeological information about the early prehistoric record in Vermont. In particular, the now nearly complete phase III salvage at Arbor Gardens has apparently produced stone tools dating back to ca. 8000-9000 years ago, or 6000-7000 B.C., perhaps including materials of the enigmatic late-Paleoindian period. This archeological work by the UVM Consulting Archeology Program, done in the area of a septic system for affordable housing, I believe, is an example where the developer was less than fully willing to see needed salvage done at his expense. In fact, he was one who testified this winter against the need for archeology related to Act 250 projects, yet look at the scientific results. The Arbor Garden archeology and developer complaints once again point to the need for some sort of archeology fee structure for Act 250 development and an Act 250 archeology fund (to be administered by the Division).

Another comparable early prehistoric Native American site promises to pose an even bigger challenge for preservationists. Specifically, this occurs in the huge Winooski development or redevelopment project proposed along the Winooski River near the existing Champlain Mill. A preliminary study done three years or so ago indicated that this was a highly sensitive area for both prehistoric and historic archeology, including the

potential for an early mill operated by the Allen family. Likewise, the Winooski development authority was appraised of this sensitivity by the Division and yet chose not to pursue further archeology until late autumn of 2001, under the auspices of the Archeology Consulting Team (ACT). Winter weather shut down this work in December 2001, and when work resumed in April 2002, a prehistoric site emerged in the area of a former historic neighborhood along the Winooski River. Recent phase II testing by the ACT established that this site preserves highly significant archeological deposits, with variable integrity, beneath and around the area of historic disturbance. This is a partially stratified site, much like Cloverleaf in Bennington and the nearby so-called Winooski site, and it preserves evidence of multiple occupations dated ca. 9000 years ago, 3800 years ago, 2000 years, and 1000 years ago, at minimum. All of this site may be "destroyed" by the proposed project and the project in on a very fast track, and the site area is seemingly integral to the first project component to be developed, that related to a new VSAC building. So, the Advisory Council should stay tuned to the Section 106 - required archeology related to this project - it is likely to be a "hot topic" in the near future, unless the project can be redesigned to avoid the site disturbance.

Finally, I would like to call your attention to the upcoming "Abenaki Heritage Celebration" scheduled for May 25 and 26, in downtown Swanton this coming weekend. Displays and activities are scheduled from 9 AM to 5 PM both days. It would also be a good time to visit the Abenaki Heritage Center at tribal headquarters in Swanton – a new, partially state-funded exhibition on Abenaki culture is being opened there on Friday, May 24.

VIII. Tour of the Old Stone House Museum

Tracy Martin led the Council on a tour of the museum.

VII. Old Business Continued

C. State House Expansion – The Council reviewed the architectural drawings and reviewed past comments. Glenn noted the failure of symmetrical additions on the Virginia State House. George expressed that he would like to see the needs of the building and noted that the current design had functional problems such as circulation on the ground floor to the media center. He would like to see other program options.

The Council would like to put together a response even if it does not express unanimity. David said there is no right way to do the wrong thing. The Council agreed that there may not be a right way to design an addition and perhaps it is time to re-evaluate the program. Glenn said that what is at stake is the reading of the State House. David stated that it would be positive to have unanimity among the preservation community and look at other options.

The Council agreed that two sessions with the architect have not convinced them that the current plan is solid. One of the problems noted is the removal of a critical circulation corridor that has been eliminated from the current plan. The question was asked as to why

the cafeteria couldn't be moved out and the space used to create new committee rooms. Also discussed were options of using 133 State Street for meeting space with possibly a moving sidewalk underground. David noted that Peter held preference for a plan including the tunnel before becoming involved with the expansion.

It is noted that the Council appreciated the architect's work and efforts. He responded to the program, and the program is wrong. The program has grown over time with additions such as adding a Media Center and courtyards that may be unnecessary. Glenn and David will talk with Peter. Beth said the preservation community should be invited to review the Advisory Council comments, e.g. Tom Keefe. Emily volunteered to talk with Paul Bruhn. David expressed the importance for unity in the preservation community. The Council noted that the quality of the Senate Chamber should be sacrosanct.

The Council agreed the program is growing and they are dissatisfied with the design. They questioned who made the decision to not pursue the tunnel idea Nancy will draft some possible language for a letter for the Council to review at its June meeting.

The meeting adjourned at 3:00.

National Register Final Review

Criteria

A. Glen Dale

A and C

A relatively unaltered example of a successful mid-nineteenth century Merino sheep farm. c. 1870 two story, wood frame, Italianate house with distinctive features of the style including paired brackets, bay windows and ornate entry porch as well as a relatively intact interior. Associated barns date from 1780 (English Barn), 1840 (Sheep Barn) and 1870 (Stock Barn and Carriage Barn) and represent a range of agricultural buildings types and periods of agricultural history in Vermont. Nominated under the Agricultural Resources of Vermont MPDF.

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

United States Department of the Interior National Park Service

Pational Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See Instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

ntries and narrative items on continuation so			a, cee a sperme, .	ora processor, or comp	io, to complete an iteme
storic name_Glen_Dale					*
ner names/site number	-				
Location					
reet&number 1455 Cider Mill	Road				_
y or town_Cornwall					
ate Vermont (code_VT	county-	Addison	code 001	zip code 05753
State/Federal Agency Certificati	on				
As the designated authority under the request for determination of eligibil Historic Places and meets the proced meets does not meet the Nation nationally statewide locally.	ity meets the lural and prof nal Register C	documenta essional rec criteria. I re	ation standards for regis quirements set forth in a commend that this prop	stering properties in the 36 CFR Part 60. In my perty be considered sign	National Register of opinion, the property
Signature of certifying official/Title			Date		
State of Federal agency and bureau	•				
In my opinion, the property ☐ meets [comments.)	does not m	eet the Nat	ional Register Criteria.	(See continuation sh	neet for additional
Signature of certifying official/Title			Date		
State or Federal agency and bureau	F -				
National Park Service Certificati	on				
ereby certify that the property is:			Signature of the Kee	eper	Date of Action
determined eligible for the National Register					
See continuation sheet.					
determined not eligible for the National Register		-	A		
determined not eligible for the		* **			

Glen	Dale	*	
Name of	Property		

Addison County, VT County and State

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)		ources within Proviously listed resources		
★ private	■ building(s)	Contributing	Noncontributing		
☐ public-local ☐ public-State	☐ district ☐ site	5	0	buildings	
☐ public-Federal	structure	0	0	sites	
	□ object	0	0	structures	
		0	0	objects	
		5	0	Total	
Name of related multiple pro(Enter "N/A" if property is not part of		Number of contributing resources previously list in the National Register			
The Agricultural F	Resources of VT	0			
6. Function or Use					
Historic Functions (Enter categories from instructions) DOMESTIC/single dw	velling	Current Function (Enter categories from DOMESTIC/si		g	
AGRICULTURE/animal	facility	DOMESTIC/se	condary stru	cture	
AGRICULTURE/animal	facility	VACANT/NOT	IN USE		
AGRICULTURE/agricu	ıltural	VACANT/NOT	IN USE		
outbuilding		VACANT/NOT	IN USE		
AGRICULTURE/storag	re				
7. Description					
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from	instructions)		
Italianate	*	foundation Limes	tone		
No Style		walls Weatherh	ooard		
Other: English Bar	rn				
		roof_Slate			
		other Copper			
		Brick			
Narrative Description		Marb1e			

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) Previous documentation on file (NPS): Primary location of additional data: preliminary determination of individual listing (36 X State Historic Preservation Office CFR 67) has been requested ☐ Other State agency previously listed in the National Register ☐ Federal agency previously determined eligible by the National Local government X University Register ☐ designated a National Historic Landmark ☐ Other ☐ recorded by Historic American Buildings Survey Name of repository: University of Vermont recorded by Historic American Engineering

Record #-

Glen_DaleName of Property	Addison County, VT County and State
10. Geographical Data	
Acreage of Property 3.49 acres	
UTM References (Place additional UTM references on a continuation sheet.)	
1 $1 3 6 4 3 5 5 0$ $4 8 7 3 5 4 0$ Zone Easting Northing	Zone Easting Northing See continuation sheet
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)	
Boundry Justification (Explain why the boundaries were selected on a continuation sheet.)	
11. Form Prepared By	
name/title Susan E. Halla	
organization UVM Program in Historic Preser	vation date May 11, 1994, revised April 200
street & number Wheeler House, UVM	telephone (802) 656-3180
city or town Burlington	state_ <u>VT</u>
Additional Documentation Submit the following items with the completed form:	
Continuation Sheets	
Maps	
A USGS map (7.5 or 15 minute series) indicating the prope	rty's location.
A Sketch map for historic districts and properties having la	rge arcreage or numerous resources.
Photographs	

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name/title Jack and Judy Watts

street & number 1455 Cider Mill Road telephone (802)462-2664

city or town Cornwall state VT zip code 05753

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 from this form is estimated to average 18.1 hours per response including 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 Cheif, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section no	umber	7	Page		1
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Glen Dale, located on a small hill overlooking both the Green Mountains and the Adirondacks, on Cider Mill Road in Cornwall, Vermont, stands as a largely unaltered example of the wealthy Merino sheep farming culture of the state of Vermont from 1840's to 1870's. The farm was originally established in the 1770's and became a prosperous sheep farm by the 1870's. The house and barns located on the property reflect this rich history. The English barn, c. 1780, is a remarkable example of early craftsmanship with a hand-hewn post and beam timber frame and original wide sheathing board fastened with hand-wrought nails. The house, built in c. 1870 in the Italianate style with its noteworthy interior of original woodwork, floors and wallpaper, along with the carriage barn with decorative lintel boards, stock barn and sheep barn, are historical reminders of the history of this area of Vermont and of the significance of farming in the United States. Overall, Glen Dale retains the integrity of location, design, setting, materials, workmanship, feeling and association.

1. House, c. 1870

Glen Dale is located in the town of Cornwall in Addison County, Vermont. Sited approximately 210 feet to the west of Cider Mill Road, the house is separated from the barns by the driveway. The total acreage of the property is only 3.49 acres and is not the original boundary of the farm. The house and barns sit near the top of a small hill rising from Cider Mill Road that crests just beyond the buildings.

The house is a two-story, two bay wide by four bay deep, Italianate, c. 1870, gable-roofed fame structure with an ell off the southern side and a central chimney. The house's gable end faces Cider Mill Road to the east. The raised basement is constructed of limestone, the house is sheathed in narrow exposure clapboards, and the roofs are covered with slate shingles. The eave line at each roof is articulated by a wide frieze board and paired, ornamental brackets, indicative of the Italianate style. Unless otherwise noted, all of the windows are two-over two, double hung sash.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 7 Page 2____

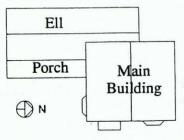


Figure 1 (NTS)

Main Building

The left front bay of the first floor contains a door which is serviced by a small porch with a slightly pitched roof, paired square columns at the front and two attached columns at the rear connected by a low balustrade. The house's right bay contains a one-story, three-sided bay window with one window on each side and two on the front, each above a square, recessed panel. Each window and panel is separated by attached square columns. There are windows in each bay of the second floor. Centered above these in the gable is a small, circular window. There is a triangular, louvered vent in the gable peak.

The south elevation contains a bay window at the first floor located approximately four feet from the east end and identical to the front bay window. To the left of the bay window is a tow over two window. Centered along the south face at the second floor is a small window. At the west end of the first floor is a door, which opens onto a projecting shed roofed porch that stretches across the front of a one- and-a-half story ell which extends approximately 30 feet to the south of the main building.

The west elevation of the house abuts the ell and contains two windows both at the second story, one immediately abutting the ell and the second located about three feet to the left of the first window.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 7__ Page 3____

The north side is divided by windows into four bays at the first story. Located approximately in the middle of the second story is one small window. (Refer to Figure 1 for footprint).

The Ell

Running along the front (east) wall is a four-bay porch with stairs in the fourth bay as well as at the south end. Centered along the first floor of the ell is a door. To the right of the door about four feet is a modern four pane picture window. At the second story, offcenter and to the right at the roof line, is a gable-roofed wall dormer with one window.

The south side contains a single window centered under the gable at the second story.

The rear (west) side contains a door located approximately 4 feet from the north end of the first story. Located about one foot to the right of the door is a small, 2 pane modern window. Approximately five feet to the right of this is a set of modern, French doors. Slightly to the right of the doors and at the second story is a small window. Just to the right and below this window is a hatch to the basement. To the right of the hatch is an original wooden sliding door.

The north side contains two windows, one the right at the first story and one slightly off center of the gable at the second story. (Refer to Figure 1 for footprint).

Interior

The majority of the interior woodwork, including moldings at both ceiling and floor, as well as the flooring, are original to the house. Some of the woodwork in the ell is original, including a pass-through china cabinet.

The first floor of the main block of the house contains a parlor and living room area along the front, with a bedroom and attached bathroom at the northwest corner, and a dining room located at the southwest corner. An enclosed stairway is located off the dining

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 7__ Page _4____

room, at the middle of the house. The first floor of the ell attaches to the dining room where the pass-through china cabinet is located. To the south are the kitchen and eating areas. South of the kitchen and along the east wall of the ell is a small hallway which contains another set of enclosed stairs. At the southwest corner of the ell is an entrance and woodshed.

The second floor of the main house contains a central hall with bedrooms and bathrooms located off of the hall and to the outside of the house. At the second floor of the ell are more bedrooms and storage rooms, along with an office and hallway in which remnants of original wallpaper can be found.

The basement is a full story in height and contains a cistern located in the northwest corner.

2. Carriage Barn, c. 1870

The first barn is located to the south of the driveway and the house. Dating from c. 1870, it was originally used to house horses and carriages. The foundation is constructed of limestone while the barn itself is covered in narrow clapboard sheathing and the roof pitch on the south side is covered in slate shingles. The north side of the roof has been recently replaced by a galvanized steel roof. The east side of the barn contains a large, two stall carriage opening articulated by a wide peaked lintelboard with a central decorative keystone. Located at the second story above each of the two lower bays are two windows, one-over-one sash on the left, missing on the right. Centered in the peak of the gable is a rectangular window. All window openings have peaked lintelboards.

Located in the middle of the south side of the barn is a six-over-one sash window. Approximately between this window and the east side of the barn is a small, modern window with a horizontally divided light. Located at the west end of the southern face of the barn and spaced evenly at approximately three foot intervals are three small openings, located at the interior point of the former horse stalls.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 7__ Page _5____

The north elevation of the barn on the east end of the first story contains a large modern opening. Spaced approximately evenly between the carriage opening and the west end of the barn are two six-over-one sash windows. At the second story, located directly over the middle window is a large, square framed opening.

At both ends of the western face are rectangular, six-paned windows at the second story.

Centered at the roof peak is a base for a cupola that is no longer there. The cupola was replaced by a large, modern ventilator that has since been removed.

3. Stock Barn, c. 1870

Located to the west and attached to the carriage barn is the stock barn. Similar in construction to the carriage barn, the stock barn is similarly rectangular in plan with a gable roof parallel to that of the carriage barn. The roof of the stock barn consists also of both a slate and metal side; however, here the steel is located on the south side while the slate is on the north. There is also a central louvered cupola on the stock barn. The north side of the barn contains a drive-through opening at the first floor of the eastern end. Also at the first floor is evidence of three equally spaced rectangular window openings. Located over the easternmost window and slightly off center to the left at the second story is a rectangular opening. Also at the second story and approximately one foot to the west is another rectangular opening, but positioned vertically. Directly below this opening is a rustic Dutch door.

The south side of the barn contains the exit of the drive-through. Located at the west end, approximately three feet from the west end of the barn is a rectangular window opening. Three feet to the east of this opening the first story of the barn is open to the fenced barnyard extending eastward to the drive-through.

The west face of the stock barn contains a pass door at the first story slightly to the left of center. Located above and to the left of the doorway at the second story is a large, square hinged hay door. Centered within the gable is a rectangular window opening.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 7__ Page _6____

4. English Barn, c. 1780

The third barn, moving to the west, is the oldest of the structures. This English barn dates from around 1780 and is an important representation of the earliest type of agricultural building in the state of Vermont. It was probably used as a multipurpose barn, housing animals and tools along with storing crops and feed. Rectangular in plan, this structure has a limestone foundation, vertical board siding, and has galvanized steel roofing on the southern exposure and slate shingle on the north. The barn adjoins the stock barn to the east but protrudes more than half of its width to the south.

The east and west elevations each contain one rectangular window opening centrally located in the upper gable. The north and south elevations are also similar with a centrally located, large, double door opening. In addition, the south elevation contains a long, narrow, divided transom over the set of doors.

The interior of the barn helps to date the structure as its features include a hand-hewn, post-and-beam, timber frame, with flared columns and half-dovetail tenons on the girts. The boards sheathing the barn are exceptionally wide, up to $23 \frac{1}{2}$ inches and are fastened with hand wrought, iron nails. The interior space is open to the underneath of the roof.

5. Sheep Barn, c. 1840

The last barn adjoins the southwest corner of the English barn and extends to the south, forming an L to the rest of the barns. A long, narrow rectangle in plan, this barn was built in the early to mid 1800's and was used to house Merino sheep. The foundation of this one-story structure is again limestone, with vertical board siding and a wood shingle, gable roof oriented perpendicular to the rest of the barns.

The east side of the barn is open at a low level to the barnyard and is divided by structural posts into five bays. The vertical board siding on the west side of the barn has been partially covered by asphalt siding. In addition, there are indications of several window openings. The first floor contains indications that there were three evenly spaced, rectangular windows. The second floor contained two large, square evenly spaced

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 7__ Page _7____

openings as well as a matching pair of small, square openings next to the larger openings and to the middle of the barn. The north elevations of the sheep barn contains a pass door opening to the right of center as well as a larger rectangular opening where the sheep barn and English barn abut.

The interior of the gable roof is supported by rough-hewn log rafters.

6. Landscape

Glen Dale is located on a hillside overlooking the Green Mountains to the east and the Adirondack Mountains to the west. The house and barns are situated near the crest of the hill. The lawn to the front of the farm house and carriage barn slopes dwon and away towards Cider Mill Road. The land behind the house and barns is for the most part flat. The barnyard, located in the L of the agricultural structures, slopes away to the east.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 8__ Page _1___

Glen Dale, in Cornwall, Vermont, is significant under National Register Criteria A for the contribution the farm has made to the history of agriculture, most notably sheep farming, in the region. During the years of 1863-1867, Vermont, particularly the area containing the town of Cornwall, achieved national significance for the breeding of fine Merino sheep which had been imported from Spain and introduced to the state in 1811. Milo B. Williamson, owner of Glen Dale, was one of the top breeders of sheep in the area. Mr. Williamson was also a respected man in the community, serving as a lister for the town of Cornwall, as well as treasurer and president of the Vermont Merino Sheep Breeders Association. Glen Dale is also significant under Criteria C because of the distinctive Italianate style of the farmhouse and the attention to detail that is reflected in the craftsmanship of the barns, particularly the carriage barn. The largely unaltered state of the farm and surrounding landscape are significant in reflecting the agricultural history of Cornwall which was so important to the state of Vermont as well as the Nation.

According to Lyman Matthews's <u>History of the Town of Cornwall, Vermont</u>, the land that Glen Dale occupies was settled in 1774 by Solomon Linsley. The Town of Cornwall received its original charter from the Governor of New Hampshire dated November 3, 1761. The names of sixty-five original grantees are endorsed on the back of the charter, which is still preserved among the archives of the town. The first non-aboriginal settlers within the original bounds of the Town of Cornwall arrived in 1774. There were fourteen of them but Solomon Linsley was the only one whose name is on the original charter. It is recorded that 100 acres was surveyed for Solomon Linsley on October 23, 1774 by Gamaliel Painter of Middlebury. Matthews notes that this survey embraces the farm occupied by Milo Williamson in 1862.

Merino sheep, native to Spain and revered by the Spanish culture, were first introduced to Vermont in 1811 by William Jarvis, United States Consul to Lisbon, who brought with him a flock when he retired to Vermont. Merino sheep were exceptional for their beautiful and bountiful wool and quickly spread to be a leading agricultural and industrial product in Vermont and particularly Addison County. The amount of Merino sheep imported and bred in Addison County continued to escalate from 1810 to 1840 when the county had the most sheep per acre in the United States: 373 sheep per square mile or 11.06 sheep per person in the county. In 1836 Cornwall had the fourth largest amount of

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section	number	8	Page	2
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sheep in Addison County with over 15,000 head. By 1860 the breeders of Addison County were recognized as being the best in the nation and in 1863 Addison County was recognized by the world with their prize-winning sheep in the Hamburg Exhibition in Germany. The 1780 English Barn and 1840 sheep barn indicate that there was farming activity on the Glen Dale parcel from the early period of its settlement. The sheep barn attests to the farm's role in the early period of sheep farming in Addison County.

Milo B. Williamson, owner of Glen Dale by the 1860s, also joined in the Merino sheep farming business. He merged his stock with the Cherbino family of Middlebury to breed prize-winning Merino sheep. The years of 1863-1867 brought extreme prosperity to the Merino sheep breeders of Addison County. Merino rams could be sold for prices up to \$3,500 per head, the proceeds of which went to new homes, barns and outbuildings. Milo B. Williamson was part of the prosperity, as it was at this time when the remainder of Glen Dale was we see it today, was built, more than likely with the immense prosperity his sheep had brought him. The house and barns show evidence of this great wealth in their construction. The house (1) is an Italianate farmhouse, stylish in its details: carved brackets, bay windows, and ornate entry porch. The barns (2-5) also show this attention to detail, in particular, the wide peaked lintelboard with a central decorative keystone at the main entrance of the carriage barn (2). In 1876 the farm had achieved such status that the farmscape was pictured in Burgett's Illustrated, Topographical, and Historical Atlas of the State of Vermont along with two of Williamson and Cherbino's prize winning sheep, Bonaparte and Silver Horn. (See Figures 2 and 3).

Milo B. Williamson was also an important man in Cornwall, serving as a lister; one who created the grand list of properties for a town and assessed property for tax purposes, as well as setting the tax rates. In his stature as a Merino sheep breeder he also served as treasurer for the Vermont Merino Sheep Breeders Association form 1879-1881 and as president of the Association from 1882-1883.

During the peak of prosperity in 1860, each Merino sheep was as revered as its human breeder. At the death of a sheep the local newspaper would print obituaries and eulogies, mentioning how the sheep would be mourned. By 1881 Cornwall was at the top of the list in Addison County for sheep breeders, boasting an enormous 89 breeders for such a

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 8 Page _3____

small town. However, Cornwall was also infamous for the "Cornwall Finish" in which some unscrupulous breeders would temporarily color the sheep's wool with lamp black and amber to make the fleece appear more oily and thicker, thus making it more valuable. By the late 19th and early 20th centuries Vermont Merinos were being shipped all over the United States and as far away as South Africa, South America, and Australia.

The downturn of Merino sheep farming in Vermont has many reasons, among them the demand for mutton sheep over Merino (wool) sheep and the use of cotton and the invention of synthetics for clothing instead of wool. Another factor, particularly in Vermont, was the rise in dairying, something that also affected Glen Dale as well. In the 1910's –1920's the farm converted its stock from sheep to cows.

During the mid-20th century, the farm changed hands several times and the land was split up into smaller parcels. One parcel contained the house (1) and carriage barn (2), and was purchased in 1979 by Jack and Judy Watts. A neighboring farmer had purchased the parcel containing the remainder of the barns (3-5), which were then procured by Jack and Judy Watts in the early 1990's. By this time the barns were in poor condition and in 1992 the Watts' applied and were accepted for a barn grant from the Vermont Division for Historic Preservation. The barns have since been stabilized. In addition, the property was highlighted in an article in the New York Times on September 16, 1993 entitled "The Cycle is Complete In a Barn Restored".

Glen Dale, although some 130 to 200 years of age, has changed little in the course of time. The drawing in Burgett's <u>Illustrated</u>, <u>Topographical</u>, and <u>Historical Atlas of the State of Vermont</u> could have been drawn only yesterday, so preserved is the landscape. The interior of the house has also been minimally altered with the exception of a kitchen remodeling, the replacement of some windows, and the addition of modern bathroom facilities. Much of the original woodwork can be seen in the house as well as remnants of some of the original wallpapers. The barns are equally well preserved with the exception of the raising of the second floor of the stock barn (3) to meet dairying requirements, a change that is minimal in its effects. The original barn of the complex, the English barn (4) still clearly shows historic construction techniques including handhewn timber framing, ornate joints and hand-wrought nails attaching the original vertical

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Glen Dale Cornwall, Addison County, Vermont

Section number 8__ Page _4____

board siding to the frame. The sheep barn is also significant in its current state as it is one of the few remaining unaltered sheep barns in the state.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Glen Dale Cornwall, Addison County, Vermont

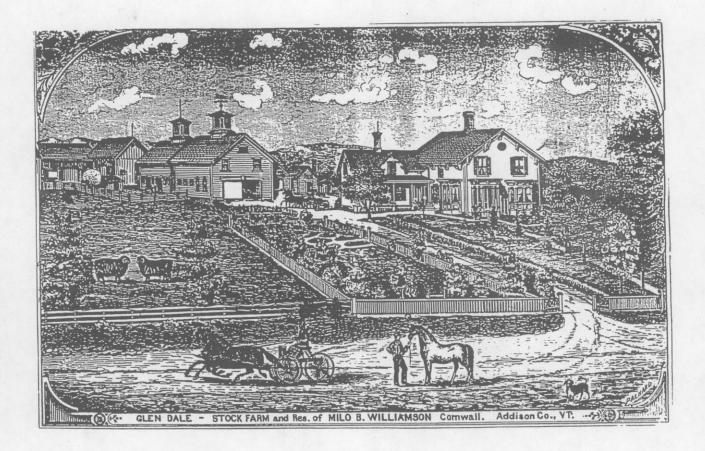


Figure 2- Illustration of Glen Dale pictured in H.W. Burgett's <u>Illustrated Topographical</u>, and <u>Historical Atlas of the State of Vermont</u>, H.W. Burgett and Co., New York, 1876.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Glen Dale Cornwall, Addison County, Vermont



Figure 3 - Illustration of Bonaparte and Silverhorn bred by Cherbino and Williamson, pictured in H.W. Burgett's <u>Illustrated</u>, <u>Topographical</u>, and <u>Historical Atlas of the State of Vermont</u>, H.W. Burgett and Co., New York, 1876.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Glen Dale Cornwall, Addison County, Vermont

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National Register of Historic Places Continuation Sheet

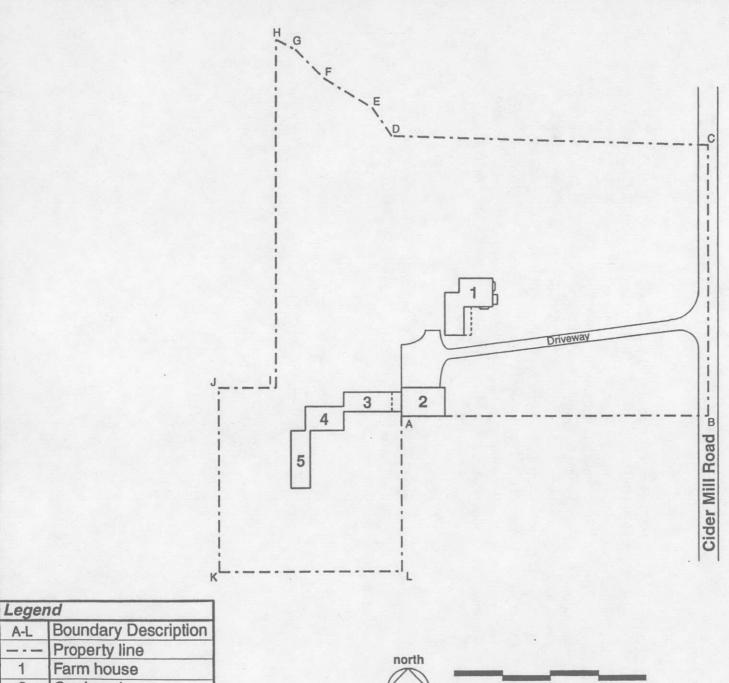
				Glen Dale
Section number_	_10	_ Page _	_1	Cornwall, Addison County, Vermon

Verbal Boundary Description

Starting at the southwest corner of the Carriage Barn/Garage, point A, the property line continues 313.32 feet to the east to point B. The boundary then turns north and continues 272.30 feet along Cider Mill Road to point C. Running westward from this point the boundary proceeds 323.33 feet to point D. The boundary then runs northwest at approximately a 45 degree angle for 39.07 feet to point E. The boundary continues at a lesser angle to the northwest for 52.19 feet to point H. The boundary then runs south for 347.75 feet to point I. Turning westward, the boundary proceeds 59.03 feet to point J. Continuing southward, the boundary runs 179.95 feet to point K and turns east, continuing another 179.95 feet to point L. The boundary returns to its starting location by turning north and proceeding 151.41 feet to point A, the point of the beginning.

Boundary Justification

This boundary was chosen as it conforms to a 1991 survey of the current property performed by a certified land surveyor of the State of Vermont. It is sufficient to convey the significance of the property.



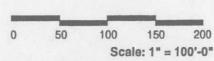
2 Carriage barn Stock barn 3 4 English barn

barn

5

She





buildings contributing

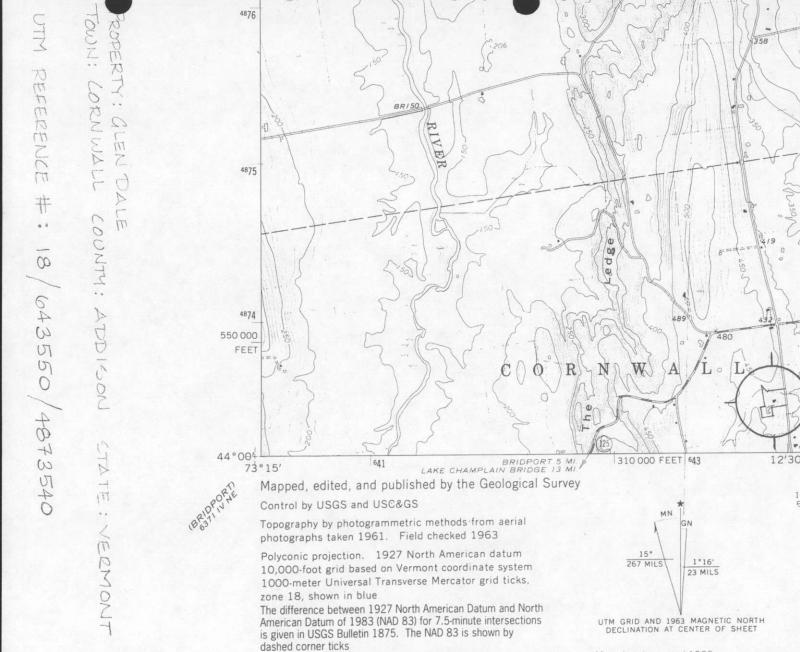
Sketch Map of: Glen Dale

Cornwall, Addison County, Vermont

Drawn by: Susan E. Halla

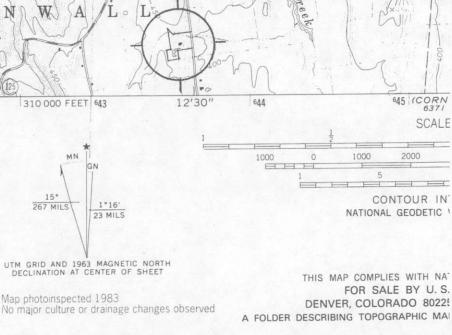
Date: May 11, 19





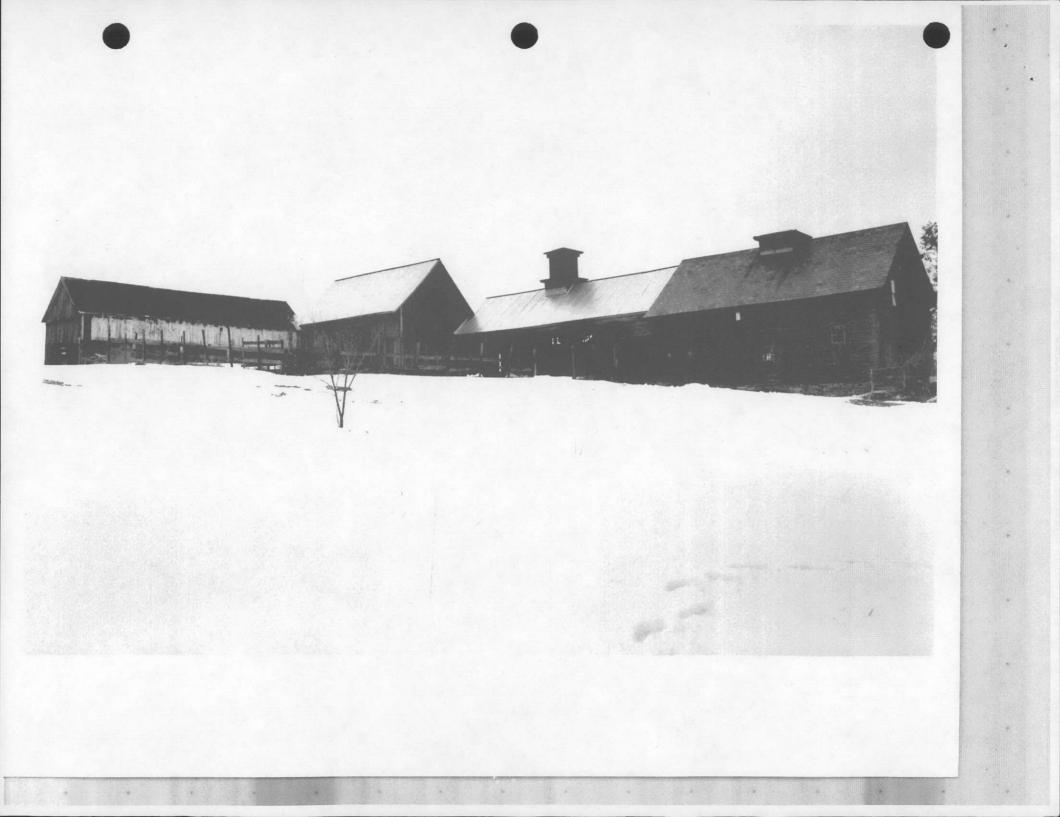
Fine red dashed lines indicate selected fence and field lines where

generally visible on aerial photographs. This information is unchecked



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Monday, June 10, 2002 from 10:00 a.m. to 2:30 p.m. at the Park-McCullough House, 1 Park Street, North Bennington, Vermont.

AGENDA

I.	Schedule/confirm meeting dates	10:00
II.	Minutes A. May 23, 2002	10:10
III.	Old Business A. Archeological Priorities and Revised Guidelines (Chapter 4)	10:15
IV.	 New Business A. Recognition of Historic Preservation Grants to Park-McCullough House and Southern Vermont College B. Report on Activities of the Bennington Historic Preservation Commission – Sharon Yorke C. Report on Vermont Downtown Development Board Grants to Projects in Bennington – Mike McDonough Working Lunch 	11:00
V.	Archeology Report	12:30
VI.	SHPO Report	12:45
VII.	Old Business (continued) A. State House Expansion	1:00
VIII.	Tour Park-McCullough House	2:00



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.

IV. New Business

A. Recognition of Historic Preservation Grants to Park-McCullough House – The Council was thanked for coming to the Park-McCullough House and for the grant received from the Division. The family is starting to gravitate back to the house and want to play an active role. The trustees expressed their thanks and hoped for a continued working relationship with the Division and the Council.

The Council was given a brief overview of the history of the house and its families. Many original furnishings of the house still exist. There is a very large collection and they are always looking to develop funding and that has now become the number one priority. A grant application has been sent to the Save America's Treasures program. They hope to replace the roof on the main building.

B. Activities of the Bennington Historic Preservation Commission – Sharon Yorke from the Bennington CLG was on hand to give an overview to the Council about what kinds of projects are going on in Bennington. The CLG has been in existence since 1987 and continues to be served by some of the original members.

Sharon stated that grant money they have received has gone towards Bennington's extensive Sites and Structures Survey. Currently Bennington has a total of 4 districts and 18 properties listed on the National Register. The CLG is interested in establishing two more districts. The CLG has partnered with several groups in the past on various projects. Recently most of the dollars they have received has been invested in signage. They have also worked on the history kiosk in downtown Bennington, the river pathway and walkway. The newest grant is to be used to survey neighborhoods. Benmont Avenue, where worker housing is abundant is a very important part of the rich history of Bennington and that history should be preserved. The CLG is actively trying to update the survey books of Bennington and identify buildings that are in danger. Future projects include more educational programs on historic preservation, work on the survey and more signage.

C. Report on VT Downtown Development Board Grants to projects in Bennington – Mike McDonough talked with the Council about the Downtown Grants Bennington has received. The Vermont Downtown Program plays an important role in historic preservation in Vermont. It works to preserve one of the most important parts of our history. Downtowns that thrived on their own no longer can thrive on their own because of market forces. Vermont has made a commitment through the Downtown Program to help the downtowns. Within the past ten years, Vermont has decided that downtowns are critically important to our future. He talked about how the downtown program has benefited Bennington in particular. Mike introduced Ted Corbett, Executive Director, Better Bennington Corporation. Bennington has been able to use the transportation fund, which is a 25% match. The transportation fund is a catalyst providing money for infrastructure projects. One building funded through the Downtown fund has had vacant second and third stories. The money has corrected fire code

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 15th 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.

Secondly, the Arbor Garden project in Colchester, also mentioned last month, has been successfully completed and before it was done a range of additional early Holocene artifacts were recovered. More than the expected area of Phase III work proceeded smoothly, the developer seemingly was happy with the process and even had several school groups visit the Phase III excavations. A pre-ceramic late Archaic component, likely dated ca. 3500 years ago, or 1500 B.C., was identified and important scientific information was salvaged.

In terms of AOT archeology, the 2002 season seems that it will be a very quiet one, given budgetary uncertainties for the AOT in general. Several large projects, in Cornwall, Swanton and related to the CCCH, may move forward this summer, but this is uncertain.

Finally, the Division's Archeology Guidelines will be made available to the public by mid-June and a general discussion and training will be held on June 26 for archeological consultants and other archeologists. This is an important development and the Division is to be commended for seeing this process through to completion.

VI. SHPO Report

Emily reported the following:

- The Division is working on implementation of H.208.
- Work continues on the survey plan.
- Nancy and Emily are participating on a task force to continue with building codes as a follow-up to the Upper Stories Task Force.
- Working on the archeology fund. A letter has been written to Bob Marcellino and Kevin Dorn to address how the fund might work.
- Trip to Kentucky was a great success. It was a conference on transportation and
 historic preservation. Emily spoke and presented the PA from Vermont.
 Vermont was touted as being ahead of other states and the PA is being used as a
 model. Scott Newman from Vtrans has received 30 requests from other states for
 a copy of our PA and the guidelines.
- Blair Quarry in Alburg is becoming a sensitive issue again. The Council may remember that last summer two skeletons were found at the gravel pit. April Rushlow is claiming that many folks in the area are ill because the bones are still exposed. An update will be given at the July AC meeting.

VII. Old Business

A. State House Expansion – The Council received materials related to the project before the meeting. Beth started by saying that the Council is extremely sensitive to

Peter's position as a member of the Special Committee on the State House Expansion Project, and Chair of the Advisory Council, and the Council verbally agreed.

David stated he is troubled because the focus is on tweaking the architecture that Moe Finegold, the architect, is developing. He added that the program was problematic from the outset. There is going to be some adverse impact so the Council needs to be sure there isn't a better alternative non-architectural solution. George said there should be some commonality within the Historic Preservation community and perhaps another non-architectural solution needs to be investigated.

Glenn stated the Council is at a critical point. The schematic design was necessary to be able to evaluate its success. The Council has seen what can be done with the program and can see the gains and losses and perhaps Buildings and General Services needs to step back and rethink the whole thing. He added that Middlebury College developed 8 designs for its new library before settling on a final design.

Peter stated the Council signed on to act in an advisory capacity and asked if the Council was evaluating whether the design met the prescribed program, or whether it is appropriate? He thought that Moe did in fact meet the program. David agreed and added that Moe could be told it was a nice try with some revisions in it but there is a loss to one of the most important icons in the state and makes us think that we need to step back and rethink the whole thing that allows an adverse impact.

Beth stated the design has elements that were not part of the original program such as, outdoor space on the north side of the building and the media center, and asked why they were necessary? Peter explained that the media center is not really a media center; it is a large meeting space. Jim noted a decision to pursue an architectural solution was a given at the beginning of the Advisory Council involvement. He added that the tunnel idea was out before the Council became involved. He said the Council now wants to go back before the definition of the architectural program. Peter said the Senate made it clear that there would be no money to investigate the tunnel idea and therefore, no money was put aside for that purpose. He stated he advised the Council at the meeting in Burlington about the tunnel issues and at that point asked if the Council wanted to remain involved. The Council agreed they did want to continue to be a part of the process. David asked if given the high cost, could we go back to the beginning and re-evaluate for a less expensive non-architectural solution? Emily asked if the Council could do both – comment on this design and recommend evaluation of a tunnel?

Glenn pointed out that some of the concerns the Council had were never addressed in the revised design. He reminded the Council that some of the concerns were, the windows, the preservation of the east senate wing, and the outside courtyard. George said he felt the architect had not responded to the Council's comments. He said there has been no deviation and no compromise. Emily stated that Moe presented the plan that he was hired to develop. Peter noted that changes to the interior function have been creative and dramatic in response to its users.

Members Present: Peter Mallary, Jim Petersen, Beth Boepple, George Turner, Dave Donath, Glenn Andres,

Staff Present: Emily Wadhams, Shari Duncan,

Visitors Present: Sharon York, CLG, Victor Yolando, Building a Better Brattlebor, Muriel Gallusha-Rice.

The June meeting of the Vermont Historic Preservaion Advisory Council was held at the Park-McCullough House in North Bennington.

- I. Schedule July 16 in Barre (official opening is July 20), August 9, (Tuesday and Thursdays are best for Jim and Glenn), September 12 in Chimney Point, October 17 in Bradford.
- II. Minutes Glenn moved, Jim seconded. Jim was not absent from the meeting. George said he didn't say anything, Page 4, under c George expressed that he would like to see the needs of the building, current design had functional problems. Ie circulation on the ground floor to the media center. Take out the bad solution. Last sentence reconsider other program options. Peter had held (before he became involved) with the state house expansion. Beth asked if the preservation community, (old) change to preservation community should be invited to review the ac comments. Vote was unanimous.

III. Old Business

A. Archeological Priorities and

Emily - we gave you the guidelines last time. Streamlined the process. Chapter 4 is the significance chapter. Been worked on extensively. Looking for comments on the guidelines given last month. Jim - historic prioritization was the most crucial part to look at. EM - clear in the document that the priorities are still pretty broad but if they don[t fit the project can still be looked at. Other things can rise to national register eligible. The big change is that cusultants are being asked why the site might be national register eligible. Jim - the project needs to be outstanding and the public needs to appreciate it. The esoterical part might be importanat also. The consultant needs to be clear as to why they are looking - Emily. Jim - the guidlelines rectify the process. Some consultants may do a better job than others. The guidelines are moving in th right direction. Em- we want to watch and we will get experience and be able to come back to the Coundil to be re-evaluated. Looking for a head nod and advise if there are concerns. Peter - is this requiring a final vote? Nancy - ac could approve with conditions, approving the survey methodology. Jim - isn[t is the case that June 14 the guidlelines will be made available and june 26 there is a workshop for consultants. They are so well dissolved and the division is confident and so am I. The consultants may be critical but it doesn't mean that it isn't well thought out. Em- The councils role is to determine significance therefore it is appropriate for the coucnil to be involved. We don't have the final draftt to be voted

onl. Beth made a motion to accept The May 15th draft to approve as in substance, subject to concurrence from Jim or technical revisions. Jim – it is complicated matter for the council to get into. I am confident that this is the right thing to do. A huge step in the right direction. Jim seconded. The vote was unanimous.

IV. New Business

A. Recognition of Historic Preservation Grants to Park-McCullough — Thanked the council for the grant received from the division. The family is starting to gravitate back to the house and want to play an active role. ______, a trustee member wishes to thank the ac and hope to continue with a continued relationship. Peter said it is a struggle and wish we could give more money but are working within the constraints of money. Jane said what is nice is that much is intact about the house and many original parts still to it. We have a large collection and always looking to develop funding and has now become the number 1 priority. No funding in place right now. A grant application is in to the Save Americas Treasures. A roof on the main building is needed.

B. Activities of the Bennington Historic Preservation Commission - CLG since 1987. Act as an advisory group. Several members have een there since the beginning. Sign off on national register projects, clg grants, survey of sites and structures. Most grant money used to complete suvey. National register properties total 18. Four districts on the list. Clg interested in establishing two more districts. Benmont Avenue would be one district and the Old Bradford complex. CLG doesn't do the actual nomination, a consultant is hired. Grant money has gone to partnering with other groups in town, South Street project and the BBC has helped. Partnered with them on various projects. Money has gone into signage. Worked on the history kiosk downtown, the river pathway, and walkway. Newest grant is to do a survey of our neighborhoods. In the advisory capacity we review the design review board projects for us to look at first. We dis the Bennington Time and lace Book, needs to be updated. Book very general, need to articulate a little more and hopeing to do wthat with the nighborhood survey. Streetscapes and what makes the area/neighborhood important. Such as Benmont Avenue, there are worker housing and that history is important, not just the architectural value. We need more educational programs. Future goals-sites and structure survey, (an old farm outside of town is being torn down and being replaced with an automobile place) it was left offf the survey and might have been saved if on the survey. Survey needs to be updated Struggling with the demolition by-law. We have 5 days to take action. Trying to identify buildings that are in danger. Trying to establish a fund in order to aid the owner. Main focus - community meeting for folks involved in preservation. Trying to expand and be supportive of other groups so as to not repeat projects, etc. Trying to add history to the survey. If there is a context it will better tell the story. Neighborhoods define the downtown. As an advisory group the clg doesn't have a lot of say in the projects that come through but it is not a requirement to bring a project, it is not a regulatory process. The CLG is being realized as an advisory group to good preservation projects. There is a signage problem. The survey folks have been hired to do the work, it is not a voluntary project.

Emily offered what the division is looking to do as far as a state-wide survey goes. Windsor is the first town to start up the survely with volunteers. Sharon said there has been an archeological survey done in Bennington. Glenn - the survey is very complete and does the public use the survey? How is it made available to them? Sharon said home owners come in to find out about their home. We need more publicity to make it known that the information is available.

Patricia from Bennington College, was invited by Peter to join the group. Introductions were made. This is the second grant received. Very grateful to have the mansion put on the register of historic places. Mary Morrissey has lobbied for money for the mansion. Built in the early 1900l's and nothing has been done to preserve it. The roof is being replaced now through grant money and private funds. Looking to partner with other groups to help in window replacement and repair. Very close contact with the family. The family is providing original photographs. Invite the council to come and tour the estate if there is an opportunity. The money received from the Division is a tremendous boost to preservation of the estate. Hoping to have you for lunch at another time. Glenn asked if there was a landscaping project done. Patricia said yes there was. Glenn said it is nice to see projects coming forward to preserve. These are great treasures of the state. Patricia said that the work they are doing has been successful in separating the estate from the private corporation.

C. Report on Vermont Downtown Development Board Grants to projects in Bennington – Mike

President of the Better Bennington Corporation and was joined by Ted Corbett. The Vermont Downtown Program plays a role in historic preservation in Vermont. It works to preserve one of the most important part of our history. Downtowns that thrived on their own no longer can thrive on their own anymore because of market forces. Vermont has made a commitment through the Downtown Program to help the downtowns. There is this emotional epidemic impact that the downtown program is having. Within the past ten years, Vermont has decided that downtowns are critically important to our future. Like to talk about how the downtown program has benefited Bennington in particular. Bennington has been able to use the transportation fund which is a 25% match. The transportation fund is a catalyst providing money for the infrastructure projects. Funded through the other fund is the Manosh Store which has had vacant second and third stories. The money has brought the fire codes up to date and enables residence space. The other building, being part of the project. Window sashes, repainting, siting restoration, repoint stone coping of Masonic Temple, the erring foe building with cornice restoration. (those are the four properties included in the multiple application) A program was developed in Bennington to get folks interested in preservation. Many projects came forward that might not have been without the program. Some have been funded others are waiting for funding but the level of interest has grown. From experience on the Board, it tells the story across the State. The projects out number the funding available. Thank you to the Council for coming. Beth asked how many designated downtowns? Mike says it just changed to 14 with Poultney coming on board. The village center component has expanded the project availability. There are examples that projects have come to the

board that have 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 done a great job and is a welcome addition. Mike said there are many people in the community that are on board with preservation.

V. Archeology Report as written by Jim Petersen

David Donath interjected with he was involved in a charette last week. Marsh-Billings will take part in a pilot project that (ask Nancy - I missed the whole thing) Could the predictive model be used to get scientific results. The ideal is to know what it looked like in 1490. Advance the theory. Emily said it might make sense to have an archeologist walk the land and do the predictive model. Get funding and perhaps run a field school next summer.

Nancy would like an overview of how they are planning to do it because the division is struggling with landscapes and it would be interesting to see what they are doing.

Jim - The predictive model is oriented to living sites so it may not work. It is not designed to find farmlands, etc. But the soil could be tested and there are other things that can be done.

David – the educational component is important and serves as a real opportunity.

VI. SHPO Report – Emily reported Not sure how the capital bill turned out.

Blair Quarry – from last summer you may remember, in Alburg there was a skeleton found. April Rushlow is complaining that there are many folks sick because the bones are still exposed.

Throes of trying to implement H208 and staff it.

Continue to work on survey

Nancy and Emily are on a task force to continue with the coding that goes along with the Upper Story stuff.

Continue to work on the archology fund. Letter wrritten to Bob Marcellino, Kevin Dorn to talk about how the fund might work.

Kentucky – conference on transportation and historic preservation. Emily spoke and presented the PA in Vermont. The changes in the past 5 years are great. The PA written in Vermont was brought up numerous times. Touted as being ahead of otheer states and the PA being used as a model for other states. Other states have written PA's for specific projects but not like Vermont. Scott Newman said there have been 30 requests

from other states for a copy of the PA and the guidelines. Much of the conference was Conceptual Sensitive Design (Vermont Design Standards done in 87). Primarily transportation projects such as bridges, roads, etc. They use fast, safe and efficient as guidelines. Danville is an example. Four F is fed highway law that says you cant have adverse effect unless there is no prudent feasible alternative. There is a discussion about whether 4F should be eliminated. Jeffords committee deals with these particular issues. People are looking for a solution. Projects aren't good when there cant be any adverse effect. The Governor, Paul Patten, spoke to the group. Kentucky's economic plan is around quality of life. Decrease sprawl, build up downtowns. Interesting to hear from a governor. Acknowledging the importance of historic preservation.

VII. Old Business

D. State House Expansion -2 points important - this council must comment and the group is important to Peter.

Beth brought up that the council is extremely sensitive to Peter's position. David is troubled by the focusing on tweeking the architecture that moe is developing. The program from the onset has been problematic. There is going to be some adverse impact and have we explored all the options. Can we go back and look at everything. Can we all get on the same page and figure out how to respond. Glenn said the council is at a critical point. The skematic design is present and we have to stand back and ask if the design works for us. The council has seen what can be done with the program and can see the gains and losses and we need to ask if this is the right direction or do we step back and maybe rethink the whole thing. Maybe it is written off as a nice design. Middleury ended up with 8 designs before finding one. The council signed on to be an advisory role - Peter. David - could say to moe that it was a nice try with some revisions in it but there is a loss to one of the most important icons in the state and makes me think that we need to step back and rethink this whole thing that allows us virtue and adverse impact. Beth added that one of the prolematic from the first thing was aq need for office space but never for outside space or a media center. Why do we need the design that has been constructed. Peter - it isnt really a media center. It is a large meeting space. Jim said that there would be an architectural solution to the problems. From the beginning the tunnel idea was out. At the last meeting we asked if we could go back to square one. Peter - th- senate made it clear that there would be no money to investigate the tunnel idea so no money was put aside for that. Came to the Burlington meeting and told the council about the tunnel issues. Asked at that meeting whether or not the Council wanted to continue to be a part of the state house expansion even though the tunnel idea was out. The council agreed that they did want to continue to be a part of the democratic process. David - can we go back to the beginning? Peter - Vice is now calling the plan grandiose and wants half of the money back. It's all politics. Beth - there is no money. Emily can it comment on the plan and say in a diplomatic way that they would like to back their original position. Jim - talked with Peter about both his positions. How do we saly what we want to say without compromising Peter's position. Do we speak with one voice with Peter recusing. Peter - there is no conflict. Peter - we agreed to play by a set of rules and now we don[t like the rules. Gleen - we brought up a whole set of concerns

that were never addressed. We brought up the windows, the readability of the east wing, the courtyard outside. Those concerns were not all addressed. George - there has been no deviation, there has been no compromise. They have stuck with the same. George what has been done. Peter - changed the media center, changed the end hall. George - I don'[t mean to be mean to moe but there has been no response to our comments on the architectural plan. Emily - that was the plan moe was hired to do, that is how he won the bid. Peter - the internal changes are good and would work but that is not what we are concerned with. LBeth - is is out of the realm to ask that - can a re-examination happen or has the project gone too far. Glenn - 750,000 has been spent. Beth - we still haven't heard why. Beth - can the legislature be educated into a different way of thinking. Peter - I have to continue to thinking about it. It is about my integgrity. We brought up these issues before. The vast majority of concerns were addressed. I agreed to be involved and having trouble and don't ate it has much as you folks do. I like this plan. I went into this process ready to weep but now I am excited about it. It can work. David - do they have to make a decision to go above ground. Beth - we are at a different point in time. Not necesarly in confilict what we agreed to. Emily - can you respond that the above ground design is okay, but wonder if this is the best solution. George - as beth said, at what point in time are you. Thinking with a wider perspective. This is the advance state of competition but get hung up on the fundamental piece that we have always been concerned with and been with us since the beginning. We are still individuals on the council. Peter - I will not try to herd anyone on this issue either in the state house or in here. Glenn - because we agreed to participate doesn't mean that the coucnil would rubber stamp. George - grappled with a method or unified voice, beyond this group. David - I'm more concerned with Paul than with with Martin or Glenn. Jim - can yuou summarize what Paul's view is. Glenn - should be totally symmetrical. Emily - Paul (false historic). Glenn - in saying that, said you can't imitate he is saying that the wing is okay. Beth - is he saying that in the fact that if there has to be an above ground solution. Jim - we uninimity but we aren't going to sign on with Paul if we don't agree with him. Jim - if we have no other choice but an architectural solution then thre is only one way to go. Peter - I feel we were asked to comment on a ____. David – can the council comment the way emily proposed. certain set of Jim - can we give different opinions in the response. I understand Peter's position and would have to back him. Maybe we don't need one voice. Emily - the Council ususally makes comments and doesn't tell folks that they can't put on the addition, instead suggestions are made to make it better. Glenn - is a cafeteria worth the adverse effect. Peter - changes the working space tremendously, it does more than just the cafeteria. Glenn - because senators don't want to walk to eat, we lose the state house. Some of the things in this program are not good. We are being forced. Jim - we have already been forced when the tunnel idea was killed. Peter - wanted a solution within the same building. Beth - coming down firmly with Glenn. With putting on anything you further diminish. It is an impossible position. Jim - do we have to have one voice or do we drop out of the process. We have to craft something that reflects how we feel. Peter - I think there is too much division at this table. Beth - what is the position of the council. Emily - it is state money and we need to comment. Beth - where are we and is now the appropriate time to comment. Nancy - things come from buildings if there is a possibilty of an adverse effect. Emily - better to comment now. Nancy thinks that State Buildings

and the architect would appreciate comments. There is no question of the significane -DAvid. So now what do we do. Emily - do ou want to give a formal comment based upon the preliminary plan. Emily - it is not the final plan that you are commenting on. Peter - cover letter about the hard work that has been put into this and then the letter will explain the differences and then a summary. Emily the coucil role is to participate and want to see the next steps. Jim - make the best possible statement summarizing our position. Peter - mi-ht i sulgest that I work with Nancy on the cover letter and think of what you want for individual comments. Brief is best. Emily suggested that it be done in one letter from the council. Peter - the letter can say that we want to stay engaged in the process and this is at this time that we feel this way. David this letter should say the coucnil will be revisiting this and all options should stay open. Political reasons deleted one option early on. Peter - send a postive message and say we want to look at a broad spectrum. Nancy - how can you put something in the letter that gives the State Buildings what should be done next. Peter - we are reserving our formal position at this time. A way to craft this that extends our position. Emily - maybe we could invite Tom Torti and Jim Richardson to a meeting. Peter yes we can. Peter - the council has absolutely no power. What we say has no input in reality. Nancy - the city of Montpelier has a design review board that will review the project and we do not want to rely on that group to ask the same question because they might not be. Emily - there is some question about whether or not they ave to comply with local zoning. Peter - cover letter along the lines outlined. With a memo telling the thought s of the council. It is a working opinion at the end of the skematic agreement. Is time a factor? Nancy - it isn't that far off. Peter - will go ahead with his part and the coucnil members will do their part. The letter will go out if everyone is happy about its contents and if not it will be reviewed at the july meeting.

Nancy gave the final version of the archeo letter sent to the governor. She added one complimentary line to the letter that didn't change its content.

Jim moved to adjourn, dave sedonded.vote unanimous.

Meeting adjourned at 1:40.



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, July 16, 2002 from 9:30 a.m. to 2:30 p.m. at the new Vermont History Center, 60 Washington Street (Route 302), Barre, Vermont.

AGENDA

I.	Schedule/confirm meeting dates	9:30
II.	Minutes - June 10, 2002	9:40
III.	National Register Final Review A. Joseph Fessenden House, Royalton	9:45
IV.	National Register Preliminary Review A. Mad River Glen Ski Area, Waitsfield	9:50
V.	Certified Local Government Grants A. Grant to Mad River Valley Rural Resource Commission	10:00
	for Mad River Glen National Register Nomination B. Grant to Burlington Historic Preservation Review Committee for Statewide CLG Training	
VI.	New Business A. Tour of Vermont History Center	10:10
VII.	Old Business A. State House Expansion - Comment Letter	11:00
VIII.	22 VSA 14 Reviews A. Building 2100 at Fort Ethan Allen, Colchester - Demolition	11:45
	 B. Railroad Bridges – Demolition -Bridge No. 91, Wallingford; -Overpasses at South Street, Castleton; Rt. 2B, Danville; Stannard Mountain Road, Hardwick 	
	Working Lunch	
IX.	SHPO Report	12:15
X.	New Business (continued) B. Changes to Maximum Grant Amounts for Grant Programs C. Tour of Downtown Barre Sites	1:00 1:15



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

July 16, 2002

Members Present: Peter Mallary, Chair, Citizen Member

Glenn Andres, Architectural Historian

David Donath, Historian George Turner, Architect

Elizabeth Boepple, Citizen Member

One Position Vacant

Members Absent: James Petersen, Archeologist

Staff Present: Emily Wadhams, SHPO (arrived 11:00)

Nancy Boone, State Architectural Historian (left at

Shari Duncan, Administrative Assistant

Chris Cochran (left at 10:15)

Sue Jamele

Visitors Present: Scott Newman, VTrans

Scott Gurley, VTrans

Steve Levine, Intern, VTrans

Dick Hosking, VTrans

Gainor Davis, Director, Vermont History Center

The Vermont Advisory Council on Historic Preservation meeting was called to order by Peter Mallary, Chair, at 9:41 a.m., at the Vermont History Center, Barre, Vermont.

- I. Schedule There will be no meeting in August, September 12 at Chimney Point State Historic Site in Addison, October 17 in Bradford and November 14 in Montpelier.
- **II. Minutes** Glenn moved to accept the June 10 minutes, Beth seconded. Change September 16 to September 12 in the schedule. The vote was unanimous.

III. National Register Final Review

A. Joseph Fessenden House, Royalton – The Council received a copy of the nomination prior to the meeting. Sue circulated photos of the property and summarized the significance of the property. Glenn stated his appreciation for the amount of research that went into this project. George inquired as to whether or not the first owner of the property should be included in the nomination. Sue said the owner thought the outstanding architecture was adequate for the nomination. Glenn made the motion, which was seconded by Beth, to approve the Joseph Fessenden House nomination under criterion C. The vote was unanimous.

IV. National Register Preliminary Review

A. Mad River Glen Ski Area, Waitsfield - The Council had received a packet of information prior to the meeting. Sue circulated photos and summarized the significance of the property. She noted that the Council had previously reviewed and discussed this project. Sue stated that there are new folks involved and the CLG encouraged the group to nominate the entire ski area and not just the single chair as was discussed in the past. The ski area was developed in the 1940's and little information is available about alterations and changes over the years. The property is being nominated under Criteria A and C. Sue noted the property is a good example of an early Vermont ski area and would compliment the farm houses that have been turned into ski area-like properties. Glenn suggested that documentation be done of the original form of the property. George noted there was much about the property worth looking at. Sue agreed and said they have considered making it a part of a bigger district but didn't want to overwhelm the CLG. Glenn said he thought perhaps they should be looking at the entire area as it is not over commercialized and things are very intact. He added that this was a rare property. George expressed an interest in encouraging a wider context and document the early manifestation of the cluster village complex aspect. Sue said that if they don't do that in this particular nomination, then it would most likely happen in the future. Glenn said that adding another component at this point would complicate this particular nomination but perhaps this project can be a catalyst. Nancy noted that they already have expanded the nomination in that they went from the single chair nomination to the entire property nomination.

Chris Cochran who was present at the meeting, stated that because the Division is involved by helping with the funding that they can make recommendations and could possibly suggest they do some boundary research. Nancy suggested that the ski context could be done at this time as the first phase and maybe ski-housing will be the next phase. The Council gave a nod to the project.

V. Certified Local Government Grants

A. Grant to Mad River Valley Rural Resource Commission – Chris explained to the Council that the Mad River Valley Rural Resource Commission had made a preliminary request for CLG funds to underwrite the Mad River Glen Naional Register nomination. Chris noted that per the Certified Government procedures, remaining CLG funds are made available to the CLGs for a second round of awards or are used for training activities that benefit all CLGs. The Division Staff recommends that the

Advisory Council support this preliminary request. The funds are unallocated FY02 monies. The Council supported the grant application and it was discussed that the Division might make recommendations to the folks writing the nomination.

B. Grant to Burlington Historic Preservation Review Committee – Chris explained to the Council that there will most likely be more than \$4,000 in unallocated FY02 monies. Because Burlington's original grant came in under budget they submitted an application for training that would benefit all CLG communities. Division Staff recommends that the Council re-grant all unallocated FY01 funds for the training. Beth moved to reallocate the CLG money for training as requested in the Burlington grant application. David seconded. The vote was unanimous. Chris relayed to the Council the training was scheduled for September 5 in Burlington, and there was some discussion about partnering with the Maritime Museum.

VI. New Business

<u>A. Tour of Vermont History Center</u> - Gainor Davis, Director of the Historical Society gave the Council a tour of the new History Center.

VII. Old Business

<u>A. State House Expansion</u> – Nancy and Peter presented a draft letter to Tom Torti explaining some of the Council's concerns about the State House expansion. The Council reviewed the draft letter and following is a summary of the changes they made:

- the first bullet should be moved to the end of the list
- change "proves it to be infeasible" to "proves not to be feasible"
- change "gives a puzzling message" to "gives a confusing message"
- change "addition does not feel like" to "addition is insufficient as"
- remove entire bullet "engraved text on the masonry wall....."
- change "courtyard would be an" to "courtyard is an"
- add new bullet to read, "the proximity of the proposed wall will compromise the open views from the Senate Chamber"

Beth made a motion to send the letter with a second from Dave. The vote was unanimous.

VIII. 22 VSA 14 Reviews

A. Building 2100 at Fort Ethan Allen, Colchester – The Council had received information previous to the meeting. This project comes before the Council for concurrence to demolish the building. Scott Newman, Scott Gurley, Steve Levine were present from Agency of Transportation. Scott Newman gave a summary of the history of the building. The building was built in 1941 during World War II. It is a contributing building in the district. It was established in 1894 as a military base. The building has major structural problems. The building was inspected because of the fear of collapse. The written report details express excessive rot that is past acceptable levels. The report

concluded that the building was not worth saving. The roof is virtually rotten. Lower portion of walls and the two by fours are rotten. Because the inspection was done inhouse, Scott contracted with Jan Lewendowski to review the report with a critical eye and met with him at the building. A lift was available and the building was inspected right up to the trusses and he concurred with the assessment in the agency report and he found other problems with the building. Based on the condition of the trusses, he concluded that the split rings are rusted and would have to be replaced. He also concluded that the 24,000 square foot roof was rotten and beyond repair.. The total cost of the repair was estimated at \$500,00 to \$600,000 to get it to the very minimum requirements. Real Estate profressionals (6) were invited to review the space and two responded. One responded with a letter, said the building was not rentable, it had too many liabilities. The windows created a security problem. It could not be put on the market at is.

Scott Newman is proposing that the building be removed and mitigation could be photo documentation. This building was not designed to last a lifetime, it was built for temporary purposes. There are other buildings that are in better shape on the property. David asked if there is a comprehensive historic preservation plan in place to guide the State in the future. Dick Hosking answered that there is no formal plan but some of the buildings are in active use and everything is being done to keep the buildings up. There was not a decision to not maintain the proposed building, it just became unmaintainable as it was designed as a southern building. The building was discontinued being used at 1961 or there abouts when the Air Force left. Because the building wasn't heated that probably caused the roof to rot. The State is not going to use the property as the District garage forever. Senator Mazza would like to see the property on the tax rolls again. There is no plan to build there. Vtrans would like to be out of there in the next few years. Emily asked if anyone had heard of the historical society moving into this area? Scott Newman said the Council had looked at this property in July 1998 and they suggested that the roof be repaired but Scott Newmansaid that the funds were not available to do the work at this time. David stated the building is structurally way far gone but looking at it it tells one the history of 1941. David understands that those buildings were not designed to stay around forever but if the building is going to be lost and VTrans is planning to leave the property, it makes sense to have a plan in place in order to preserve the other buildings. Scott Gurley stated that a plan was started and not completed.

Peter suggested that part of mitigation should be documenting the history and the spirit of the property. Dick Hosking stated they are trying to save the other buildings. Glenn asked if there were any drawings of the building. Scott Gurley and Dick Hosking said they had no knowledge of any drawings. Emily suggested checking with the University of Vermont and their archives. Glenn said if there are engineering drawings it would be more valuable than saving a truss. David made a motion to go ahead with demolition and that mitigation for the adverse effect would be the completion of a historic preservation plan for the entire complex and documentation of this building to the Photographic Documentation Standards of the Division, George seconded. George suggested that drawings be requested. Glenn said that if drawings don't exist they should be done. Draw the exterior elevations and show the windows. Emily said that it might be a

generic structure and the military might already have plans drawn up. Emily said that the Council will have the opportunity to review when there is a transfer of the property. Dick said that the historic preservation plan could be part of the sale agreement of the property to ensure that the plan is carried out. Nancy said that doing a preservation plan for something before the use is known is very difficult. Emily said that even a plan just for the next five years of the maintenance and planning of the building would be good. Peter said it should be a compilation of information already in existence. The vote was unanimous.

B. Railroad Bridges - Demolition

The Council had received information on the bridges before the meeting. Scott Gurley said the bridges have been reviewed by the VTrans historic preservationists and archeologists and been cleared for demolition. VTrans is consulting the Council on the demolition s per the AOT PA section on 22 VSA 14 reviews. These projects are funded solely with state money. The State of Vermont owns half of the rail lines.

Bridge No. 91, Wallingford - The project is being called a rehabilitation although the plan is to remove the bridge. The bridge is in poor condition and does not meet desired load requirements. Rehabing the bridge would cost more than replacement and the time factor is not feasible to close the line. Upgrading the capacity of this bridge is part of VTrans goal to improve the entire rail corridor. The removal of this bridge will result in an adverse effect to a resource that is eligible for State and National Register listing.

<u>Hardwick/Stannard Railroad Overpass</u> – This project involves the removal of Bridge 34 located on the border of Hardwick and Stannard. The north abutment would also be removed. The town is asking for removal due to safety concerns. Scott Gurley states that emergency vehicles and other large trucks have trouble because the clearance is only nine feet, five inches. The railroad is no longer active for rail traffic. The bridge is used as part of a trail network used by the Vermont Association of Snow Travelers. The removal of this bridge will result in an adverse effect to a resource that is eligible for State and National Register listing. Scott Gurley states there are no plans to replace the bridge at this time.

Overpass at South Street, Castleton – This project involves the replacement of a plate girder railroad bridge. A smaller steel beam structure will be installed on the existing alignment and the abutments will be left in place. The Town of Castleton requested the replacement because of its clearance of 11'4" is too low for many farm vehicles and trucks to pass through. The replacement of this bridge will result in an adverse effect to a resource that appears eligible for listing to the National and State Register.

Route 2B Railroad Overpass, Danville – This project involves the removal of Bridge No. 16 located in Danville. The bridge is part of the former Lamoille Valley Railroad. The purpose of removal is to reduce the risk of accidents at this location and improve safety. Scott Gurley stated that the request indicates it is difficult for traffic to pass through this structure at the same time due to its limited horizontal clearance. The clearance limits are

exacerbated by drainage problems. In winter, ice builds up under the bridge and has to be removed to prevent accidents. The problems cannot be addressed without raising the level of the roadway and thus reducing the vertical clearance of the bridge. The railroad is no longer active for rail traffic but the bridge is part of the VAST network. The removal of the bridge will result in an adverse effect to a resource that is eligible for State and National Register listing. Scott stated than mainly the district garage is voicing concern. He is unsure of the Town's position. David asked if there had been numerous accidents or fatalities at the location. Scott stated he knew of no major accidents. Glenn asked what would be done with the refacing of the stone. He added that something would need to be done to stabilize the cut. Emily asked what would go there and how would the drainage problem be solved. Glenn stated he was afraid of losing the beautiful stone abutment and would hate to see the whole thing lost. Scott said the Agency had studied future uses and there are alternative crossings for the bridge. He reminded the Council that this comes before them due to safety issues. Emily suggested the bridge be removed, raise the grade on the trackside in order to keep the abutment but move it back and have a cut back version. Glenn asked if one side might be removed. The Council agreed this project needed more review. Scott Newman told the Council that there probably wasn't enough money to do a formal plan. Scott Gurley stated that they had much information but that it needed to be pulled together. The Council asked for VTrans to get their information assembled regarding state-owned rail lines and bridges, for their review.

David made a motion to accept the projects as proposed with mitigation for the requests from Wallingford, Castleton and Hardwick for bridge removal. Mitigation is for VTrans to develop a first phase planning document for railroad bridges and inventory those owned by the State of Vermont. A preservation plan and maintenance plan should be written. Glenn seconded and the vote was unanimous.

The Danville project was rejected and sent back for more analysis. Scott Newman stated that he is not qualified to judge the safety issues. Scott said there are safety specialists and they are the ones who should be judging it. Glenn said he hoped that they could come back with a proposed solution so as to not lose both sides and that is a little more preservation sensitive.

IX. SHPO Report - Emily Wadhams

Emily reported on the budget cuts in state government and the potential for a significant cut in the federal Historic Preservation Fund. At the state level, the Division has been able to avoid any staff cuts so far. If the economy continues to decline, however, we may be facing a different situation in January or next July. The federal funds were cut in the Senate Appropriations Committee from the \$4 million in the house budget to \$34 million. If the final appropriation is less that \$40 million, we will probably be looking at losing one position.

Emily attended a daylong workshop in Washington on the Rehabilitation Investment Tax Credit. She represented the National Conference of State Historic Preservation Officers.

The conference was sponsored by the National Housing and Rehabilitation Association and the National Trust. The purpose was to examine how the tax credit is working and what changes might be appropriate. Developers and NPS personnel discussed issues of interpreting the Secretary of the Interior's Standards. A recurring theme was are we being too strict in our interpretation of the Standards and therefore not doing the difficult rehab projects. Another theme was how to make the credit more useable by smaller projects.

The Downtown Bill established a building code task force to follow up on the code discussion started by the Upper Stories Task Force last fall. Emily and Nancy will be working with the task force to find ways to encourage more upper floor development in downtown historic buildings. They task force will be meeting this summer and developing recommendations in the fall. George commented on his experience with the Concord Town Hall and the strict building code requirements for a building that is only open to the public one weekend a year.

Kim Zea has agreed to serve on the Advisory Council again and will attend the next meeting. She is filling the position vacated by Ann Lawless.

X. New Business Continued

B. Changes to Maximum Grant Amounts for Grant Programs – Eric Gilbertson sent an email (attached) requested that the Council review the current grant award amounts. Eric is asking that the Council think about lowering the maximum amount to \$10,000.00. because of the drop in the amount allocated by legislature. Beth recalled the Council had the authority to decrease the amount because they reserved the right to lower if they had to. Eric also requested \$10,000 to be used for assessments. Eric is looking for a general opinion the Council may have. He asks, if it makes sense to set aside money for assessments? The next step would be to go to the Chairs of the committees and run it by them as a courtesy. The Council is not required to ask their permission. The law doesn't specify what the money can be used for. The final request from Eric is to set aside a small amount of money to be used only in emergency situations.

Emily stated there is a total is \$125,000 for barn grants and \$125,000 for historic preservation grants. Emily thought that maybe the left over money from past years could be set aside for emergency situations and for barn assessments. She is going to ask Eric for a report of unused grant money from past years, so that the Council will know what kind of dollars are available. Peter is inclined to go with that. George said that maybe a sentence could be put into the grant application that would specify the Council reserving the right to give more money in unusual circumstances. George suggested the grant manual state that the expectation shouldn't be more than \$5,000.00, although the Council reserves the right to give more. David said that maybe there is a mechanism to look at that one good project and give that project a little more than the others and have the capacity to skim 5% off the top of all the others and give it to them. Peter stated he thinks that it is tragic that the assessment piece as been left out. Beth said that the initial survey of the applications should pick up on the assessment need. Glenn said

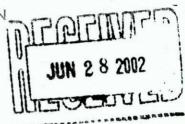
assessments are justified because they are part of the grant process. Beth thinks that staff should be able to come to the Council and recommend that money be given to a particular project for assessment and the second way to get money would be at the actual grant application time.

George asked if there were federal dollars in the federal farm bill. Emily stated that there was money but it was cut out for assessments and she was unsure if it would be put back in. Peter said that the group would like to proceed with an amount of \$10,000.00.

- <u>C. Downtown Barre Site Tour Wally Roberts, the head of the Barre Partnership, led the Council on a tour of downtown Barre.</u>
- <u>D. Brownington Letter</u> Peter asked what should the Council be doing. Emily determined the effect. She is going to ask for the balloon test and they need to take this very seriously. We would recommend to the District Commission that they do the balloon test. Glenn said it might be good to be in touch with the local historical society. Emily will find out where they are in the entire process. Emily will bring it back to the Council. She doesn't feel like they are trying hard enough. Emily will address the issues.

Beth moved to adjourn. The meeting adjourned at 3:00.

MAD RIVER VALLEY RURAL RESOURCE COMMISSION P.O. BOX 471 WAITSFIELD, VT 05673 802/496-7173



June 27, 2002

Advisory Council Division for Historic Preservation National Life Building, Drawer 20 Montpelier, VT 05620

Re: preliminary review for Mad River Glen nomination to the National Register of Historic Places

Dear Advisory Council Members:

Thank you for reviewing this property prior to National Register nomination process.

Mad River Glen is located in Fayston on the slopes of the east-facing ridge of the main spine of the Green Mountains just south of Route 17. Mad River Glen is a unique place and is of national importance for its role and identity in alpine skiing in the United States. Lisiting this area on the National Register of Historic Places will help to bring attention to its historic significance and will be of benefit to the ski area, the Mad River Valley, and the state of Vermont.

We anticipate that this will be a National Register District as there are a number of contributing structures, including the Base Box, Stark's Nest and the single chair, all built between 1947 and 1948. In addition to the buildings, at least half of the ski trails were "designed" and cleared in 1947 and 1948 and also contribute to the historic significance of this area. The stunning landscape in which the ski area is situated is also noteworthy as much of the historic, aesthetic, and recreational appeal is grounded in the surrounding beautiful, rugged terrain.

We are hoping to receive a grant to hire a qualified architectural historian this summer to complete the nomination form.

Included herewith are a letter from Jamie Wimble, General Manager of Mad River Glen, requesting the nomination, as well as two supporting photographs and an original trail map of the ski area.

Please give me a call if I can answer any further questions at this point.

Thank you.

Tara Hamilton Coordinator

CERTIFIED LOCAL GOVERNMENT PRELIMINARY REVIEW & RECOMMENDATION SHEET

PRELIMINARY REVIEW & RECOMMENDATION SHEET ubmit this completed form to the Vermont Division for Historic Preservation, National Life, Drawer 20, Montpelier VT 05602. Commission 496-7173 Date application received by CLG: 3 2002 Mod lives (Name of Property Date reviewed by CLG: Date sent to Division: June 18 2002 Date visited by CLG: Materials Reviewed: Photographs/Slides □ Survey/Inventory Form □ Drawings ■ Map Photographs □ Other Review requested by 1. National Register Criteria Met: M Historic Association Architectural Merit [']□ Association with Famous People □ Likely to Yield Important Information 2. Exceptions to Criteria Apply: Cemetery □ Reconstructed Property □ Religious Use □ Less Than 50 Years Old □ Moved Property □ Grave □ Birthplace □ Commemorative Property: 3. Criteria Considerations Apply: National 4. Level of Significance: □Local ☐ State 5. Possesses Sufficient Integrity: XYes 6. Additional Comments: 7. PRELIMINARY DETERMINATIONS: ☐. The property does not appear to meet National Register Criteria for Evaluation and will not be nominated. The property appears to meet National Register Criteria for Evaluation and will be nominated individually. **SIGNATURE**

CLG Commission Representative



Vermont Department of Historic Preservation 135 State Street Drawer 33 Montpelier, VT 05633-1201

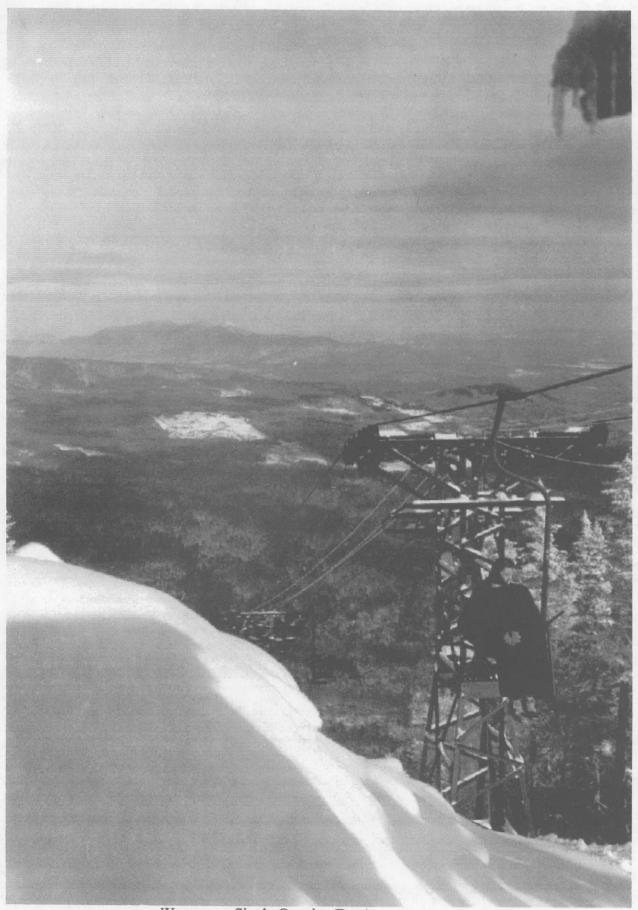
Dear Advisory Council,

As the General Manager of Mad River Glen Ski Area I would like to nominate Mad River Glen for the National Register of Historic Places. I ask that the council give a preliminary review of our status in regard to inclusion on the register. Please let me know if I can be of any assistance on this matter. Thanks in advance for your consideration.

Sincerely,

Jamey Wimble General Manager





Woman on Single Opening Day

1948

IDE

ers.....2D

I Sunday IVING



Photo courtesy of T.J. Greenwood, Mad Rive Skier Ian McLean

surviving lift of its kind.

of Starksboro enjoys a ride on Mad River Gien's single chair, the last Al Franken recalls his rise and fall as 'President,' 3D

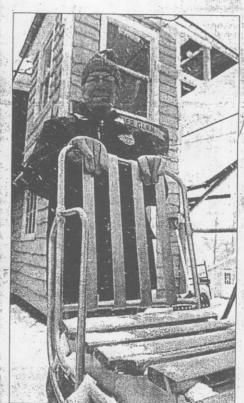
JANUARY 17, 1999 • FEATURES EDITOR ELIZABETH MUNDING 660-1863 or (800) 427-3124





Resort's chair lift still a solitary experience for skiers

Items courtesy of Mad River Glen An invitation, ticket and a 1949 Vermont Railway poster harkening back to Mad River's past.



LEVERMONT RY THE

Every morning for 44 years George Neill of Warren got in the first ride of the day on the Mad River single. Neill, who worked as a lift operator, helped build the lift in 1947. Neill, who is 78, was on hand to celebrate the 50th anniversary of the first single that was painted gold for the occasion last month.

By Maria Blackburn Free Press Staff Writer

ike Christmas ornaments dangling from a wire, the seats of Mad River Glen's single-chair chair lift bob and drift in the icy wind. One seat, an inadequate-looking hunk of steel and wood, plucks a skier from the wooden piatform and begins moving along a steel cable the width of a magic marker. Four gentle jerks, and the chair is a loft. Except for the ground falling givay below and the occasional amminy, the lift barely seems to be moving at all.

Somewhere in the woods, a birch branch, coated with ice, crackles and creaks. Below on the mountain, a skier carves a turn in the snow with a whispered schuss. No voices intrude on this silence, this solitude.

For 12 glorious minutes, the skier is utterly, completely, bless-edly alone.

edly alone.
"It's the ride of a lifetime," lift attendant Irvin Sayman said as he unloaded passengers at the top of the lift one day last week.

And it's a ride right out of the past.

In an industry that's constantly seeking the newest and fastest ways to get up and down the mountain, the single at Mad River is an anomaly. Built in 1948, it is the last diesel-powered single-chair chair lift in operation in the country.

Other ski areas offer heated

Other ski areas offer heated gondolas, like Killington, or trams, like Jay Peak Resort. Most have double chairs, many have high-speed quads. Even Mad River uses two double chairs in addition to the single.

The single might be an antique, but it's hardly a relic. In the past 50 years, the single chair, or "Old Faithful" as it is sometimes called, has become more than

See CHAIR, Page 5D



Photo courtery of Mad River Glen In December 1948, Sandy MacIlvane, Miss Vermont, Jean Peatman, dressed as General Stark, and lift operator George Nelli helped inaugurate the single chair at Mad River Glen. The skil area didn't open for skiling until one month later due to lack of natural snow. LEFT: Magic Hat's Single Chair Ale is one of the brows're scaland; berrk.



Photo courtery of Henry C. Smith The single chair lift might not have been plush but riders were warmed by old wool poncho-type blankets that came free with every ride. This photo, taken in 1953, shows longtime general manager Ken Quackenbush (right) tending to the skiers awaiting a ride.

IF VOIL CO

Mad River Glen in Fayston celebrates its 50th anniversary by holding a "Roll Back the Clock Day" on Jan. 26. Lift tickets will cost \$3.50, which is the 1948-49 price. Or, if you'd like to try out the lift before that, here's what you'll need to know: Mad River Glen offers a one-day pass for \$29 adults weekdays, \$34 weekends and \$36 holidays. For children ages 6-15 and seniors ages 65-69, a one-day pass costs \$20 weekdays, \$24 weekends and \$28 holidays. Co-op shares and season passes are also available.

From Burlington, take Interstate 89 south to Exit 10. Take Vermont 100 south into Waitsfield. Turn right onto Vermont 17 West and travel five miles to Mad River Glen.

Call 496-3551 or check out Mad River Glen's Web site at www.madriverglen.com for more information.

CHAIR: Ride still a solitary experience

Continued from Page 1D just a way of going from the bot-tom of General Stark Mountain to the top. It's a vibrant symbol of an era when skiing was more rugged, more solitary and less commer-

The single fits with the personality of Mad River, a quirky throwback to a time before manmade snow, slopeside condos and heated, high-speed gondolas, back to a time when skiing was less about socializing on the slopes and more about ... well,

"The single is loved," said Bob Mazza, general manager of Mad River Glen, where images of the single chair grace everything from T-shirts and brochures to tap handles and bottles of hot sauce. "It's our trademark."

cial.

A good thing
Wesley Wright doesn't mind
the fact that the single moves at
about half the speed of highspeed quads, the form of transportation that's prevalent at most

big ski areas.

He doesn't mind being exposed to the wind and the cold.

He doesn't even mind the fact that because the single moves more slowly than other life, he's apt to wait longer for a ride to the mountain's 3,637-foot peak than

Really, what's the hurry?"
Wright said. The digital media consultant for the University of Vermont began laughing.

Vermont began laughing.

"So what, so you can go to the top faster. You're going to get tired skiing down anyway."

The single carries 480 skiers per hour, no more. A faster lift wouldn't be appropriate for this ski area, explained Paul Marble, a Fayston resident who has been skiing there since the 1940s and is one of 1,400 shareholders in Mad River Glen, the nation's only co-River Glen, the nation's only cooperative ski area.

"We want to keep the single,

so there's not a large crowd on the mountain," he said. "We don't

man it covered in skiers."

Mad River Glen prides itself on being old-fashioned. The Fayston ski area is the only one in Vermont that doesn't allow snowboarding. It relies almost exclusively on natural snow, and most of the 44 trails are narrow, steep and filled with natural obstacles.

"Skiing has become so homogenized," Mazza said. "It's like tennized," Mazza said. "It's like tennized, "Skiing said." "Skiing said." "It's like tennized, "Skiing said." "Skiing said

to be different from the very be-ginning. Founder Roland Palm-edo, an investor in Stowe Mountain Resort, envisioned a ski area that put sport ahead of profit. He believed that "a ski area is not just a place of business, a mountain amusement park ... Instead it is a winter community whose mem-

A look back at the evolution of the ski lift

In the beginning, if you wanted to ski in the United States, you strap-ped your skis to your back or slipped on some skins and went

slipped on some skins and went trudging up a mountain. Starting in 1935, ski lifts changed all that. Some highlights in the evolution of the U.S. ski lift:

1935: The J-bar, the first continuous drag lift, is built by the Dartmout drag lift, is built by the Dartmouth Outing Club on Oak Hill in Hanover, N.H. With 50 J-shaped bars dangling from a steel cable, it hauled 400 skiers an hour up the 350-foot hill.

■ 1936: Fred Pabst, founder of Bromley Mountain Resort, de-signed and installed J-bars at Was-sau, Wis., and Peru, Vt. A few years later, the first T-bar in the country was put into use at Pico, Vt.

Late 1936: The nation's first

chair lift is installed on Dollar Mountain in Sun Valley, Idaho. Bridge engineer James Curran con-ceived of the idea for the chair lift from his observations of mone irom his observations of monocable conveyor systems used to load banana boats in the tropics. In place of hooks carrying bananas, he substituted chairs carrying skiiers.

1938: George Morton invents a contraption called the Skimobile in North Conway, N.H. The Skimo-

bers, both skiers and area person-nel, are dedicated to the enjoy-

A single achievement

George Neill doesn't ski, but he knows just about everything there is to know about the Mad

River Glen single.

Neill knows the lift needs to be

run all night long when there's a bad storm from the West. He

knows the importance of making sure riders keep their ski poles to the right side so as not to trip when they get off at the top. And he knows what it feels like to be

the only one on the chair lift at

made a solitary journey up the mountain to make sure the single

was in working order. The single deserved his attention. After all, it

was the newest technology when

it was built.

Now 78 years old, the former

Now 78 years old, the former lift operator isn't surprised the lift he helped build is still around. "Yes," the Warren resident said with a pride: "It held together all these years."

these years."

In the 1920s and 30s if you wanted to go skiing in the United States, you walked. With the advent of the first rope tow at Gilbert's Hill in Woodstock in 1936, the race was on to find the best way to get up the mountain. Justice was not to the process of the pr

Then in December of 1936 in Sun Valley, Idaho, the country's first chair lift was installed. In 1948, the single chair at Mad

River was the longest, fastest lift

bars came next.

Every day for 44 years, Neill

ment of the sport."

bile transported skiers in 150 individual cars equipped with rubber tires that ran along a steel track mounted on a long wooden trestle.

1938: North America's first

arial transway for skiers begins op-erations on Cannon Mountain at Franconia, Notch, N.H. It carried almost 7 million passengers to the 4,200-foot summit before a new tram was built in 1980.

■ 1953: The first gondola in the United States is installed at the Sierra Sugar Bowl Ski Area in Cali-

Mid-1950s: The first double chair lifts are installed in the United States. Doubles quickly became the workhorse of ski areas

came the workhorse of ski areas, carrying more people up the mountain than any other type of lift.

1960-70s: Triple chair chair lifts gain in popularity.

1980s: High-speed detachable quad lifts become more common as the fastest way to move large amounts of people up a mountain. These lifts move at almost twice the speed of single chair chair lift. speed of single chair chair lifts

Source: "A Pictorial History of Downhill Skiing" by Stan Cohen (Pictorial Histories Publishing Com-

in the world. "The single was going to revolutionize the ski in-dustry," Mazza said. "It was the

cutting edge."
Today, the words "cutting edge" don't come to mind when one sees Mad River Glen's singlechair chair lift.

The word "noisy" does. The

diesel engine that powers the lift is audible before the single is even in sight. "It sounds like a

sack of potatoes rolling around," Peter Thompson, manager of the base lodge, joked.

And the word "friendly" does,

Skiers laugh and chat as they await their turn to ride the single to the peak. The line snaking along the bottom of the chair is the place to people watch, catch up with friends and make friends with strangers.
"There's no pretension, here,"

said Dick Jamieson, a Waitsfield insurance executive who has insurance executive who has been skiing at Mad River Glen for four decades. "It's not the machinery that makes the single special. It's the people who ride it and the people who run it."

"It's like family up here," added lift operator Bruce Cobb.

Time stands still

When Alan Newman, founder of Magic Hat Brewing Company, of Magic Hat Brewing Company, was looking to brew a new sea-sonal beer, he chose to base it around the image of Mad River Glen's single. The label of Magic Hat's Single 'Chair Ale shows a Mad River Glen single chair hanging above a cadre of frolic-king dinogues. king dinosaurs. "When I go to Mad River, it's

like going to a place where time has stood still," Newman said. "I mean that with the greatest affection. That's the charm of it."

It's a charm that won't likely

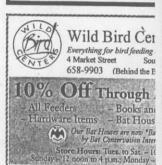
go away anytime soon.

go away anytime soon.

Just recently, Mad River Glen
surveyed its shareholders to see
how they felt about replacing the
single-chair chair lift. The shareholders agreed that it would be
fine to update the lift someday,
Just as long as another single
takes its place.

Working Overtime But Not (Don't assume the overtime laws don't apply to by the law that requires time and a half to be p







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The Vermont Women's Health Center is a participate in a birth control study comparing 5 d. This study is sponsored by Family Health Interna organization dedicated to contraceptive developm around the world.



Participants wil If you are please call 8 for more

Seize power.

Gain allies, hire mercenaries

& other tactics of the corporate battlefield.

send a Semector

NPS Form 10-900 (Rev. 10-90)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

Signature of commenting or other official

State or Federal agency and bureau

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items. ______ 1. Name of Property historic name: Fessenden, Joseph House other names/site number: #22:Fessenden-Hanks House (per Lovejoy's Royalton); 1416-2:#12 (VT Historic Sites & Structures Survey) 2. Location street & number 58 Bridge Street not for publication n/a city or town Royalton vicinity n/a state Vermont code VT county Windsor code 027 zip code _05068 3. State/Federal Agency Certification As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _ meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide See continuation sheet for additional comments.) Signature of certifying official Date State or Federal agency and bureau In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Date

I, hereby certify that this property is:		Signature of Keeper	Signature of Keeper	
entered in the National Register				
See continuation sheet. determined eligible for the Na See continuation sheet. determined not eligible for the removed from the National R other (explain):	ational Register e National Regist			
5. Classification				
Ownership of Property (Check as many boxes as apply) X private		Number of	f Resources	within Property
public-local public-State public-Federal		Control 1	ributing No	oncontributing buildings sites
Category of Property Check only one box) X building(s)		1		structures objects Total
district site structure object		Number o National Register _		g resources previously listed in
Name of related multiple property listin N/A S. Function or Use	g (Enter "N/A" if prop	erty is not part of a multiple pro	operty listing.)	

Historic Functions (Enter categories from instance Cat:	_Sub:single d	weling e dwelling al office		
Current Functions (Enter categories from in		e dwelling		
Cat:Domestic	ouboniqic			

Architectural Classification (Enter categories from instructions) Georgian Federal		Materials (Enter categories from instructions) foundationbrick		
		roof slate		
		walls <u>weatherboard</u>		
		other <u>iron</u>		
	escription (Describe the historic and current condition of the pation sheets (7-1 through 7-13)	roperty on one or more continuation sheets.)		
	======================================			
Applicable	National Register Criteria	E a reconstructed building, object, or structure		
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)		F a commemorative property.		
m	roperty is associated with events that have ade a significant contribution to the broad atterns of our history.	G less than 50 years of age or achieved significance within the past 50 years.		
ВР	roperty is associated with the lives of persons gnificant in our past.	Areas of Significance (Enter categories from instructions)		
31	grinicant in our past.	Architecture		
0	roperty embodies the distinctive characteristics a type, period, or method of construction or presents the work of a master, or possesses	Period of Significance		
hi a	high artistic values, or represents a significant and distinguishable entity whose components	c.1802 – c. 1923		
ıa	ck individual distinction.	Significant Dates		
	roperty has yielded, or is likely to yield formation important in prehistory or history.	c. 1802- c.1828		
Criteria Co	nsiderations the boxes that apply.)	Significant Person (Complete if Criterion B is marked above) N/A		
	wned by a religious institution or used for ligious purposes.	Cultural Affiliation N/A		
B re	moved from its original location.	Architect/Builder		
	birthplace or a grave.	N/A		
D a	cemetery.			
Explain the si	statement of Significance gnificance of the property on one or more continuation sheets.) uation sheets (8-1 through 8- 11)			

9. Major Bibliographical References			
(Cite the books, articles, and other sources used in preparing this form on one or n	more continuation sheets.)		
Previous documentation on file (NPS) preliminary determination of individual listing (36 CFR 67) has been requested. previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey # recorded by Historic American Engineering Record #	Primary Location of Additional Data X State Historic Preservation Office Other State agency Federal agency X Local government University X Other Name of repository: Royalton Historical Society		
10. Geographical Data			
Acreage of Property 1.12 acres			
UTM References (Place additional UTM references on a continu- Zone Easting Northing Zone Easting Northing			
1 18 697265 4854050 3			
Verbal Boundary Description (Describe the boundaries of the property on	a continuation sheet.)		
Boundary Justification (Explain why the boundaries were selected on a cor	ntinuation sheet.)		
11. Form Prepared By			
name/titleLyssa Papazian, Historic Preservation Consultant			
organization	dateMay 29, 2002		
street & number13 Dusty Ridge Roadtele	phone(802) 387-2878		
city or town Putney state VT	zip code _05346		

Additional	Documentation
Additional	Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location. A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner	*		
(Complete this item at the request of the SHPO on name Richard McGovern	r FPO.)		
street & number_58 Bridge Street		telephone_(802) 763-8789	
city or town Royalton	state_VT_ zip c	ode <u>05068</u>	

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 18.1 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.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

The c. 1802 Joseph Fessenden House is an outstanding example of a 2 ½-story, frame, late Georgian style house with a gable roof, paired interior chimneystacks, and many decorative features combining Federal Style elements with Georgian Style construction. The house's door surround is very similar to the "Tuscan" example given in Plate X of Asher Benjamin's influential 1797pattern book, *The Country Builder's Assistant*, and shows how the Adams or Federal style, made popular in New England through Benjamin's books, was often applied to Vermont houses with otherwise Georgian Style massing and proportions. The house possesses a very high degree of integrity that is evident through the historic qualities of location, design, setting, materials, workmanship, feeling, and association. It retains many original and early features including decorative woodwork and unusual early ironwork. The setting of the house in the historic village of Royalton is also remarkably intact not only with neighboring historic village buildings and roads but also the house's own extensive gardens. The present owner has addressed the loss by fire of its historic adjacent barn by moving a similar old barn to the site, restoring the house's immediate physical historic context.

The house, with a "Georgian" first floor plan, has an elaborate raking and horizontal cornice in the Doric order with partial cornice returns. The central front entrance door is topped by an elegant semi-circular leaded fanlight and boldly framed by a broad, Tuscan order triangular partial pediment, broken at the bottom cornice so that each end of the raking cornice is supported by flat pilasters. Each pilaster is prominently ornamented by a fragment of Tuscan order entablature and base. There are bold. projecting entablatures above the first floor windows on the front elevation and above the first and second floor windows on the gable end elevations. An original 1-story. classically detailed shed-roofed, porch extends across the rear elevation directly above an enclosed extension of the brick cellar (kitchen) story. The porch is supported by slender Tuscan columns topped with a simple entablature and ornamented with a striking "Chinese Chippendale" railing. Extending down to Bridge Street from the porch is an original stone staircase with an unusual wrought iron railing ending in a coiled serpent. On the center of the rear roof elevation is a narrow pedimented dormer with a small balcony. The house has many rare original interior features including elegant stairways, twin full cellar kitchens, twin dumbwaiters, and many fine, Georgian and Federal style mantels, cornices, and other interior trim. Many original interior features have been restored based on physical evidence.

Prominently located at the intersection of two turnpikes (White River Turnpike or Old Main Street, and the Woodstock-Royalton turnpike or Bridge Street), the Joseph Fessenden House presents its formal façade on the southeast side of Old Main Street. In front of the house is now a small green separating the Old Main Street from the newer Vermont Route 14. This intersection was once the center of the village. The

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 2

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

house's neighbors to the northeast are the 1836 Greek Revival style Episcopal Church, the c. 1810 Sprague house, the 1844 Center Schoolhouse and the 1839/1840 Greek Revival style Town Hall. On the southwest, the present garden lot once was occupied by the very large 1810 Cascadnac Inn. Across the street are the brick 1853 bank building, houses, a former grain store, as well as the 1839 Methodist Church/Royalton Academy and the 1839 First Congregational Church. Bridge Street runs southeast from Main Street and the Joseph Fessenden house, with an extensive garden behind it to the southeast, is located on the southwest corner of the Bridge Street and Main Street intersection. Across from the house on Bridge Street is the c. 1825 Federal style Bloss House, the former parsonage for the Congregational Church. Further towards the river on Bridge Street are a few smaller, post-1927 flood houses.

The house is built into a hillside, appearing 2 ½-stories from the main street and 3 ½-stories when approached from the south along Bridge Street. Directly behind (southeast) the house is a large open lot that has always been part of the property as its garden and orchard. Currently, the lot contains a formal, landscaped garden that includes sculpture. In addition, the property now has an open lawn area to the southwest on the main street level that used to be part of the old Cascadnac Hotel property.

An old barn, the Winnie Royce Barn, c. 1800, was moved to the site from nearby Chelsea village, Vermont by the current owner in 1991 and sits behind the upper lawn area on the site of the property's original barn. The exact footprint of the original barn was identified through archaeology performed by the current owners and the current, non-contributing barn is situated with its north corner positioned diagonally across from the south corner of the house. A deck extends from the rear first floor porch of the house to connect with the barn entrance. The original barn was destroyed by fire in 1944, and as documented in historic photographs, was of similar size, orientation, and overall gable front massing as the Winnie Royce barn.

A second barn (c.1820) was also moved to the present property by the current owner in the past ten years from the Chelsea Health Center in Chelsea, Vermont. It is non-contributing and located in the southern corner of the property, which was once part of the Cascadnac Hotel property.

Exterior:

The front or northwest façade has a symmetrical, five bay ranking with a formal entrance in the center under the eave side of the slate gable roof. Two large brick interior chimneys sit on the roof ridge and are each topped by a raised, slate spark

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

arrestor. Late 19th century photographs of the house show what is likely a slate roof. The current owner replaced a 20th century standing seam roof with new slates and found evidence of original shake roofing in the process. The brick chimneys have been re-pointed and restored recently as well.

The regularly spaced windows contain 1988 restoration 12/12 sash with "restoration glass" and are based on an original window found in the attic. (A mixture of 6/6 and 1/1 sash were removed). There are interior storm windows. The original window trim is a casing surrounded by a projecting molding that is topped on the first floor windows with a deeply molded, attenuated lintel. The lintel includes 8 bands of molding with the top bands projecting prominently from the clapboard. The second floor windows have the basic casing and surround and butt directly to the cornice, typical of Vermont's Georgian homes. The Tuscan order front door surround is as elegantly and elaborately detailed with a triangular pediment, delicately broken on the bottom cornice to surround the leaded semi-circular transom, over a restored broad, 6-panel door, matching the original rear door. Overall the door and door surround is more typical of the Federal/Adams style than the heavier Georgian style which typically used full pediments. The eave has a Doric order plancere, which matches one described in Fig. C, Plate VIII of Asher Benjamin's 1797 Country Builder's Assistant, emphasizing again, the combination of Georgian and Federal stylistic elements that characterize the house. The soffit is ornamented with shallow, broad mutule blocks that are a foot square and entirely and regularly pierced by small 1" circular holes. Below the eave, is an entablature with a dentilated frieze.

The two gable facades (northeast and southwest) with four regular bays and two windows in the attic gable have the same restored windows and original window trim as the front façade. The elaborate lintels are on both the first and second floor windows and not on the attic level pair. On the northeast gable facade, one bay (i.e. both first and second floor windows in a vertical line) contains dummy windows. On the southwest gable façade one first floor bay contains a dummy window. These have the same window trim as the regular windows but contain no sash – just clapboarded wall. (At one time, closed shutters covered these dummies.) These correspond to service areas on the interior and were likely installed to preserve the strict symmetry of the house's Georgian style massing. The dentilated entablature and pierced soffit mutule blocks of the front and rear façades wrap around the corners in a brief return. The raking cornices are also ornamented with the pierced mutule blocks and dentilated frieze.

The rear or southeast facing façade is really three and a half stories as it is built into a hillside allowing for a full walk-out basement on this side. There are four full height windows across the basement, which extends out in common bond brick under the first

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 4

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

floor porch. In the center is a wide doorway in line with the one on the porch above. There is a modern, gable roofed frame enclosure extending out around this doorway with clapboarded sides and small windows but open in front. The basement door is a six-panel solid wood door flanked by narrow, operable four over four double hung sash in the place of sidelights. These extend two thirds of the door height. The size of the sash lights match those in the regular windows. The doorframe and basement window surrounds are quite plain. The windows have the same restored sash and original casings and surrounds as the other facades. The surrounds on the first and second floor windows have the same more decorative casings and surrounds as on other facades, but on this façade there are no added lintels as the first floor windows and rear central door abut the ceiling of the porch directly.

The roof of the porch has been rebuilt by the present owner based on what was there and physical evidence and is covered in standing seam metal. The porch has a solid, curved, plastered ceiling under the shed roof. The Tuscan order columns and Chinese Chippendale railing are original with some added matching pieces on the barn end where the porch was extended to the relocated Winnie Royce Barn. The floor of the porch is tongue and groove solid wood flooring and reproduction chandeliers hang from the curved ceiling. The back wall of the house under the porch is not clapboarded, but rather has a wide, flush wainscoting under the windows and plaster above. Its doorway is more formal than the basement doorway below and has an added seven light transom above it. Double hung four over four sidelights similar to those in the basement extend two thirds down on either side of the original, wide, six-panel, wood door. On the northeast end of the porch, and original dry-laid stone staircase with slate slab steps extends down to the street. The stair railing is a remarkable original wrought iron rod ending in an elegant coiled serpent that is supported by a stone pillar.

The slate roof of the southeast façade is adorned by a single, centered, original gable dormer with a full pediment and clapboard cheeks. The dormer is just the size of the normal size double hung twelve over twelve sash it contains. A simple wooden railing extends across and beyond it on both sides and connects back to the roof, although there is no balcony.

Barns (both non-contributing):

Non-original to this site, the c. 1800 Winnie Royce hay barn was moved from the nearby town of Chelsea, Vermont in 1991. It has a gable roof with vertical unpainted pine sheathing. The English style barn is entered on the eave side facing northwest. The scribed, hand-hewn timber frame dates to c. 1800 and is surrounded by reproduction flooring, sheathing and roof. It generally matches the overall size, shape and location of

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 5

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

the original barn based on photographic and archaeological evidence. The original barn burned in 1944 in the fire that consumed the neighboring Cascadnac Inn. Late 19th century photographs show a covered shed connecting the barn to the rear porch, and now the connection is an open deck with railing. A second barn (c.1820) was also moved to the present property around the same time from the Chelsea Health Center in Chelsea, Vermont. This small, simple gable barn with unpainted vertical pine sheathing is located in the southern corner of the property, down the slope from and behind the Winnie Royce barn, which once contained horse sheds of the Cascadnac Hotel property.

Although, as non-original, moved structures, the barns must be considered non-contributing, they nevertheless very successfully restored the appearance of the house's physical historic context. This is especially true of the Winnie Royce barn.

Interior:

The interior of the Joseph Fessenden House is full of outstanding original and early decorative woodwork reflecting a range of classical styles and early 19th century construction features including elaborate twin cooking hearths and food storage chambers in the basement level, an elegant staircase and generously wide second floor hall, an original dormer flanked by built-in interior cabinets, and original soapstone stove thimbles built into the garret level chimneys.

Although it is a 2 ½-story house from the formal main street façade, this full Georgian plan home has four finished and occupied floors. It was built into a hillside so that the basement level is fully at-grade in the rear and extends out under the deep first floor rear porch. There are twin cooking hearths on either side of the basement and food storage facilities beyond these in the cool, below-grade section of the front basement. These features may be original or may date to Elias Lyman's 1828 renovation of the house as a double.

The second floor, which boasts a large ballroom and formal sitting rooms, has a generously wide central stair hall with twin staircases leading down to the first floor level. The original stair railing and banister is a thin round railing that curves around the corners on the second floor landing as well as along the run of the stair itself, curving up to meet the hall banister with no newel post. The spindles are of quite thin, square stock. The terminal newel post on the first floor is simple and thin, comprised of a base of square stock, center column of plain round stock, a capital of square stock, and topped by a plain knob, typical of this period. It is quite similar to the newel post

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 6

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

illustrated in Plate 43 of Asher Benjamin's 1827 edition of *The American Builder's Companion*.

The third floor appears to have been originally finished as bedrocms - although in a much simpler style than the first and second formal floors. The present stair to the third floor was partly installed by the present owner who restored the bottom half of the straight run. The owner removed a landing halfway down the stair from which a spiral stair extended to end in the center of the second floor hall. This spiral stair may have been added in the late 19th or early 20th century. According to the owner, when it was removed, the evidence of the original straight run matching the main stair was uncovered and used as a guide for the new stair.

The arrangement and formality of the rooms as well as the overall size and prominent location of the house suggest that it may have been built as a tavern and inn. However, its intricate and elaborate decorative details are far grander than those found in most early Vermont taverns. Documentary evidence has not been found to support its use as a tavern by Fessenden or any subsequent owners. However, the lack of clarity in the early deeds allows for the possibility that it had been built earlier as a tavern that was purchased by Fessenden and then later decorated more richly.

The present owners have surrounded the extant original features with careful restorations of missing features based on physical evidence, such as a missing piece of mantle, simple, operable twin dumbwaiters, and re-located staircases and also have added some features based on the design of Georgian style taverns and houses, such as the bar cage in the first floor rear, a door in the front parlor, and some ceiling cornices. Other small modern changes include the addition of powder rooms. They have restored the circulation floor plan between service and public spaces - removing and adding walls using moldings that match others in the room and as architectural traces have indicated.

The collection of fireplace surrounds and mantels, by itself, is rare and outstanding. There are eight different, highly decorative moldings and surrounds in all the formal rooms of the first and second floors. All of these are early – either original or added by 1830 - and only one was previously altered and later restored by the present owner. Stove pipe thimbles were the original heating system for the garret level. The basement kitchens have simpler, more utilitarian mantels and moldings surrounding the cooking hearths which each have a bake oven, a cooking hearth, and a set of two large boiling kettles built into a recess with an original shutter door for closing in the steam.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 7

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

While none of the formal mantels have the floral festoons Asher Benjamin was known for, they nevertheless combine several of the moldings illustrated in his 1797 *The Country Builder's Assistant*. Elements can be found of the lonic, Doric and Tuscan orders as illustrated by Benjamin but, in the Joseph Fessenden House, the mantel and cornice moldings are even more elongated and slender. They draw on both the Georgian and later Federal/Adams styles in the use of classical vocabulary. In a few mantels the classical forms are extreme in flattened and elongated proportions suggesting that they may date to the 1828 renovation.

Room descriptions, (Note: since the house is on a northwest-southeast axis, the four main rooms on each floor are referred to by their outermost corner: north, east, south, and west.):

Basement Level:

Entry foyer: centrally located vestibule with a new, walled stair ascending to the first floor from the west corner that replaced a deteriorated existing staircase in the same location. To the staircase's right (east) a modern bath has been added which is entered from the east room. Wainscoting in foyer is partly original and partly new matching the existing. The exterior door is flanked by half sidelights. Doors open to the left and right off the foyer into two large cooking hearth rooms: the present kitchen on the southwest and a sitting room on the northeast.

Kitchen (south corner): has restored sash, modern kitchen counters, appliances, a new plaster ceiling with recessed lights, and a new (lower) concrete floor. The elaborate early kitchen cooking fireplace covers the northwest wall and is fronted by a large brick hearth made from re-set original floor bricks. The broad, soapstone cooking center has a bake oven and fire chamber below it each fronted with a plain, early iron door with original hinges. Next to the bake oven, in the center is the large fireplace containing a cooking crane and hooks, and at the far end is a set of recessed boiling kettles with a fire chamber below each kettle fronted by iron doors. The recess has an original sliding solid wood shutter with original wrought iron handle. This remarkable cooking center is nearly identical to one pictured on Plate 59 of the 1827 edition of Asher Benjamin's An American Builder's Companion. In that plate the famous Rumford Roaster and a third boiler kettle are depicted but are not present in the Fessenden fireplaces.

There is a door in the north corner to the dumbwaiter and rear room. The dumbwaiter (possibly original or possibly installed by Elias Lyman in 1828 or Dr. Morse in the late 1860s per Lovejoy) is a simple wooden set of shelves that go up and down on counterbalanced rope pulleys set into the frame. The shelves are original on this side

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 8

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

and the shaft way was restored by the present owner based on the extant shaft way on the other side.

Front storeroom (west): The front room is partly unfinished with a cement floor, exposed beams/joists, brick interior walls and stone exterior/foundation walls. Originally a root cellar, this space now houses the modern water and hot water heating systems. The southwest brick wall is the rear wall of the brick kitchen hearth and has a small wooden door leading to a small, narrow smoke chamber located between the fireplace and kettles. The center interior wall (northeast) creates another, raised storage area constructed entirely of brick and likely original. This dividing wall has a wooden door and small openings at the top with bars in the openings allowing air to circulate. The interior of the brick storage room walls are plastered and the brick floor is one step up from the root cellar-type storage area (matching one on the other side) constructed of brick with small openings at the top of the walls with bars in them. The interior brick walls of the storeroom are plastered. This drier storeroom is more vermin-proof than the general root cellar area and may have been used to store special goods, even possibly connected to the mercantile business of several of the early owners.

Large "sitting" room (east): This was originally another kitchen and has a wooden floor, original plaster walls, the identical elaborate cooking hearth/oven/kettles as on the western side, and the same dumbwaiter. On this side the shelves were missing but the shaft way was still extant. The present owner restored the moveable shelves based on the extant example on the western side. The passage to the rear room is a mirror of the one on the western side. On the rear (southeast) wall, there are the same restored windows as elsewhere.

Front storeroom (north): This storage room is very like the one on the other side but has a painted concrete floor, and finished walls and ceiling. This room has the identical brick storeroom on the southwest wall and small smoke chamber in the rear of hearth chimney as on the other side.

First Floor:

Front foyer/formal entry (center): The exterior entrance has an original leaded fanlight over a replacement six raised panel door (matching the original rear door) with original hardware and slide bar brackets. The room has an elaborate original cornice. Although the hall was open from front to back when the present owner purchased the property, there was evidence that it had been divided into a front and back hall. Based on physical evidence found in the floorboards, wallpaper and paint remnants, and the cornice and ceiling framing, the dividing wall was reconstructed by present owner and a

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 9

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

matching section of cornice was installed there. The main stair and simple newel and railings are described above. There are doorways to the north and west front rooms with original six-panel doors.

In an early 20th century photograph of the open front door, a glazed door in the earlier midway wall could be seen through the front screen door. During the most recent renovation by the present owner, a larger Victorian period door from the hall leading into the rear east room was removed. This door may have been part of a renovation undertaken by Dr. James Morse in the 1860s or 70s to make the east room into a doctor's office. Patients entering the rear of the house would have used the original door and Dr. Morse could have entered the room from the privacy of the front hall using the Victorian period door. If the rear stair to the second floor was also removed at this time, the separation between patient/public and family space would have been fairly complete.

Rear hall/passageway (center): The rear door, opening onto the rear porch, is an original, extremely wide door with six shallow recessed panels. The doorway has original hardware, 2/3 sidelights, and a simple, 7-light, straight transom. The side lights are in the form of four over four double hung sash on either side of the door in which the individual lights are the same size as those in the twelve light main sash making the windows very narrow. There is no cornice in the hallway. Doors on the east and south are original and enter into the rear main rooms ("tap room" and "formal study").

This space was reconfigured by the present owner to accommodate the restored second floor stairs and south wall of the front foyer. A small, modern powder room was added on the northwest wall. The hallway contains a reconstructed stair to the second floor matching the front one (based on physical evidence) as well as a walled stair down to the basement. When the floor and ceiling were opened for the second stair, a framed and finished opening was discovered, as well as indications on the wallpaper and paint of the original stairway. Also found were an original stringer and a floor board with holes corresponding to the spindles and newel. The discovery allowed for an accurate reconstruction of the original rear stairway.

Front, formal parlor/ "Morning room" (north): The original, wide board floor was uncovered by the present owner's removal of 20th century tongue & groove maple flooring. Some of the original floorboards were deteriorated and replaced in kind. The original molded cornice, baseboard, window trim with paneled surround, six-panel doors, and door trim were stripped of paint with a heat gun and re-painted based on visual evidence of original paint colors by the present owner. The door to the right of the fireplace was installed by the present owner to match and balance the original door on

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 10

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

the left. The soapstone fireplace and mantel are original. Mantel is quite elongated with a thin top piece molded on the edge and extending out far over the supporting ovolo and scotia molding at the top of the fluted architrave. There are two windows in the east wall and two in the north wall. All of them have original, paneled surrounds that incorporate multi-leafed, paneled interior accordion shutters and a large raised panel below the sash extending to the floor.

"Dining Room" (west): All the trim and woodwork are original and include simple, molded window surrounds (with no extended paneling) on the two northwest and two southwest windows. A 6-panel door to the front hall and a smaller one to the back hall on the northeast wall as well as two six-panel doors flanking the fireplace and leading to service corridors are all original. (The small paneled door to the back hall was found stored in the house and was re-installed by present owner.) The elaborate, original mantel over the soapstone fireplace is different from the one in the formal parlor. It has a wide, oval band as its central motif and a paneled architrave below. There is a painted, wide-board wooden floor.

"Tap Room" (south): This room had been used as a restaurant kitchen in the 1970s with 2 floors laid over the original flooring. There also appears to have been a non-original stair to the basement cut into the corner at one time. There were cabinets and large industrial appliances installed around the walls that were all removed by the present owner in 1988. The original floor had deteriorated from water damage and was largely replaced in-kind by the present owner. The removal of modern wall cabinets revealed original, flush board wainscoting (very wide boards laid horizontally) under a chair rail all around the room. The original fireplace mantel had had its left projecting corner cut off to fit a large commercial range in next to it. The present owner removed the range and restored the missing piece of mantel. This mantelpiece, similar to one in the "Formal Study" on the east, has a pair of narrow turned columns supporting the mantel shelf.

The dumbwaiter on this side of the house was extant on the floor below but had been removed at this level. A passageway between the "Tap room" and the dining room had been created in more recent times in the location of the dumbwaiter closet. The present owner restored the dumbwaiter shaft way and the closet around it opening from the "tap room" but not from the dining room. Doors to the service corridor leading to the front dining room on the left of the fireplace and to the center hall were restored as well. Original window surrounds were repainted. Paint colors used in the room's restoration were based on physical evidence found under existing paint. In addition, a tap room bar cage, based on an 18th century design from Colonial Williamsburg, was built in the northwest corner by present owner and a cornice was also installed matching other

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 11

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

original cornices in the house. In the southeast corner, there is an exposed and painted post.

"Formal Study" (east): The original and/or historic features in this room include the flooring, paneled wainscoting, fireplace mantel and surround, window trim, the hall door, and two doors fianking the fireplace (one a closet and the other communicating to the "morning room"). The fireplace mantel matches the one in "tap room" and is an extremely elongated series of shallow, flat steps expanding out towards the thin, molded mantel edge. It is supported on a wide, simple entablature that rests on pairs of slender columns framing the fireplace. The columns sit on a soapstone base that matches the hearth. To the left of the fireplace, is a paneled door to an apparently original closet with shelves and the restored dumbwaiter. To the right of the fireplace, a paneled door leads to a closet opening into the front room. The paneled door to the hall is original, but there was another hall door installed later that was removed by the present owner. It was a larger Victorian door that had likely been installed there in the mid-late 19th century.

Second Floor:

Center Stair Hall: The front (northwest) half of this space is largely original and unaltered with its formal front stair and simple but elegantly curving handrail and hall banister, a front window, and two doorways (leading to the front rooms) with molded frames. The rear (southeast) half of the hall was reconfigured by the present owner to more closely resemble the arrangement indicated by physical evidence of a straight stair run coming from the rear first floor entry and of a straight stair run up to the third floor. (A twisting staircase with mid-level landing that led from second to third story was located in the vicinity of the present rear stair and was removed by the present owner. This stair may have been installed in the mid to late 19th century or even in the early 20th century and utilized matching hand railings to the front stair.) The very rear of the hall had also been enclosed in the past to accommodate a bathroom. Added partitions and doorways were removed and infilled and the stair reconfigured. The bottom half of the second to third floor stairs were rebuilt as a straight run following physical evidence. The reconstructed rear first floor stairs have hand railings and a curving hall banister that match the original front stair. The rear portion of the hall also has an original exterior window opening (with restored sash like the front hall window) and an original doorway and frame into the south and east rooms.

"Ballroom," (North): This large, formal parlor has similar molded frames on the doors and four windows as the main rooms on the first floor. In addition, there is a molded chair rail (with plaster below) around the entire room and a pair of horizontal moldings framing a "picture" area between the front (northwest) wall windows. There are two

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 12

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

doors flanking the fireplace, which has a simple molded surround and mantel. The door on the left is an old, six-panel door that may be original or date to a later 19th century renovation and enters a shallow closet. The door on the right was added by the present owner and matches the left one. The fireplace surround is either original or was added early on and uses classical vocabulary similar to that found in the available architectural pattern books of the early 19th century. The mantel is a thin top piece composed of several receding moldings over a heavy, fluted band very like the one illustrated by Asher Benjamin in plate 20 of his 1797 *Country Builder's Assistant* but without the floral festoons and carvings. Like the Benjamin plate, the fireplace surround has a projecting center panel that breaks the top of the mantel as well and projecting, plain, molded pilasters on either side of the fireplace. The floor is a wide board floor that has some spring to it much like a dancing floor. The present owner added a room cornice matching the cornice of the fireplace mantelpiece.

"Sitting room" (west): This room has the original window and door moldings similar to those in other formal rooms and a fairly plain molded mantel and fireplace surround. It is similar to the one in the "Ballroom" but without the added fluting and pilasters. The present owner restored decorative wall stenciling in this room based on a fragment found on the wall beneath the wallpaper. To the left of the fireplace, there is a shallow closet with a six-panel door and to the right is a doorway into the passage to the rear bedroom.

"Best Bedroom," (south): This large rear bedroom originally had two smaller rooms on the southeast side that been modified in the past and have presently been remodeled into a single bathroom using an original door into main bedroom. There was originally a second door onto the hall from this smaller set of rooms. This would have balanced out the symmetry of the hall and matched the downstairs arrangement as well. The present owner left the wall infilled on the end in order to maintain the separate bathroom on the southeast end. The present door into the room is original and is off the small landing area between the two stairs down to the first floor and faces the end of the chimney. The mantel in this room is the most unusual in the house for its extreme elongation. It almost seems as if the proportions of the moldings were those of a tall, room cornice instead of a mantel in a moderate sized room. Even so, the many thin, receding, square layers underneath the mantel are not based on a classical model. The fireplace surround beneath it, however, with its architrave, frieze, and molded pilasters is more classically based. The room has two windows on the southwest wall, one of which is in line with the chimney. The southeast wall with two windows is now in a narrow bathroom that extends across that end of the room. The bathroom has modern finishes and fixtures.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 13

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

"Withdrawing Room" (east): This room currently used a bedroom may have once served as a sitting room for the ballroom. It has a passage closet and a small, modern powder room through the two doors on the northwest wall. These doors were added by the present owner to replace non-historic doors and match the original hall door. There are two windows on the southeast wall and only one on the northeast wall. There is a second window on the exterior northeast façade but it is blind and corresponds to the closet area on the interior. The fireplace mantel and surround in this room matches the one in the south bedroom. The mantel is an extremely elongated series of very thin square receding layers over a more classically proportioned molded surround. The painted wood trim and wide board floors are original.

Third Floor/Attic:

The ceilings of the finished third floor spaces have exposed roof rafters (many replaced by the present owner due to deterioration) with new insulated sheetrock panels between them. The four main third floor rooms have very simple wood trim, simple panel doors, and wide board floors. Each of them has an original soapstone stovepipe thimble built into the brick chimneys. These are now temporarily infilled with insulation. Each room has a single window on the gable side and some have shallow closets. Three are used as bedrooms and one, the west, has a kitchenette appliance unit in it.

Central Hall: The third floor is served by a stair leading up from the rear (southeast) of the second floor hall. The lower half of this stair was modified by the present owner (see second floor hall) but the third floor section is original. The front (northwest) and rear (southeast) walls are high knee walls with sloping ceilings under the gable roof. The rear wall of the hall has an original or early gable roof dormer with built in drawers in the knee walls on either side that have hardware matching that found on the kitchen boiler kettle shutters. The front several feet of the hall have been separated off into a bathroom with a four-panel door and small, four-light transom above. There is an original pull-down ladder with wrought iron latch on the ceiling to provide access to the small space above the center of the hall.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 1

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

The Joseph Fessenden house possesses significance for embodying the distinctive characteristics of a type, period, or method of construction, specifically a Georgian and early Federal style frame house built c. 1802. The outstanding features of the house, including the general massing and fenestration, elaborate cornice and entablature. Tuscan pedimented front door surround, and an elegant rear porch with Chinese Chippendale railing, exemplify the late Georgian and early Federal style in early Vermont architecture and is an excellent surviving example. The interior has outstanding features as well that have significance for exemplifying a range of early architectural styles including the Georgian and Federal.

Within the context of Royalton and Vermont's historical architectural environment, the Joseph Fessenden House constitutes an outstanding example of settlement period, high-style architecture utilizing Georgian and early Federal style design. The exterior design and form of the house are late Georgian in style with strong, prominent features drawn from Federal and Adam style sources in the frontispiece, cornice, and Chinese Chippendale rear porch railing. It is fairly high style and fancy for Vermont houses built this early. The interior is even more elaborate but is mixed stylistically, from classical and stolid detailed woodwork that is likely original to construction to extremely attenuated and elongated Federal style mantles and cornice work that may represent installations over time. Many of the house's interior and exterior decorative elements can be found in Asher Benjamin's influential pattern books, like his 1797 The Country Builder's Assistant. The rich decorative combinations found in the Joseph Fessenden house serve to illustrate how the Adams or Federal style, made popular in New England through Benjamin's books, was often applied to Vermont houses with otherwise Georgian Style massing and proportions. All the early documented owners were fairly prominent and prosperous and may also have utilized architectural pattern books to add to the interior work.

In the area, the other early homes were often plainer or slightly later in date than this one. In Royalton, the 18th century Jacob Smith and Zebulon Lyon houses were built around the same time, but were plainer. The Dennison house and Fox Stand tavern were both built later, the tavern was much plainer in the tradition of most early Vermont taverns and the Dennison house was a fine Federal style house. Certainly, in the period of about 1795 to 1810, there were several very fine homes built in the region, particularly Windsor, under the direct or indirect influence of Asher Benjamin, a master builder who brought the fashionable Adams style to the Vermont frontier. One of Benjamin's students, Asa Edgerton, worked out of nearby Randolph in the first decades of the 19th century. In Royalton, a fine cabinet maker had a shop around this time as well, John Marshall.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 2

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

The house retains many rare original and early features and its exterior has been exceptionally well-preserved throughout its 200- year history. It has an original stone staircase from the rear porch with a rare early wrought iron railing shaped like a coiled serpent and remarkable twin elaborate cooking hearths in the cellar kitchens. It is certainly one of the finest and most elaborate houses in Royalton of the time and served as the fine residence of several successful Royalton merchants, businessmen, and professionals. It was used as a two family residence in the 1830s and then later as a single family residence in the mid-19th century with boarders taken in. In addition to residential use, and rented rooms, the house has contained a doctor's office, tailor shop, and more recently, a restaurant. Throughout its long history, the house has retained two identical and elaborate early 19th century brick hearth kitchens in the cellar, elaborate root cellars, dumbwaiters, elegant stairs, richly decorated mantels and trim that have disappeared in many other houses of this vintage. By the time the house was out of fashion and getting old, the railroad had come to South Royalton, bypassing this village and setting in motion its long decline as a thriving commercial center. Perhaps this decline in fortunes helped save the features of this house from modernization and remodeling. It served many families for long periods. Local tradition includes the Joseph Fessenden house in a list of Royalton stops on the Underground Railroad but this is not substantiated by evidence.

According to local historian, Evelyn Lovejoy who wrote the comprehensive 1911 book History of Royalton Vermont (cited hereafter as "Lovejoy"), this house was built around 1800, but physical evidence supports a date of 1802. It seems that Joseph Fessenden either bought it in 1801 and modified it into the elaborate house of today or built it himself shortly after buying the property. The present owner of the house reports that when he was insulating exterior walls and had removed the interior plaster, the exposed inside of a sheathing board had the following written on it: "JF '02." The deeds are somewhat unclear at this period. Fessenden bought a parcel from Jacob Smith that may be the house lot or one adjacent to it. Smith, a lawyer, had built a house (still standing) before 1797 in which he lived on the north side of the turnpike. However the grand list of 1798 shows him owning two houses. Smith and another previous owner, Zebulon Lyon owned many lots and were making a great many transactions during this period. Although the deed has not been found, Lovejoy stated that Elkanah Stevens, another early Royalton developer, held the property at one time. Fessenden as well as his business partner, Samuel Grant, bought and sold several pieces of property around this time as well including the "old Society Schoolhouse" and a lot with Elkanah Steven's store on it.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 3

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

When Joseph Fessenden sold the house in 1811, the purchase price was high suggesting a major investment or the construction of the house itself. The woodwork on the interior is very fancy and is stylistically somewhat different than the exterior Georgian architecture. In 1802 Royalton, it would have been possible for a wealthy man through the use of British and American architectural pattern books, especially one who was an importer of English goods and a seller of books like Fessenden, to have a local builder create a house combining stylistic details ranging from Georgian to Federal and Adams style. However, Joseph Fessenden was a fairly young, unmarried man starting out in business in 1802, and it is also possible that he (or even later owners) added the interior mantels and trim work over time, updating the interior more completely to the increasingly popular Federal style. There are even some mantels that are more exaggerated in their extreme elongation and may have been added even later by subsequent owners.

The deeds and early records do not unravel the mystery of the house's precise construction date or the exact chronology of its interior physical development over the early 19th century. However, the physical and stylistic evidence supports the conclusion that the house was built c. 1802 and that all its fine interior decorative features had been added by 1830. In all, the Joseph Fessenden house represents a very fine early Vermont home with an extraordinary collection of woodwork and masonry.

Some of the house's interior features are similar to those found in early taverns, like the wide board wainscoting in the two rear rooms of the first floor, the large ballroom on the second floor, the large double cooking hearths served by early dumbwaiters. The two kitchens could have served the tavern-like dining rooms above, though these cooking hearths were quite elaborate for the time and may have been installed a bit later in the existing chimneys to facilitate the house's later use as a double. They even bear a striking resemblance to plates depicting a "Rumford Roaster" hearth system (minus the roaster itself) from an 1827 edition of Asher Benjamin's *American Builder's Companion*. Royalton did have a master mason and carpenter capable of such work in the first decades of the 19th century. Amasa Dutton is credited with building several brick and frame buildings in Royalton including the 1816 "brick store."

Overall, the features mentioned above taken in combination with the house's size and prominent location at an important early crossroads have given rise to a theory that it may have been built as a tavern. This theory deserves some exploration here. Based on Lovejoy's history and backed up by deed references, Elkanah Stevens had an early inn in Royalton Village around 1796 that is not apparently extant today. According to deeds for adjoining parcels, it appears to have been located either on the Joseph Fessenden house lot or — more likely- on the lot to the northwest where the Cascadnac

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 4

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

Inn would later stand. Stevens's inn was said to be located on the 252 rod piece he purchased in the vicinity of the Lyman fordway which was near the present River Street Bridge. Stevens also had a store and was generally a promoter and developer of early village enterprises. The corner on which the Joseph Fessenden house stands was a very prominent crossroads of the White River Turnpike and the Woodstock/Royalton Turnpike, all chartered around 1800. An enterprising local businessman, like Stevens might have anticipated the building of these roads and built a tavern risking the strong competition from the well-established 1792 Gilbert Stand tavern just two miles to the south. In 1797, Stevens was the main proprietor, when "The Company for Locking the White River," was chartered to render the White River navigable by canals and locks from the Connecticut River as far as the Royalton Meeting House, which was very near his own holdings.

Overall, the Joseph Fessenden house is more unlike a typical Vermont c. 1800 tavern than like one because most of the known examples are quite plain and simple in contrast to the elaborate interior and exterior decoration of the house, which is far more characteristic of a fine home of the period. If indeed this house was Stevens's inn, it would seem more likely that Fessenden bought it as a typically plain tavern structure and later finished it more elaborately to suit his tastes and social aspirations. Fessenden, a merchant and later a printer and papermaker, is not associated with keeping a tavern in any of the available literature or documentation although he and his partner did purchase Stevens's store.

There is another, more logical possibility for the location of Stevens' tavern. According to the deeds, Fessenden's lot was bound by Steven's house lot and garden on the northwest. If Stevens's house lot also contained the tavern, then it would have been located next door to Fessenden, on the site of the well documented later Cascadnac tavern and inn. According to Lovejoy, the main part of the Cascadnac was built in 1810 by Stafford Smith but it certainly may have been added onto to an existing tavern structure, simply continuing the existing business. John Wriston's 1991 survey, *Vermont Inns and Taverns*, seems to suggest this too by listing Elkanah Stevens's inn under the heading of the Cascadnac.

Rather than a remodeled older tavern, The Joseph Fessenden house was most likely built by Joseph Fessenden in 1802 (as the scribbled inscription suggests) as a single or possibly double residence. The double kitchens may have been built by the young and single Fessenden to accommodate boarders or another family. Its interior finishes may have been added over time by the first several owners, explaining the stylistic progression in the work. The house is significant for its representation of the fine home

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 5

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

of some of Royalton's most successful and prominent residents and may represent an unusual example of an early very high-style double.

The house's likely builder, Joseph Fessenden was born on January 17, 1777 in Walpole, New Hampshire, the son of Reverend Thomas K. and Elizabeth Fessenden. The young Joseph and his partner, Samuel Grant also of Walpole, started a mercantile business in Royalton village in 1799 under the name "Grant & Fessenden." On June 2, 1801, they purchased of Zebulon Lyon 136 square rods of land, beginning at the southeast corner of Elkanah Stevens' garden. According to Lovejoy, "Levi Bellows was then a member of the firm and with them on this same day bought 'Herrick's shop' a few yards west of their store." In 1801, Fessenden alone had bought of Jacob Smith the "old society schoolhouse" along with the parcel of land the house may stand on. The schoolhouse, which was moved after it was sold, may have been re-located to the 136 rod piece and used as the store. The Fessenden store is later referred to as the "red store". Mr. Grant guit-claimed the land he held with Bellows and Fessenden to Fessenden after a partnership of three years. In 1808 the firm became "J & J Fessenden." It is not clear who the other "J" referred to, but Joseph had a younger brother named John. Newspaper ads for the firm appeared in the Washingtonian published at Windsor, Vermont in 1807 and 1810 and list "Silks, velvets, shawls, and broadcloths" as well as "English, East and West India goods, books, stationery, medicines, saddles, etc." all "bartered for salts of lye, good butter, tow cloth, and geese feathers." A notice that the partnership of J & J Fessenden was dissolved appeared in the August 6, 1810 issue with the information that the firm would hereafter be known as "Curtis and Cutter." Joseph Fessenden married Sibbel Lane Holbrook of Brattleboro just two months later and then moved to Brattleboro, Vermont by 1812. The succeeding firm, Curtis and Cutter were made up of Zebina Curtis of Windsor and Moses Cutter, his Royalton partner, who would hold the deed to the Joseph Fessenden House in 1816. There was however, one last advertisement under the name of J & J Fessenden in December of 1811, which included "elegant robes, ladies muffs, and tippets," and also noted "will furnish libraries at a discount." The last service advertised was indicative of Joseph's next career choice as a paper-maker, publisher and book printer.

Sibbel, born in 1794, was the daughter of Deacon John Holbrook of Brattleboro, who was a land surveyor, merchant and businessman. He had a partner in Hartford, Connecticut in a mercantile business, which prompted him to establish and support a flat boat from Hartford to Brattleboro on the Connecticut River – the main transportation route of the time. This allowed him to conduct an import and export (smoked and cured meats) business from Brattleboro with the West Indies completely by boat. Holbrook's other daughter Patty married Joseph's brother, William Fessenden, an editor and publisher of The Reporter an early Brattleboro newspaper, as well as printer and book

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 6

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

binder. Joseph's eldest brother, Thomas Green Fessenden, was also a printer and publisher as well as a well-known satiric writer and poet. He started the journal *New England Farmer* in 1822.

Joseph had trained in Royalton with Abijah Burbank as a papermaker and after selling Burbank his house in 1811 moved to Brattleboro with his new wife and established that town's first paper mill. The paper mill started by Joseph supplied paper for his brother William's printing business. William died suddenly in 1816 at a young age. Deacon John Holbrook, who had retired and moved away, then returned to Brattleboro to assume charge of his son-in-law's business. Joseph Fessenden, also Holbrook's son-in-law, was ready to help run the business as Holbrook's partner. The firm of Holbrook and Fessenden was established and began enlarging the business in the paper-making and publishing areas. They built a large paper mill, later Vinton's mill, at the foot of Canal Street and the mouth of the Whetstone and the firm also started publishing and printing large editions of family bibles and other religious texts. The firm bought the rights to "The American Spelling Book" by Noah Webster which they undertook to print in quantity. However, it is interesting to note that an 1819 copy bears the imprint "Printed by John Holbrook for Abijah Burbank on paper of his own manufacture, by special contract. 1819."

Joseph and Sibbel Fessenden owned (and possibly built) a mansion and estate just outside the Village of Brattleboro along the West River, called the Woodlands, and later the White House. Mary Cabot in her 1895 work, *Annals of Brattleboro*, (p.425) includes an 1836 description of the estate by the Reverend Louis Dwight:

"...I never supposed that the place which you describe could be purchased at any price. I understood, when I was in Brattleborough [sic], that it was owned by a man of fortune, who had retired from the busy scenes of life to enjoy that beautiful retreat, and as I saw it was fitted up in a style of taste and beauty, which is not surpassed, in my judgment by any country seat in the environs of Boston, New York, and Philadelphia, and had such a profusion of flowers, shrubs, and fruits, why! of course – as I supposed, no man of fortune would sell such a place. ..."

This substantial estate suddenly became available when Joseph Fessenden followed his wife in death (also of "apoplexy" like his brother William), in the fall of 1835, just as the newly formed Vermont Asylum for the Insane was looking for a suitable property to purchase to establish the hospital. Both Deacon John and his son, John C. Holbrook, were on that first board of trustees and were no doubt well acquainted with the estate of

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 7

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

their late daughter and sister. This property of two acres and a two-story wooden mansion was purchased by the trustees as the new home of the asylum and immediately underwent some remodeling and minor enlargement to accommodate the family of the superintendent, some twenty patients, and other necessary functions. After Joseph Fessenden's death, Deacon John Holbrook was associated with the business of Fessenden & Holbrook until his death two years later in 1837. Later, John C. Holbrook moved the business to Boston as Richardson, Lord, & Holbrook.

Lovejoy lists Doctor Ebenezer Paul as a resident of the Joseph Fessenden house in 1809, while Fessenden still held the property, though Fessenden may have been living partly in Brattleboro. Dr. Paul practiced briefly in Royalton from about 1809 to 1813 when he died prematurely. He had married Elizabeth Woodworth of Randolph and their only child, Ebenezer C. Paul, Jr. was born in 1812, while the family lived in Royalton, likely in the Joseph Fessenden house.

The next owner of the Joseph Fessenden House was Abijah Burbank, Jr., born on March 3, 1766, the son of Massachusetts papermaker, Abijah Burbank. Abijah the father had moved his family to South Royalton, Vermont from Sutton Mass. in 1785 and his son, Abijah Jr., followed in 1787. In 1800, Abijah Jr. purchased the privilege of building a paper mill next to an existing sawmill on the White River in Sharon. By 1801, the mill was built and he was advertising for rags in the Windsor Federal Gazette. According to historian, Marcus A. McCorison in his 1963 article "Vermont Papermaking 1784-1820," the Burbank paper mill "became a remarkable training ground, as seven or eight early Vermont papermakers can be traced to this mill." One of these McCorison lists is Joseph Fessenden of Royalton. As noted above, after Fessenden sold his Royalton house and property to Burbank in 1811, he moved to Brattleboro where he established the first paper mill in that town. Abijah Burbank, Jr. and his wife, Betsy Foster, lived in Sharon where his mills were and did not appear ever to live in the Joseph Fessenden House. He was listed as "of Sharon" in the 1816 deed transferring the house to Moses Cutter.

Moses Cutter, born June 22, 1781 in Jaffrey, New Hampshire, had married Hannah Webber of Walpole, New Hampshire, when he began business in Royalton in partnership with Zebina Curtis of Windsor, who never came to Royalton, as Curtis & Cutter. Cutter was successful and generously supported the academy. He ran the Cascadnac Hotel and served in public office. When the firm of J & J Fessenden became Curtis and Cutter in 1810, the firm seems to have taken over or occupied the Fessenden "red store" and then, later, per a reference in the 1816 deed from Abijah Burbank to Moses Cutter, the brick store. The firm also controlled pearl ash and potash works where they could process the ash they often took in trade at the store. The

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 8

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

dissolution of the firm Curtis and Cutter is announced in 1813 but it nevertheless continues to be listed until 1823. Combinations of Curtis and Cutter and several others are found on deeds in 1821 when real estate was bought and sold. They may have had a store in Bethel and later bought the tavern and brick house at Foxville. Cutter sold the property "with brick store on it" that he had of Burbank to Elias Lyman of Hartford in 1828. Cutter followed his sons to St. Louis Missouri, where he died in 1848. Moses Cutter and his family of five children appeared to live in the Joseph Fessenden House and he was listed as the resident when he sold it to Elias Lyman in 1828.

Elias Lyman, 3rd, (b. 1768, Northampton MA, d. Nov. 22, 1830 Hartford VT, m. Dec. 30, 1790 Anna White of Hatfield MA) was a very successful Hartford merchant and had 14 children for whom he built elaborate houses. Elias and his older brother, Justin, left Northampton when they were grown with the gift of a flatboat from their father and started work on the Connecticut River. They went into business together and established the extensive mercantile business at Hartford after their earlier store in Weathersfield burned with all its goods in 1796 (Alden *Spooner's Vermont Journal* Feb 15 1796). The Hartford business was located at Lyman's Point where the White River emptied into the Connecticut and was one of the first establishments in what later became White River Junction. The Lymans had a storehouse, meat packing and curing plant, cotton mill, brick factory, and other buildings in addition to the large house Elias built for his family. Justin managed the import and export part of the business from Hartford Connecticut and later New York.

Elias Lyman was a proponent and supporter of engineering improvements that would further his business interests. He built the first bridge in Hartford (1804) over the Connecticut River as well as a dam. He was involved in the charters and management of the White River Turnpike Company and the Company for the Locking of the White River from Hartford to Royalton. He was deeply interested in the improvements to navigation of the Connecticut River. As a successful merchant, Elias, was generous with his large family and built fine homes for his 14 children, like the federal style 1821 brick Lewis Lyman House and 1828 brick Willys Lyman house and law office, both in Hartford, Vermont.

Elias's son George was born on April 16, 1806, attended Norwich Military Academy under its famous founder, Captain Partridge, and then went into his father's business. In December of 1828, George married Minerva Briggs of Rochester and they settled in Royalton where he and Charles Dodd had opened a branch of the mercantile business in Royalton as partners around 1826. A clerk in Elias Lyman 's store, Charles Dodd, married two of Elias's daughters, first Fanny and then, after her death, Anna. An 1827 advertisement in the Vermont Advocate (a locally published newspaper) for "George"

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 9

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

Lyman & Co." lists an impressive inventory of goods for sale at Royalton. Characteristically, Elias Lyman bought the Joseph Fessenden house in 1828 and, according to Lovejoy, "fitted it up" as a double for the families of his children, George and Anna. Although there is evidence that the house had always been used as a double, it seems quite possible that some of the interior woodwork including mantels and cornices which vary in style from Georgian to Federal and include several examples found in the popular Asher Benjamin books, were installed by Lyman when it was renovated in 1828. At the same time as he bought the Joseph Fessenden house, Elias Lyman was having a fancy Federal Style brick house built for his eldest son, Wyllys in Hartford. According to a Lyman genealogy, the builder was "the father of Charles Dana of West Lebanon." Elias Lyman, who died in 1833 and lived in a large 1796 Federal style house, is supposed to have said to his wife near the end of his life: "Now I have built or bought for all my married children better homes than the one we live in." (Lyman genealogy). Soon after buying the Joseph Fessenden house, a long standing lawsuit between Elias and his brother Julian over their joint mercantile business resulted in a judgment against Elias and the sale of much of their joint property. Although, threatened, none of the family homes including the Joseph Fessenden house were sold or changed hands.

Around the same time as he bought the Joseph Fessenden house, Elias Lyman also bought the "Brick Store" which had been built in Royalton next to the Cascadnac Inn around 1816 by Amasa Dutton for Jireh Durkee. Moses Cutter had had his store in this property as well. The "Brick Store" became a prominent local landmark in Royalton until it burned in 1923. George and Charles ran the Lyman store in this brick building for several years. George Lyman moved his family to Norwich in 1842 and then eventually back to Hartford where he purchased his father's 1796 homestead on Lyman Point from one of his brothers. George died there in 1879.

An 1841 deed selling the store to Royalton lawyer, John Francis, states that it was still occupied by George Lyman. The house and store were deeded from Elias' heirs to George in 1833 and from George to Job Lyman of Woodstock in 1839. In 1843, after George had left Royalton, the house alone was deeded from Job Lyman to George's sister Jane Lyman and then finally from Jane and her husband, Harvey King, back to George in 1851. References are made in the earlier deeds to "the dwelling house and store occupied by the said George Lyman." But the 1843 deed states: "the same premises occupied by George Lyman for a number of years past, now in the occupancy of William Skinner..." The 1843 deed also lists the outbuildings and property features of that time: "...house lot, dwelling house, garden, and orchard also a greenery building, a woodhouse, barn, and other outbuildings thereon..." This list of appurtenances remains

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 10

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

the same in the 1851 deed. The house and garden areas are the only features from this list to have survived.

Presumably, William Skinner moved into the Joseph Fessenden house around 1842 when George Lyman moved out of Royalton, and eventually he gained title to the property sometime after 1851, but the deed has not yet been found. His occupancy of the property was lengthy and is referenced in deeds from 1843, 1856, and 1865, after his death. Skinner, son of Calvin and Sarah Billings Skinner, was born on June 10, 1807 in Royalton and on July 21, 1835, married Maria B. Smith, the daughter of Col. Stafford Smith. Skinner got his start by clerking for George Lyman in the very same brick store he later purchased. As a young man, he left Royalton to pursue his fortunes in first Rochester and then Bethel before returning to Royalton a successful merchant. Two of his children, Lucia and Sarah, were born in Royalton in 1842 and 1847 respectively, when the family lived in the Joseph Fessenden house.

Skinner also bought both the hotel and the brick store in separate transactions. He ran the brick store under a co-partnership called Skinner & Blodgett with Elijah Blodgett. Merchant, Elijah Blodgett was also in business with his brother, Perley in Royalton. William Skinner also bought the hotel and took over the management of the Cascadnac Inn from Samuel Blodgett, who was running it in 1841 according to an adjacent deed. Lovejoy wrote of him: "William Skinner in his lifetime of little more than a half century proved himself one of the main factors that made the Royalton of his day prominent as a mercantile, financial, and general business center [sic]." Skinner served on the board of directors for the old Woodstock bank and later became president of the state bank that came to Royalton in 1853 largely through his efforts. He owned a great deal of land in town including at one time or another, five farms and the land on which the railroad depot was built. He died in Royalton in 1862 and was one of the most locally prominent owners of the Joseph Fessenden house.

Dr. James E. Morse, who bought the house from Skinner's estate in 1865, came to Royalton after the death of his first wife with his ten year old daughter Emma. In 1867, the 43-year old Morse re-married taking Martha Jane Brockway for his wife and their three children, Sarah, James, and Jennie were born while the family lived in the house. James E. Morse was an 1850 graduate of Dartmouth medical school. Morse kept an office in the house and was likely responsible for changing the interior to create a separation between the rear entrance, where the office could be accessed by his patients, and the private family quarters. The second formal staircase leading from the rear of the first story was removed and a wall built in the hallway. In addition, a second door was cut in the rear study/doctor's office that led to the front portion of the hall. These changes have been reversed by the current owner. Morse had a very successful

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 11

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

practice in town and was well respected in his long tenure as the town's main doctor. The Morse family lived in the house for 31 years, longer than any other family, and also took in boarders. The doctor's widow, M. Jane B. Morse, sold the house to Carrie Paine in 1896.

After nine years, Carrie Paine and her husband had moved to Massachusetts and sold the house to Charles A. Hanks in 1905, who owned it when Evelyn Lovejoy wrote her 1911 history. Thus the house became known as the Fessenden-Hanks house. The Hanks family was to live in the house for 18 years. Charles's widow Mary transferred the property to her daughter Hattie in 1917. Hattie, a seamstress, took in tailoring and other work while she lived there and is pictured in many of the historic photographs available from this time.

Later in the 20th century, the house was no longer owner-occupied. Subsequent owners, who did not live in Royalton, included the Wilsons, John Gibson, Merton Weston, and Daniel Abbott. Some changes were made during this mid-20thc century period to allow for more tenants. The changes such as added walls, divided rooms, closed up fireplaces, and modern floor and wall covering have been reversed by the present owner. In 1944, a major fire that consumed the Cascadnac Inn next door also burned the Joseph Fessenden house barn and may have taken other small outbuildings mentioned in earlier deeds. The house was used as a restaurant, the Butternut Inn, in the 1970s and the "tap room" in the southwest corner of the first floor was transformed into a commercial kitchen with paneling shelves and a very large range. The room, including a damaged mantel, has been largely restored by the present owner, who started restoring and repairing the property in 1988. Today, the interior is as intact and well-preserved as the exterior of this remarkable house.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 1

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

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United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 2

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

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Smith, Jacob. Account Book, c. 1801, from the collection of Vermont Historical Society.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 3

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

Vital and Land Records, Royalton Town Offices

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 10 Page 1

Fessenden, Joseph House name of property Royalton, Windsor County, Vermont Town, county and State

Verbal Boundary Description

The boundaries of the Joseph Fessenden House follow the present property lines for Royalton tax parcel # S570, also known as 58 Bridge Street, located at the southwest corner of the intersection between the old Main Street and Bridge Street. This includes 1.12 acres containing the house lot, side and rear garden lots and two non-contributing barns.

Boundary Justification

The present property boundary, used as the National Register boundary, has remained consistent since 1948.

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Fessenden, Joseph House name of property

Royalton, Windsor County, Vermont town, county, and State

Photograph Labels

The following information is the same for all photographs:

Name of Property:

Fessenden, Joseph House

Location:

Royalton, Windsor County, Vermont

Credit:

L. Papazian

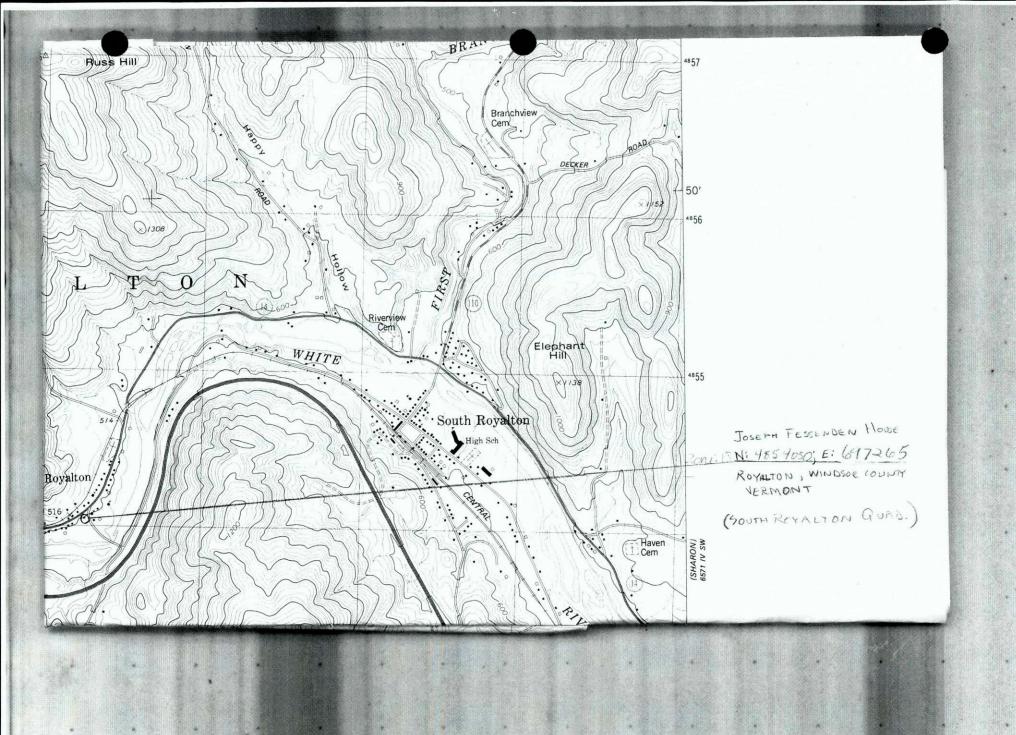
Date:

February 2001

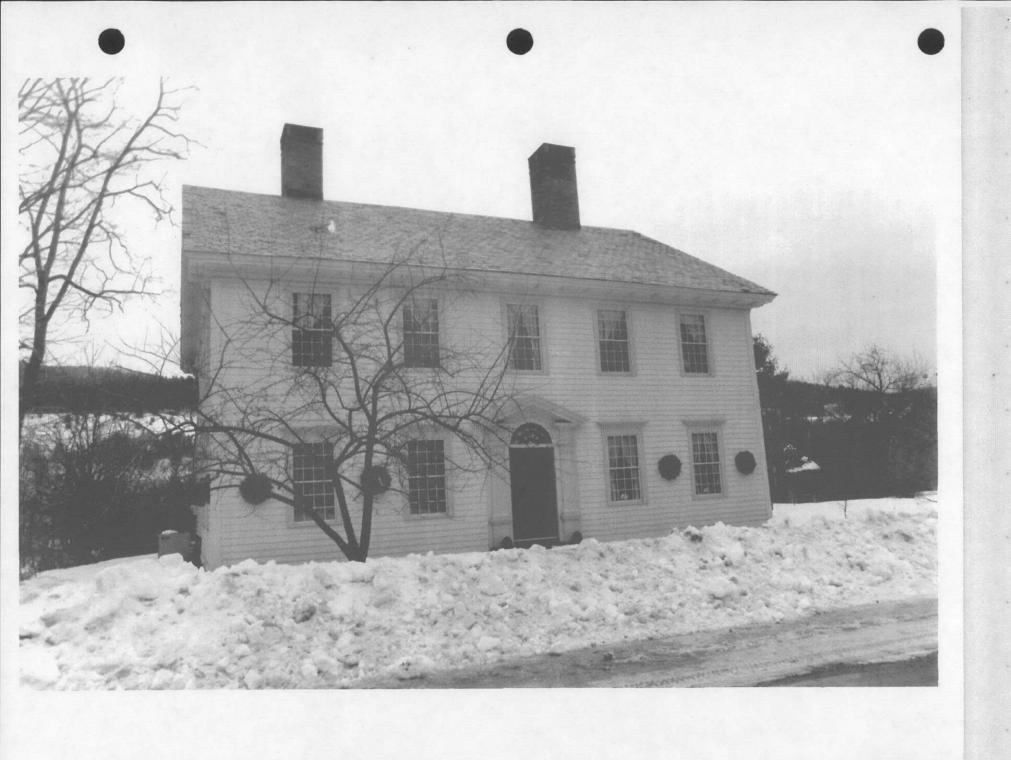
Negative Location:

Filed at Vermont Division for Historic Preservation

Photo. #	View Looking	Description
1	south	VT Route 14/Old Main Street
2	south	Bridge St. intersection; NW & NE facades
3	southeast	Front (NW) façade
4	northwest	Rear (SE) façade
5	east	SW façade and Winnie Royce Barn
6	southeast	Detail: Front façade
7	south	Detail: rear porch & two barns
8		Detail: Iron railing off rear porch
9	west	Winnie Royce Barn & rear façade
10	northwest	Formal front door & entry, 1st Floor
11	south	Formal front entry & stair, 1st Floor
12	southeast	Rear entry, stair, & door to porch, 1st Floor
13	northwest	One of two twin cooking hearths; Basement: east room
14	south	"Morning Room", 1st Floor, north room
15	south	"Formal Dining Room", 1st Floor, west room
16	south	"Study", 1st Floor, east room
17	northwest	Central Hall & stairs, 2nd Floor
18	east	"Ballroom", 2 nd Floor, north room
19	southeast	"Sitting Room", 2 nd Floor, west room
20	northwest	Paneled window surround, 1st Floor, north room
21	northwest	Fireplace & surround, 1st Floor, east room
22		Detail: Mantel, 2 nd Floor, west room















*



Danville - Route 2B Railroad Overpass

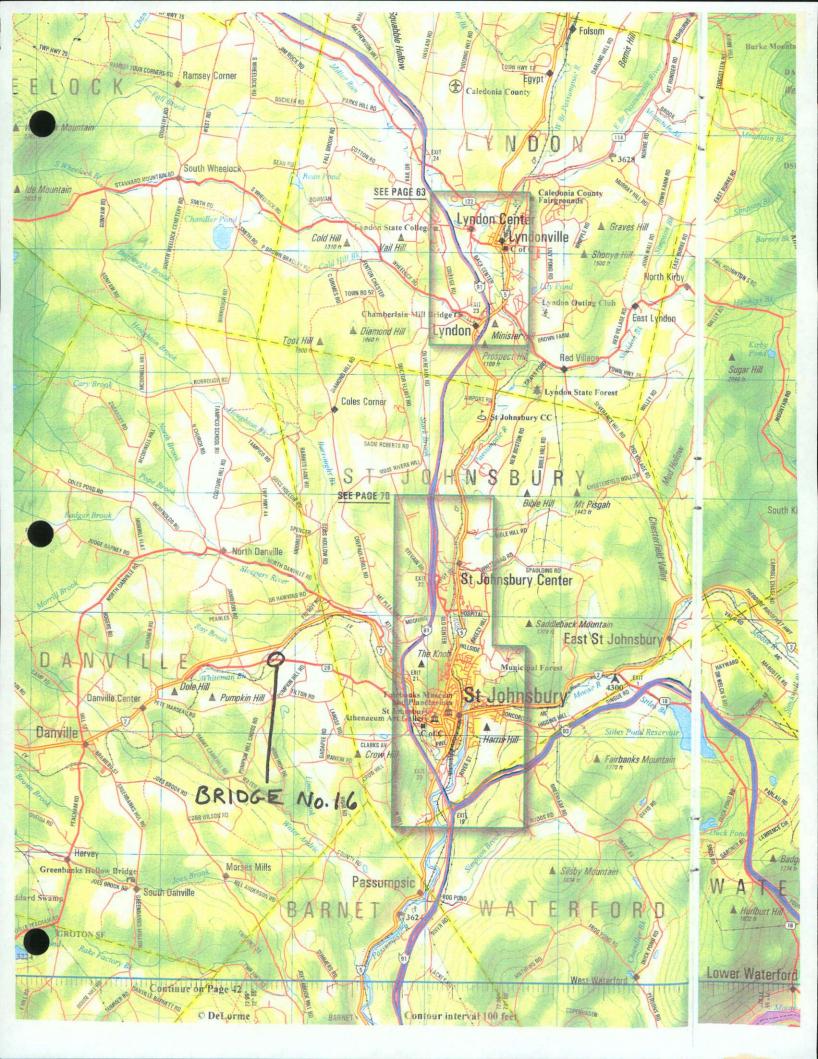
Project Description – This project involves the removal of Bridge No. 16 on Route 2B in Danville. That structure is a plate girder bridge that is part of the former Lamoille Valley Railroad. The superstructure and both of its abutments will be removed in order to improve safety at this location. Currently, it is difficult for traffic to pass through this structure at the same time due to its limited horizontal clearance. Plow trucks in particular have a difficult time negotiating this bridge. The clearance limits are exacerbated by drainage problems at this location. In the winter, ice builds up under the bridge and has to be removed to prevent accidents. This problem cannot be adequately addressed without raising the level of the roadway and thus reducing the vertical clearance of the bridge. The railroad is no longer active for rail traffic, but the bridge is part of a trail network that is used by the Vermont Association of Snow Travelers (VAST). However, a nearby at-grade crossing is also available for use by snowmobilers.

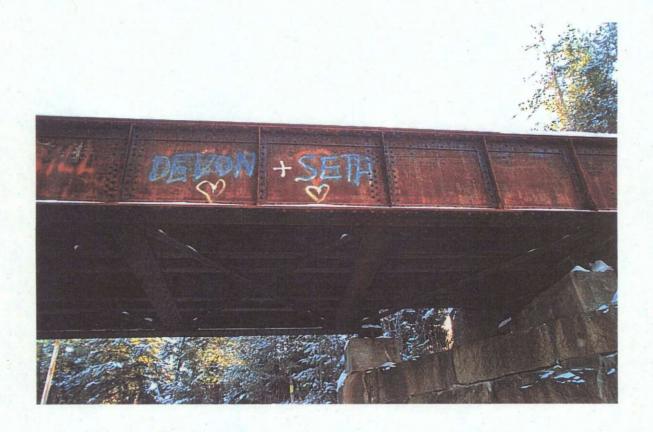
Public Benefit – Removal of this bridge will reduce the risk of accidents at this location.

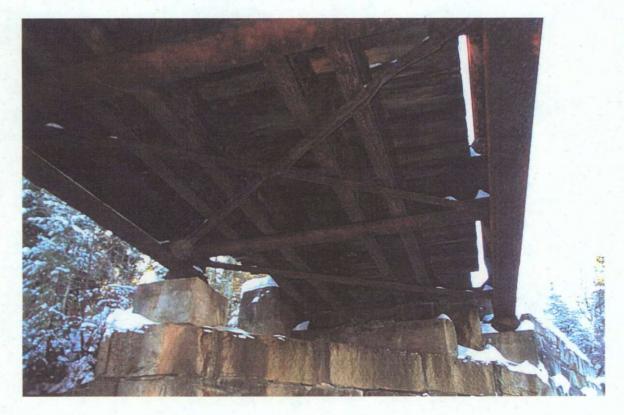
Historic Significance – Bridge No. 16 is one of 16 plate girder spans on this rail line that are more than 50 years of age. It was constructed in 1915 and is approximately 34' long. The bridge has a vertical clearance of 13 1/2' and a horizontal clearance of 21.3'. Although the rail corridor has several washed out areas, it is generally intact and includes a number of related railroad buildings. The rail corridor was previously determined eligible for the National Register of Historic Places as a linear historic district for a similar project in Walden (see attached memo). Therefore, we have determined that Bridge No. 16 is eligible for both the State and National Registers as part of a linear historic district that follows the length the Lamoille Valley Railroad from St. Johnsbury to Swanton.

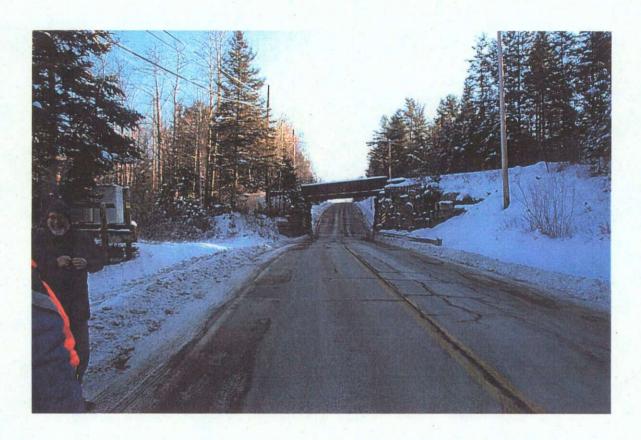
Federal Invovlement - This project is state funded and does not require the acquisition of any federal permits.

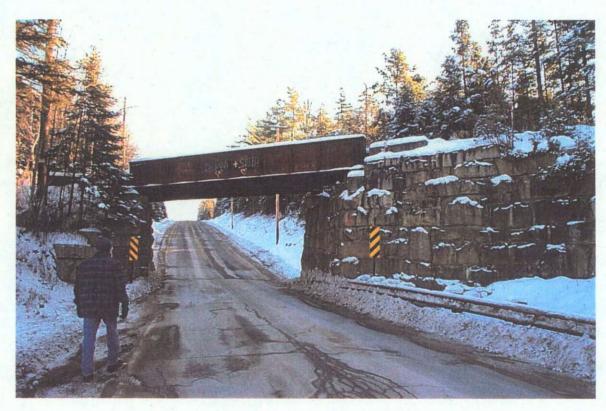
Finding of Effect – The removal of this plate girder bridge will result in an adverse effect to a resource that is eligible for listing to the State and National Registers of Historic Places.













Castleton - South Street Railroad Overpass

Project Description – This project involves the replacement of a plate girder railroad bridge that carries the rail bed for the former Delaware and Hudson Railroad over South Street in Castleton. The bridge is part of a recreation path that runs along the former railroad bed from Castleton to Poultney. A smaller steel beam structure will be installed on the existing alignment and the abutments will be left in place. All work will be conducted from South Street so there will be no sub-surface impacts.

Public Benefit – The town of Castleton has requested that VTrans replace this overpass because its clearance of 11'4" is too low for many farm vehicles and trucks to pass through.

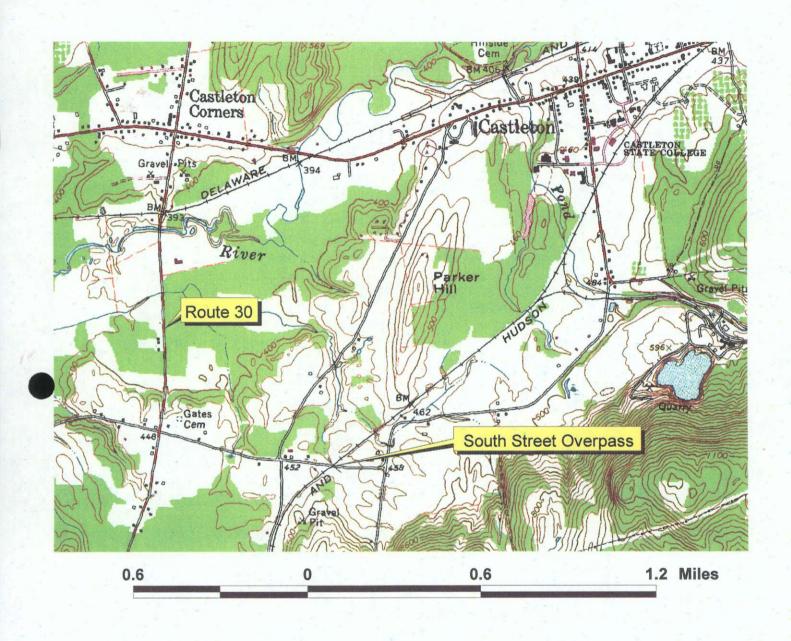
Historic Resources – The South Street overpass is a steel girder structure with concrete abutments that dates from 1915. It is one of approximately 150 plate girder structures on railroads in Vermont. There are approximately 20 more plate girder bridges on roads in the state that were built before 1930.

The National Park Service has indicated that railroad corridors can be eligible for listing to the National Register of Historic Places as linear historic districts. A survey of the Delaware and Hudson Railroad corridor has not been conducted and the number of remaining bridges and railroad buildings in the corridor is unknown. Nevertheless, the South Street overpass is a good example of a bridge type that was commonly used for short railroad spans built during the first quarter of the 20th century. As such, we believe that the bridge is probably individually eligible for listing to both the State and National Registers of Historic Places.

Federal Involvement - This project is state funded and does not require the acquisition of any federal permits.

Finding of Effect – The replacement of this plate girder bridge will result in an adverse effect to a resource that appears eligible for listing to the National and State Registers of Historic Places.

Castleton - South Street Railroad Overpass









Hardwick-Stannard Railroad Overpass

Project Description – This project involves the removal of Bridge No. 34 at the town border of Hardwick and Stannard. The north abutment of the bridge would also be removed. The bridge is a plate girder structure that carries the former Lamoille Valley Railroad over Stannard Mountain Road. It has a clearance of only 9'5", which prevents emergency vehicles and many trucks from using this road. The railroad is no longer active for rail traffic, but the bridge is part of a trail network that is used by the Vermont Association of Snow Travelers (VAST).

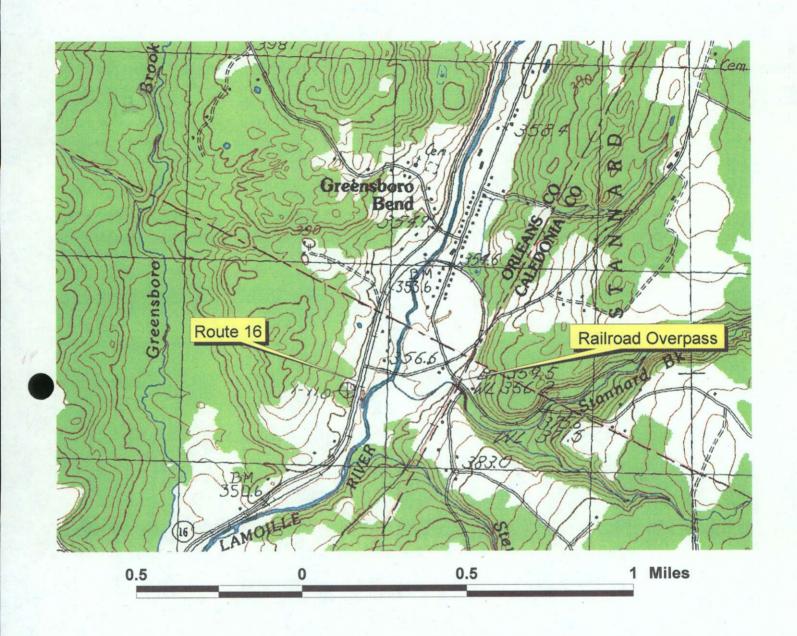
Public Benefit – Removal of this bridge will allow the Hardwick Fire Department to save valuable time when they are responding to an emergency. The detour is approximately 5 miles. In addition, the Hardwick Electric Department will be able to avoid using the detour.

Historic Significance – The Stannard Mountain Overpass is a plate girder bridge with concrete abutments that dates from 1928. The bridge is 45' long and crosses a brook in addition to the roadway. It is one of 16 plate girder spans on this rail line that are more than 50 years of age. Although the rail corridor has several washed out areas, it is generally intact and includes a number of related railroad buildings. The rail corridor was previously determined eligible for the National Register of Historic Places as a linear historic district as part of a similar project in Walden (see attached memo). Therefore, we have determined that Bridge No. 34 is eligible for both the State and National Registers as part of a linear historic district that follows the length the Lamoille Valley Railroad from St. Johnsbury to Swanton.

Federal Invovlement - This project is state funded and does not require the acquisition of any federal permits.

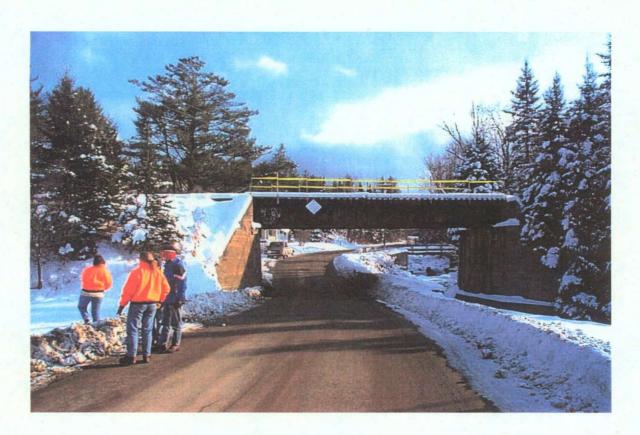
Finding of Effect – The removal of this plate girder bridge will result in an adverse effect to a resource that is eligible for listing to the National and State Registers of Historic Places.

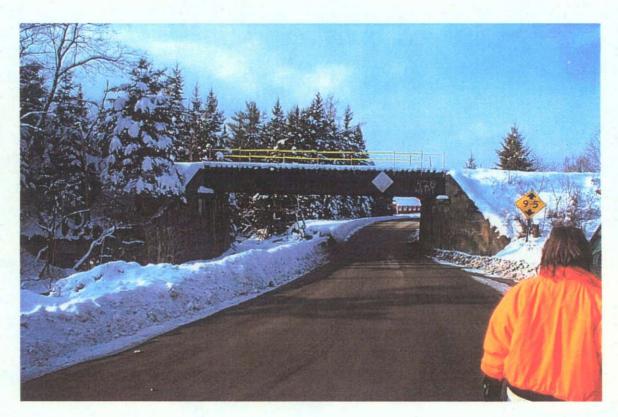
Hardwick-Stannard Railroad Overpass

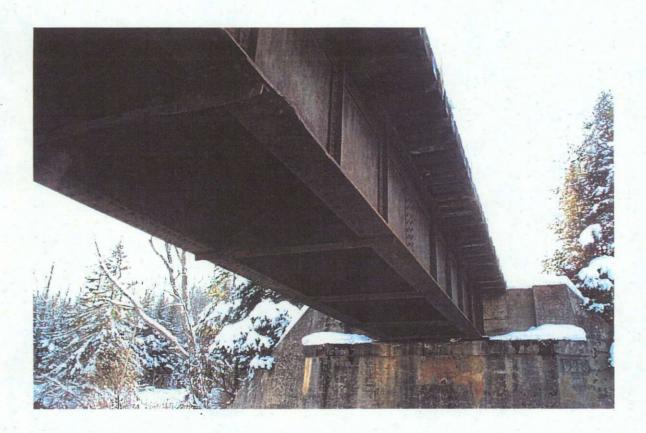


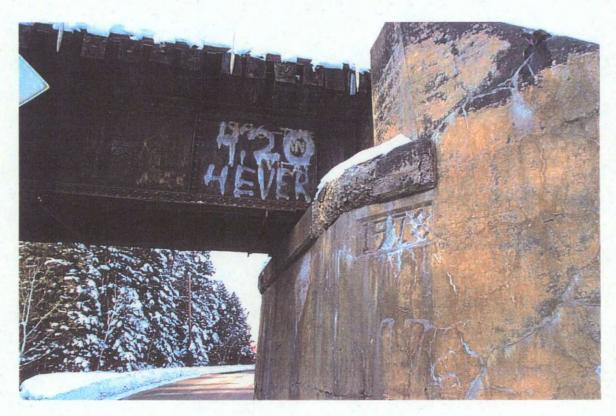


Town Boundaries









Wallingford – Vermont Railway Bridge No. 91 RAIL 04-9044C/9

Project Description – This project involves the rehabilitation of Vermont Railway Bridge No. 91 in Wallingford. The bridge crosses the Roaring Brook at milepost 45.05. The work will consist of removal of the existing steel plate girders, installation of new steel plate girders, bridge seat modifications, and resetting masonry backwalls. The abutments will remain in place. The work will be conducted from the rail bed and the track will be closed during construction so a temporary bridge will not be needed.

Repair of the existing superstructure was studied, but the cost and the addition time needed for track closure made this option impracticable. In addition, the repair of the existing plate girders and stringers would not meet one of the project goals, which is to increase the carrying capacity of the bridge.

Public Benefit - The work is being conducted to ensure that trains continue to operate in a safe and efficient manor on this railway. Bridge No. 91 is in poor condition and does not meet the desired load requirement of 286,000 lbs. Upgrading the capacity of this bridge is part of Vtrans' goal to improve this entire rail corridor.

Historic Significance - Bridge No. 91 is a single span through girder structure that was constructed in 1903 by the American Bridge Co. of New York. Plate girder structures were commonly used for short railroad spans built during the first quarter of the 20th century. Track inspection records indicate that there are 46 other plate girder structures on this rail corridor, 42 of which are more than 50 years of age. The Vermont Railway corridor runs from Bennington to Burlington. It was constructed as part of the Rutland Railroad between 1848 and 1853.

The National Park Service has indicated that railroad corridors can be eligible for listing to the National Register of Historic Places as linear historic districts. The Vermont Railway corridor is intact and contains a large number of historic bridges and many related structures. Consequently, we have determined that the Vermont Railway corridor is eligible for listing to both the National and State Registers of Historic Places. Bridge No. 91 is a contributing resource to this historic district as a representative example of the type of structures built during the early part of the 20th century. The bridge may also be eligible as part of the Wallingford Village Historic District.

Federal Involvement - This project is state funded and does not require the acquisition of any federal permits at this time.

Finding of Effect – The replacement of the plate girders on this bridge will result in an adverse effect to a resource that appears eligible for listing to both the State and National Registers of Historic Places.

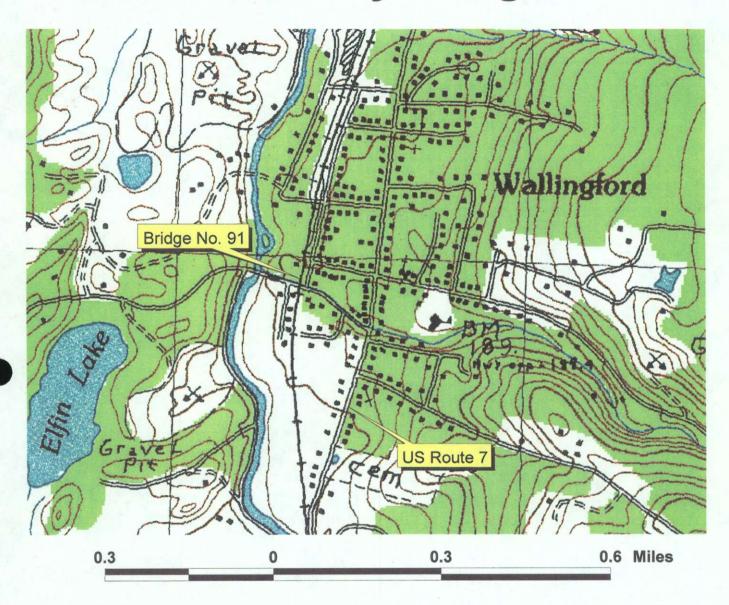


View southeast of Bridge No. 91.



View north of Bridge No. 91.

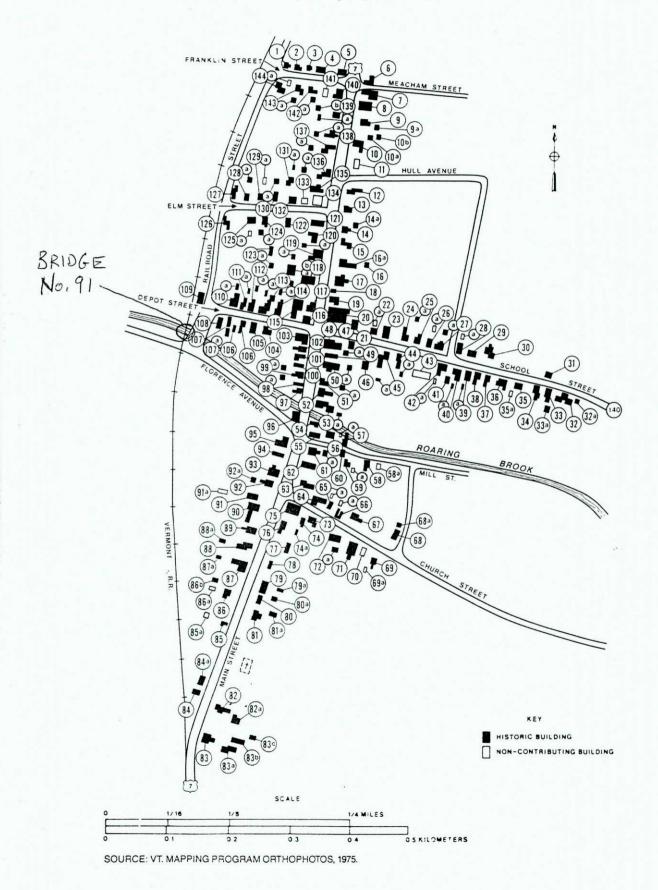
Wallingford - Vermont Railway Bridge No. 91





A WALLINGFORD VILLAGE HISTORIC DISTRICT MAP

Listed in part in the National Register of Historic Places (Numbers correspond to accompanying Register listing.)



INDEX OF SHEETS

STANDARDS

T1 6-01-94

T2 6-01-94

CONVENTIONAL SIGNS

TITE RAILROAD

CULVERT

COUNTY LINE LIMITS OF ACCESS FENCE LINE STONE WALL GUARD RAIL

UTILITY POLE

CONTROL OF ACCESS

TREES

ROW

- TITLE SHEET
- PLAN & ELEVATION
- GENERAL NOTES & QUANTITIES
- SUPERSTRUCTURE DETAILS
- SUBSTRUCTURE DETAILS

STATE OF VERMONT AGENCY OF TRANSPORTATION

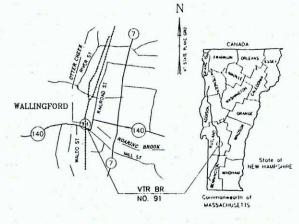
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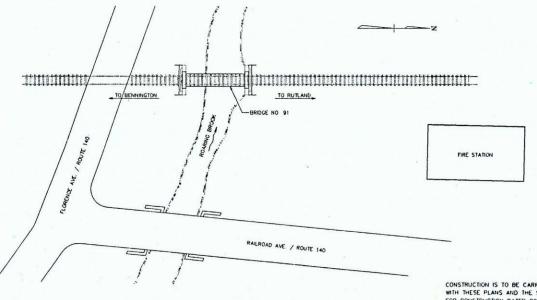
PROPOSED IMPROVEMENT RAILROAD BRIDGE PROJECT

TOWN OF WALLINGFORD COUNTY OF RUTLAND

VERMONT RAILWAY BRIDGE NO. 91 OVER ROARING BROOK (MP. 45.04)



LOCATION MAP



PRELIMINARY PLAN SUBMISSION (60%) FEBRUARY 22, 2002

PPHOVED CAME CIVIS NO

pes, 00 2:44 F/7

CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2001, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS AS ARE INCORPORATED IN THESE PLANS

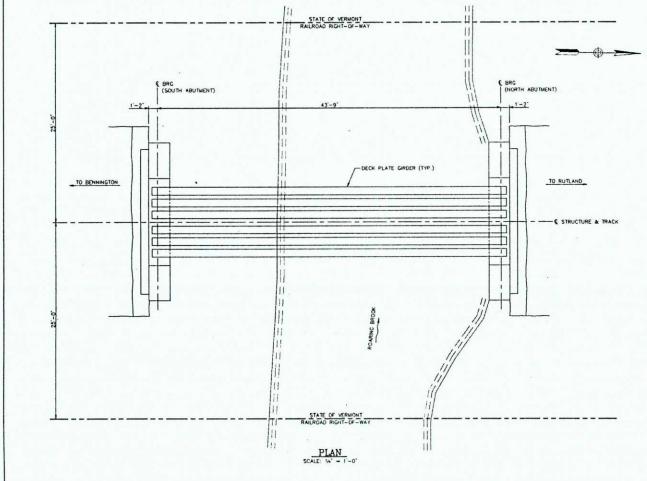
VANASSE HANGEN BRUSTLIN, INC.

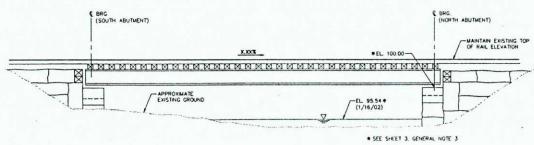
NGVD 1927 ASSUMED

SLOPE RIGHTS TOP OF CUT TOE OF CONST. SLOPE

DATUM VERTICAL HORIZONTAL







WEST ELEVATION

BRIDGE TABLER, RAR & CONNECTIONS BY VIR (TYP)

BASE OF RAIL

Y

Y

AVAILY WEB & (TYP)

TO INTERIOR (TYP)

OIAPHRAGM (TYP)

21/41/2 FLANCE & (TYP)

SECTION SCALE: 12 - 1'-0'

SCOPE & SEQUENCE OF WORK.

THE FOLLOWING SEQUENCE OF WORK SHALL BE PERFORMED WITHIN THE ALLOWABLE TIME LIMITS AS STATED IN GENERAL NOTE 5 ON SHEET 3 THE CONTRACTOR SHALL COUNCIDENTE ALL WORK WITH YER

- 1. VTR WILL REMOVE TIES AND RAIL
- 2 CONTRACTOR WILL REMOVE THE EXISTING SUPERSTRUCTURE, AND EXCAVATE BALLAST AND SUBBALLAST AS REQUIRED FOR BACKWALL REPAIRS
- 3. RESET EXISTING BACKWALLS
- 4 BACKFILL BEHIND BACKWALLS
- 5. PREPARE EXISTING BRIDGE SEATS AS SPECIFIED AND HISTALL MORTAR BEDS AS PER CONCRETE HOTES.
- 6. PLACE PRECAST BRIDGE SEATS AS SHOWN

WALLHOUSEN

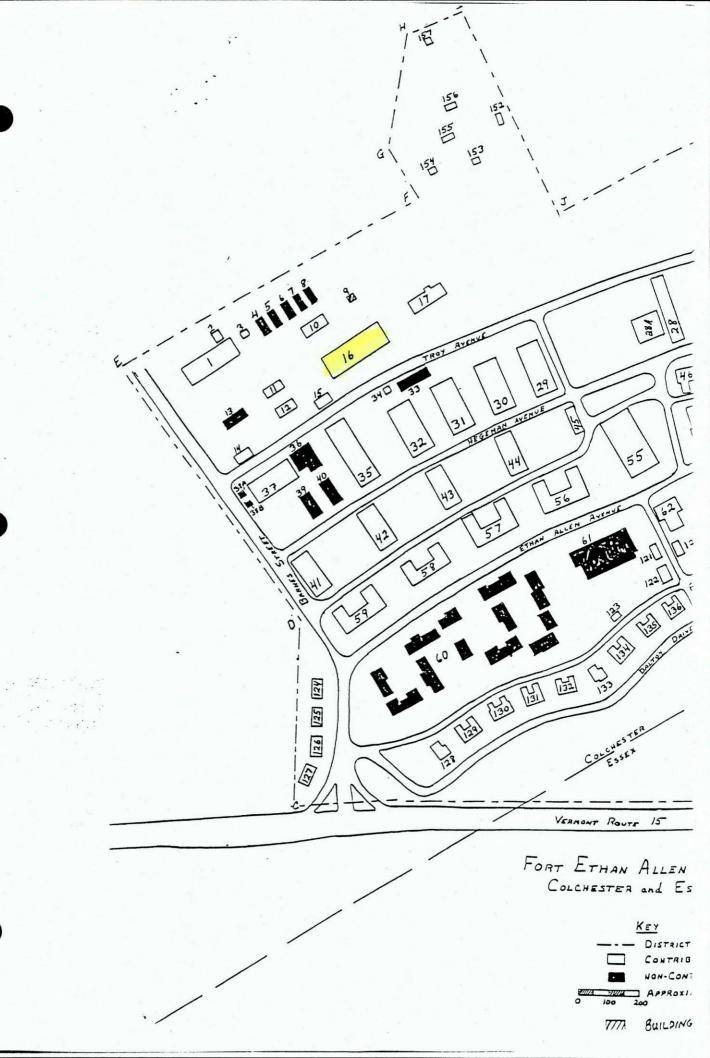
- 7. PLACE NEW STEEL SUPERSTRUCTUPE AND BEARINGS, AND INSTALL ANCHOR BOLTS.
- 8. VTR 10 INSTALL TIES & RAIL

STATE OF VERMONT AGENCY OF TRANSPORTATION RAIL DIVISION

lown Of	WALLINGFORU	Bridge No. 91
		WILE PUST 45 04
Railroad	VERMONT HAILWAY	(VIR) Surv Stu
	BRIDGE NO 91 0	VER ROARING BROOK
	PLAN &	ELEVATION
Designed By	K.G. HETSCH	treen by BJ WASSE
Checked By	bate	CO BANER Date 2/22/02
PRO.ECT N	AME	PROJECT NO

PHAIL 04-3044 C/9

VANAGER HANGEN BRUSTLIN INC



United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet Fort Eth

Fort Ethan Allen Historic District Colchester and Essex Chittenden County, Vermont

Section number ____7 Page ____10

scrolled exposed rafter tails, and segmentally arched openings. It is three bays wide and one bay deep. All sash is six over six. The original windows have granite sills, while the east side replacement windows have concrete sills.

The west side of the building has a central doorway with plywood double doors and evidence of a former porch roof, with windows to either side. On the east side there are evenly spaced windows, replacing the origina double-door, single-door, double-door configuration.

Rehabilitated for use as an ordnance warehouse in 1942, it is now used as a hot mix field lab by the State Highway Department.

A series of large, 21- to 63-light windows dominates the 18-bay length of this large, 3-bay wide, low, gable-roofed, wood frame building on a poured concrete foundation. The roof has monitor-like ventilators. Overhead garage doors have replaced the original gable end sliding doors (a single central door on the south end and two doors in the center and west bays of the north end).

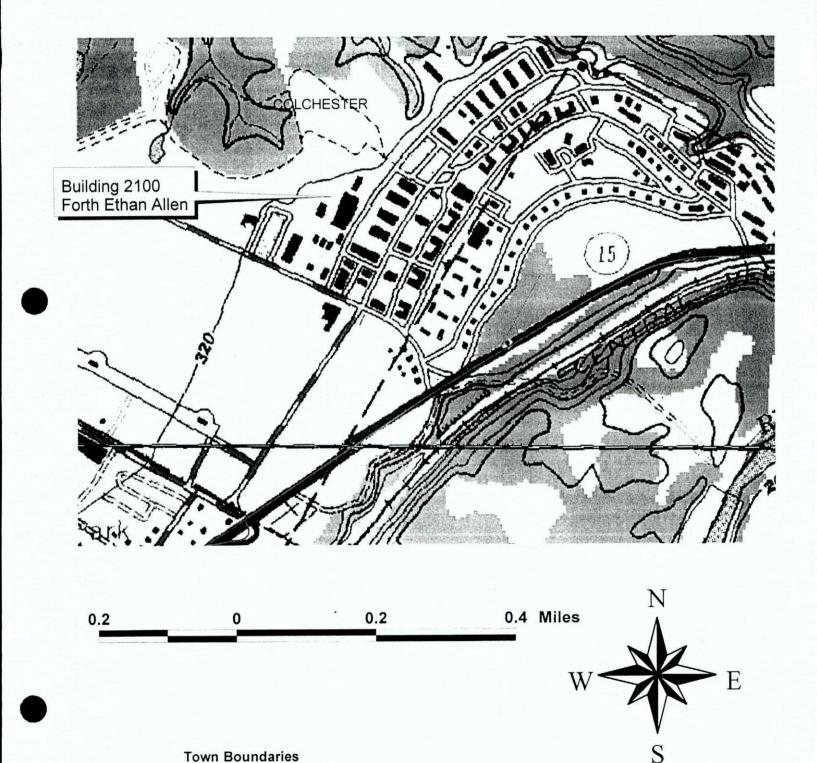
Built as a maintenance shop c.1941, it is now used as a storage shed by the State Highway Department.

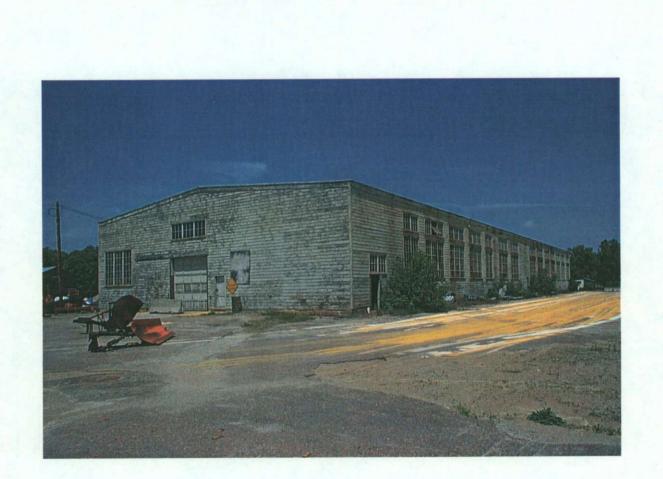
17. Shop, c.1941
This one and a half story, gable-roofed structure is one bay wide and nine bays deep with a small, single-story, shed-roofed addition intersecting the main block on the west facade. A large garage door is centered in the south gable end; the east and west facades have triple-hung, eight-light windows. Asphalt roofing and clapboards cover the building.

It is now used by the State Highway Department as a paint shop.

18. Veterinary Hospital, 1908 This T-shaped, one and a half story veterinary hospital, built in 1908, has a gable-sided main block that is 7 bays wide and 2 bays

VTrans Building 2100 Forth Ethan Allen









NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, September 19, at 10:00 a.m., at Chimney Point State Historic Site, at the juntion of Route 125 and 17, at the Champlain Bridge, in Addison, Vermont.

1.	Schedule/Confirm Meeting Dates	10:00
П.	Minutes – July 2002 Meeting	10:10
III.	22 VSA 14 Reviews A. Railroad Bridge, Route 2A, Danville	10:15
IV.	National Register Preliminary Review A. Westminster/Blake & Higgins Paper Mill, Westminster	10:45
V.	National Register Final Review A. Brooksville Advent Church, New Haven B. Dog Team Tavern, New Haven C. First Congregational Church & Meeting House, Townshend D. Saddlebow Farm, Bridgewater	11:00
	Working Lunch	
VI.	Archeology Report	12:00
VII.	Barn Grant Program – Technical Assistance & Emergency Stabilization Grants	12:30



September 19, 2002

Members Present: Peter Mallary, Chair, Citizen Member

Jim Petersen, Archeologist George Turner, Architect

Elizabeth Boepple, Citizen Member

Glenn Andres, Vice-Chair, Architectural Historian

Dave Donath, Historian

Members Absent: Kimberly Zea, Citizen Member

Staff Present: Nancy Boone, State Architectural Historian

Shari Duncan, Administrative Assistant

Eric Gilbertson, Deputy SHPO

Visitors Present: Scott Gurley, VTrans

Shauna Clifford, VTrans

John Johnson

The Vermont Advisory Council on Historic Preservation meeting was called to order by Peter Mallary, Chair, at 10:25 a.m., at Chimney Point State Historic Site in Addison, VT.

II. Minutes – July 2002 Meeting – Glenn moved to accept the July 2002 minutes, Beth seconded. The following changes were made: In Section VII. (State House Expansion) add - a motion was made to send the final letter, and on page 6, add - mitigation is required for Phase I, and add - a state owned inventory would be needed for a Phase II. The vote was unanimous.

III. 22 VSA 14 Review

A. Railroad Bridge, Route 2A, Danville – Shauna Clifford, VTrans Technician, from the VTrans District #7 Garage was present to give the Council an overview of the proposal to remove the railroad bridge. Shauna explained that VTrans is currently in discussion with

VAST about VAST leasing the rail line to use as part of their snowmobile trail. The District believes that leaving the abutments is not an option because of leaking water and the huge amount of money that will need to be put into the abutments to correct the leakage. The plan is to remove the abutments and regrade the road to bring the road up a couple of feet. Shauna also expressed safety concerns for vehicular traffic due to the location of the abutments and how hard it is for snow plows to maneuver in this area in the winter months. Glenn asked if there was any way to save at least one of the abutments and Shauna stated that the south abutment is the one in the best shape. There was some discussion about VAST using the area as a crossing. The Council expressed that if safety concerns already existed, how would it be any safer to have snowmobiles crossing? Shauna said they were two different things and that the snowmobile crossing would be much smaller in scale. Scott Gurley agreed that without the abutments the crossing would not be as unsafe as it currently is. Glenn stated that the north abutment is the most beautiful but unfortunately is the most unsafe. Nancy asked if VAST would have any interest in an upgraded rail bridge with guardrails. Shauna said that VAST has not been approached with that option. George stated that the VAST issue was not a compelling argument and he was not convinced that the removal of both abutments is the best that can be done to improve the safety issue. Glenn asked if Vtrans could come up with another plan that would include leaving one abutment, as it is part of the landscape and history. Beth asked why the State was providing crossings for VAST. Shauna answered that they are signing a lease and VTrans agreed to remove the bridge. She stated the State was trying to partner with VAST. Eric added that by removing the abutments it is less feasible for the rail line to ever run again. It would be more difficult to restore if the line should ever run again. Jim said he would like to see a cost comparison of removing one versus both.

The Council requested VTrans to look at other options including the removal of only one of the abutments – the north abutment because it is in worse shape. Shauna agreed that other options would be looked at. The Council expects to have an opportunity to review the results of other options before any work begins.

I. Schedule – Meetings are scheduled for October 17 in Bradford, November 14 in Montpelier and December 17 in Montpelier.

IV. National Register Preliminary Review

A. Westminster/Blake & Higgins Paper Mill, Westminster – The Council had received a packet of information prior to the meeting. Sue gave an overview of the project. The Council recommended preparation of the nomination, focusing on criteria A and C.

V. National Register Final Review

A. Brooksville Advent Church, New Haven – The Council had received a copy of the nomination prior to the meeting. Sue gave an overview of the project. Sue stated that the Council had looked at Brooksville as a district but the Historical Society couldn't do the district at this time but want to go ahead with this project. Glenn made a motion to approve the Brooksville Advent Church nomination under criteria A & C, seconded by Beth. The vote was unanimous.

- B. Dog Team Tavern, New Haven The Council had received a copy of the nomination prior to the meeting. Sue gave an overview of the project. Glenn made a motion to approve the Dog Team Tavern nomination under criteria A, B & C, seconded by George. The vote was unanimous. Glenn had extensive knowledge of the history of the Dog Team Tavern and its owners and the support provided by Jessica Swift and will write up the Swift connection and send to Sue to attach to the original nomination. Dave thought it was important to have the history become a part of the nomination and the Council agreed.
- C. First Congregational Church & Meeting House, Townshend The Council had received a copy of the nomination prior to the meeting. Sue gave an overview of the project. Sue stated that the building could be a part of a district but the town doesn't want to take on that project at this time and this building is a good start. George made a motion to approve the First Congregational Church & Meeting House under criteria A & C, seconded by David. The vote was unanimous.
- D. Saddlebrow Farm, Bridgewater The Council had received a copy of the nomination prior to the meeting. Sue gave an overview of the project. Beth made a motion to approve the Saddlebrow Farm under criteria A, seconded by David. The vote was unanimous.

Sue announced that the CD Survey project is complete and CD's can be ordered through her.

VIII. New Business

A. CLG Grant – Chris Cochran had sent the Council a memo asking for approval to grant \$1,939 in unallocated FY2002 CLG Funds to Mad River Valley Resource Commission. Glenn made a motion to approve the funding of \$1,939 to the Mad River Valley Resource Commission to underwrite the Mad River Glen National Register nomination, Beth seconded. The vote was unanimous.

VI. Archeology Report – as written by Jim Petersen

It has been a few months since my last archaeology report and overall it has been a slow to moderately busy field season this year, in large part because of a "slowdown" at the Agency of Transportation.

First of all, this is Vermont Archaeology "Month", the new configuration of what been Vermont Archaeology "Week" over a number of years now. The change is due to the hope that events can be spread more across the state this way and they will not run concurrently this way. So far, Vermont Archaeology Month is going very well, with the Atlatl contest here at Chimney Point last weekend, a lecture on "New Discoveries in Vermont Archaeology" last week hosted by the Vermont Historical Society, another lecture last night at UVM on a related topic (the St. Lawrence Iroquoians), and many, many other events statewide. The AOT again has helped to fund Vermont Archaeology Month under the sponsorship of the Vermont Archaeological Society and the Division for Historic Preservation.

Secondly, I would like to say a bit more about the "St. Lawrence Iroquoians", the topic of several recent lectures noted above. In particular, recent archaeological phase III data recovery work at the Bohannon site (VT-GI-26) within the Route 78 Alburg – Swanton project area in Alburg, where the AOT will be building a new bridge and causeway across Missisquoui Bay in the near future. This site has proven to be in the top 1/10 of one percent of all Native American archaeological sites now known in Vermont, and yet this full significance only emerged after design and implementation of the phase III data recovery plan at this site endangered by the AOT project. The phase I work revealed little of the true significance, while the phase II evaluation suggested its significance, but nowhere near fully demonstrated its significance. Now, we know that we have absolute unique evidence of an actual St. Lawrence Iroquoian habitation site in Vermont, the first ever discovered. Moreover, this is one of a handful (less than five) of sites in Vermont where we have extensive evidence of prehistoric farming. The Bohannon site has regional, national and even international significance, with bearing on issues of Native people in Vermont in late prehistory and contact period times.

A small amount of further work will be done at this site before AOT project construction, but the question remains whether or not it is adequate, as previously planned. It's my opinion that more salvage work needs to be done in some context, whether funded by the AOT or otherwise. Much remains to be learned through this work!

Finally, on a proactive note, I'd like to pass around a draft copy of the text and illustrations for a booklet for school children and the public at large, entitled "Introduction to Vermont Archaeology: Archaeological Sites and the Chittenden County Circumferential Highway". This is one of the public education products of the broad archaeology effort related to the CCCH project as funded by the AOT. The final version of this booklet will be produced this autumn.

After Jim finished delivering the Archeology Report, discussion continued around the Bohannon Site in Swanton/Alburg where AOT is planning on building a new bridge. Jim emphasized that this is one of the best archeological sites in Vermont. He said that the project is worthy of more consideration and perhaps there needs to be some design modification. He suggested that consideration from the Division is needed in order to influence AOT to listen to the concerns. He stated there are critical parts of the site that were not excavated in the current study. He said that with the remaining funds, they are going to go back and strip the original excavation site. The Council agreed that modifying the bridge location would be desirable and expressed an interest in asking AOT to look at other options. Eric added that there were virtually no other solutions and AOT believes the plan is a done deal. He also suggested that Jim meet with Emily to brief her on the situation. Nancy explained that the Council has no formal role in the Section 106 process. Peter stated that the Council would like to look at the issue more in depth at the next Council meeting. George asked Jim to find out exactly what the context is and summarize it for the next meeting.

VII. Barn Grant Program – Technical Assistance & Emergency Stabilization Grants – Eric Gilbertson was present to request that the Council initiate two new grant initiatives. The proposal consists of 1) \$5,000 be set aside for barn assessments, and 2) \$10,000 be set aside

for emergency barn stabilization. He explained to the Council that he would review and approve the assessment project requests and he would report on them to the Council. The Stabilization Grants (from \$500 to \$4,000) would be scheduled for Council review, unless there was extreme urgency and then the SHPO could approve the request after informing the Council by email or phone. Eric proposes the funds come from the regular allocation. He stated that Senator Dick Mazza and Senator Bob Wood from the Committee agreed with the recommendations from the Division and gave the go ahead for the proposed initiatives. Peter stated the proposals were good ideas and he wants to ensure that the Council has a role in the review process. Eric assured the Council that they would be very much involved in the process. Glenn made a motion to set aside \$5,000 for barn assessments and \$10,000 for emergency barn stabilization from the legislative allocation to the Barn Grant Program, following the guidelines proposed in Eric's memo (attached). Beth seconded. The vote was unanimous.

Meeting adjourned at 2:00 p.m.

Danville - Route 2B Railroad Overpass

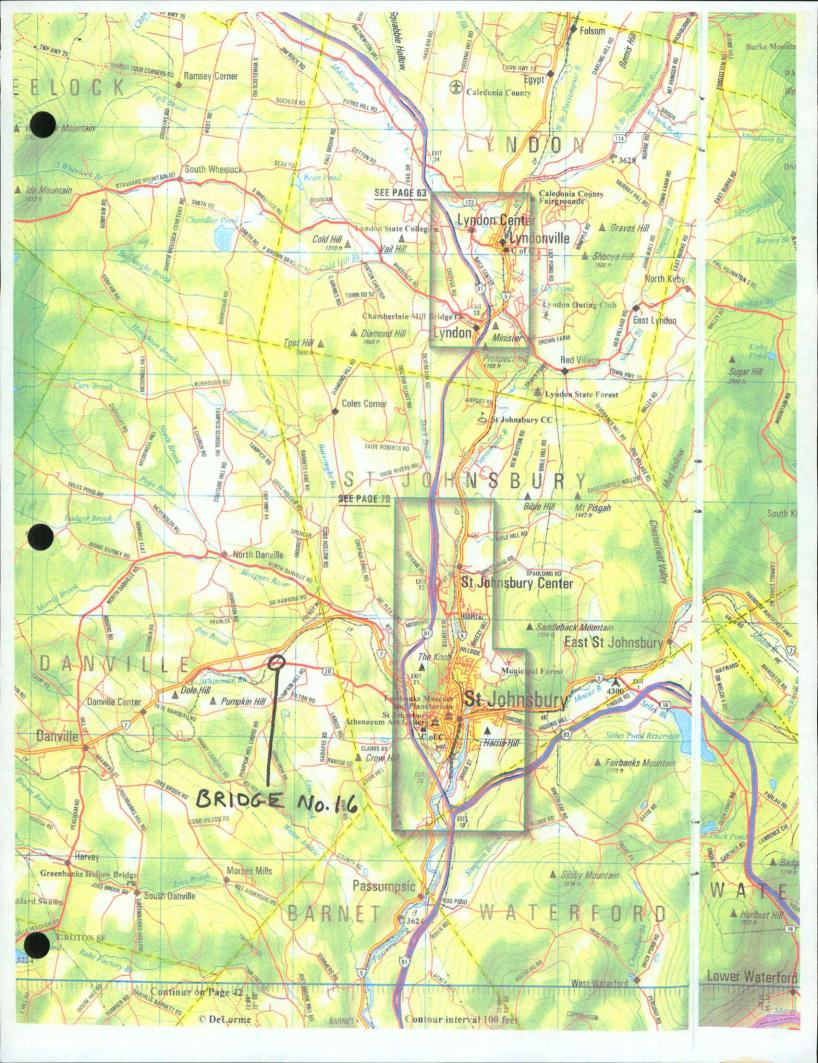
Project Description – This project involves the removal of Bridge No. 16 on Route 2B in Danville. That structure is a plate girder bridge that is part of the former Lamoille Valley Railroad. The superstructure and both of its abutments will be removed in order to improve safety at this location. Currently, it is difficult for traffic to pass through this structure at the same time due to its limited horizontal clearance. Plow trucks in particular have a difficult time negotiating this bridge. The clearance limits are exacerbated by drainage problems at this location. In the winter, ice builds up under the bridge and has to be removed to prevent accidents. This problem cannot be adequately addressed without raising the level of the roadway and thus reducing the vertical clearance of the bridge. The railroad is no longer active for rail traffic, but the bridge is part of a trail network that is used by the Vermont Association of Snow Travelers (VAST). However, a nearby at-grade crossing is also available for use by snowmobilers.

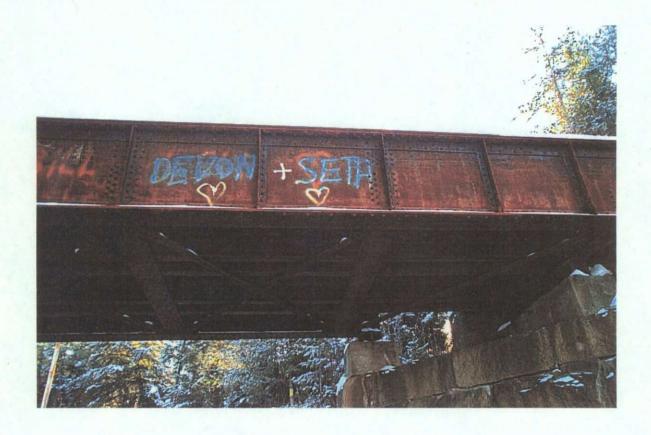
Public Benefit – Removal of this bridge will reduce the risk of accidents at this location.

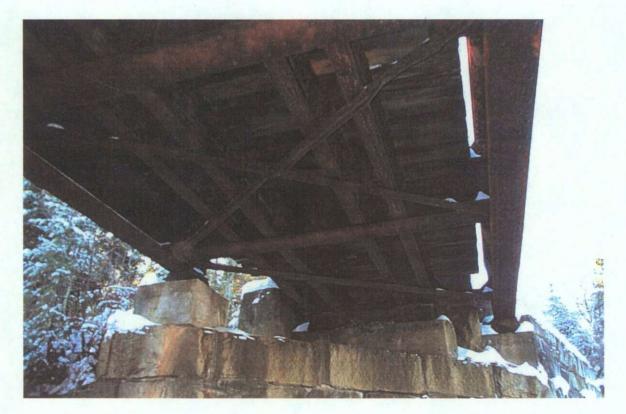
Historic Significance – Bridge No. 16 is one of 16 plate girder spans on this rail line that are more than 50 years of age. It was constructed in 1915 and is approximately 34' long. The bridge has a vertical clearance of 13 1/2' and a horizontal clearance of 21.3'. Although the rail corridor has several washed out areas, it is generally intact and includes a number of related railroad buildings. The rail corridor was previously determined eligible for the National Register of Historic Places as a linear historic district for a similar project in Walden (see attached memo). Therefore, we have determined that Bridge No. 16 is eligible for both the State and National Registers as part of a linear historic district that follows the length the Lamoille Valley Railroad from St. Johnsbury to Swanton.

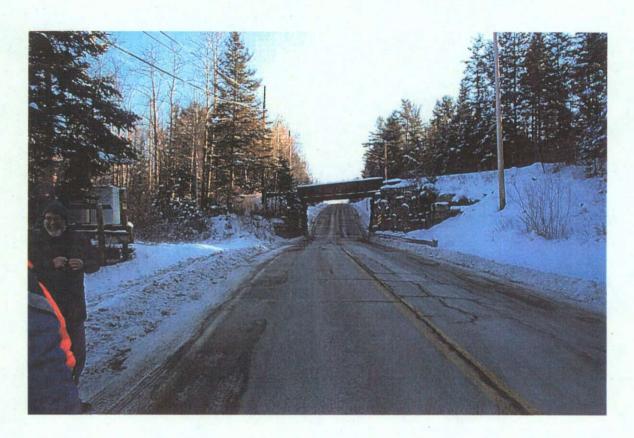
Federal Invovlement - This project is state funded and does not require the acquisition of any federal permits.

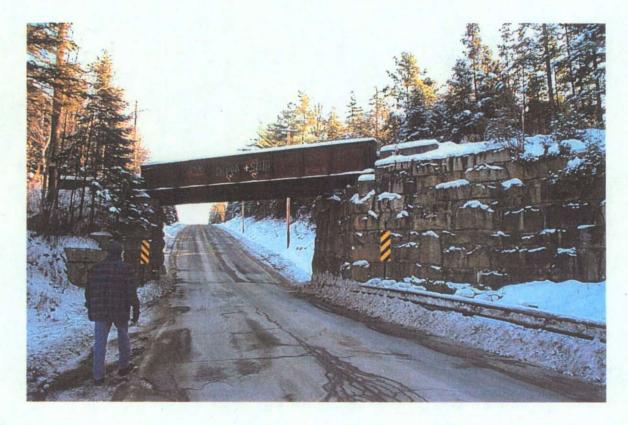
Finding of Effect – The removal of this plate girder bridge will result in an adverse effect to a resource that is eligible for listing to the State and National Registers of Historic Places.







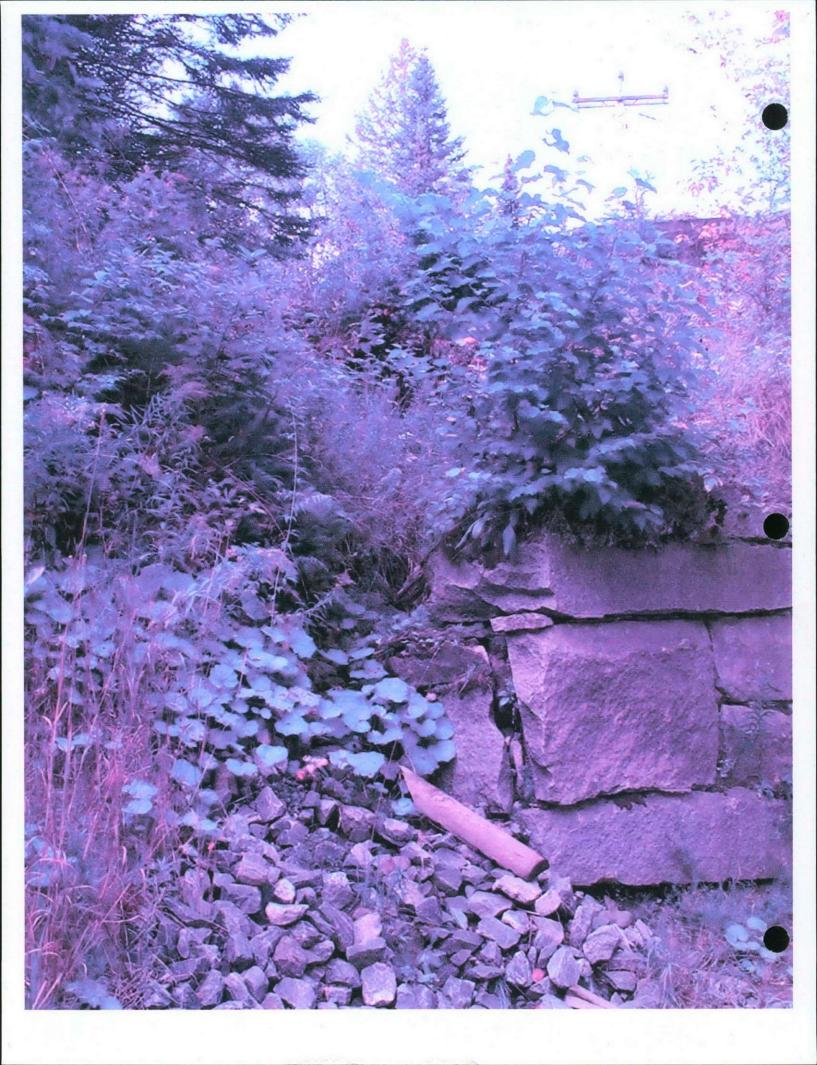






















NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, October 17, 2002, at 10:00 a.m., at the Bradford Academy in Bradford, Vermont.

I.	Schedule/Confirm Meeting Dates	10:00
II.	Minutes – September 2002 Meeting	10:10
III.	Old Business A. State House Expansion	10:15
IV.	Tour of Bradford Academy Building	11:15
V.	National Register Final Review A. White River Junction Historic District & Boundary Expansion	11:45
VI.	Archeology Report	12:00
VII.	SHPO Report	12:15
	Lunch	
VIII.	Walking Tour of Bradford	1:30



October 17, 2002

Members Present:

Peter Mallary, Chair, Citizen Member

Jim Petersen, Archeologist George Turner, Architect

Elizabeth Boepple, Citizen Member

Glenn Andres, Vice-Chair, Architectural Historian

Dave Donath, Historian

Kimberly Zea, Citizen Member

Staff Present:

Emily Wadhams, SHPO

Nancy Boone, State Architectural Historian Shari Duncan, Administrative Assistant

Suzanne Jamele, National & State Register Specialist

Visitors Present:

John Johnson

Shirley Beresford Larry Coffin

The Vermont Advisory Council on Historic Preservation Meeting was called to order by Peter Mallary, Chair, at 10:05 a.m., in the auditorium of the Bradford Academy Building, Bradford. Peter welcomed the Council to Bradford and gave a brief overview of the village's history.

- **I.** Schedule/Meeting Dates The meeting scheduled for November 14 in Montpelier was changed to November 12, and meetings are scheduled for December 17 in Montpelier and January 21 in Middlebury.
- II. Minutes of the September 19, 2002 Meeting Glenn made a motion to accept the minutes and Beth seconded. Beth asked if some discussion notes in the archeology report were missing and requested that the notes on the Alburg bridge be included in the

minutes. It was also requested to add in the minutes that the Agency of Transportation is expected to come back to the Council about the Danville Route 2A bridge project before proceeding with the project. It was agreed that Shari would make the necessary additions to the minutes. The motion was withdrawn and the minutes will be voted on at the November meeting.

III. Old Business

A. State House Expansion – The Council had received a copy of a memo from Tom Torti who was responding to a memo from the Council. The Council asked that the original letter be brought to the next Council Meeting. The Council summarized for Kim what the process has been up to this point. Peter noted that the Council wanted to remain involved in the process even though some members had serious concerns about the design. Glenn questioned whether BGS was looking to close out this phase of the project and was not interested in addressing the issues further. The Council would like to see reconsideration of 133 State Street as an option. Members expressed concerns with proceeding with construction documents if there is a chance that the project is not going forward. The Council had much discussion on how to proceed and decided to put two hours aside at the November meeting to discuss the issue at length before inviting Tom Torti to the December meeting.

IV. Tour of the Bradford Academy

Shirley Beresford gave the Council a tour of the Bradford Academy.

V. National Register Final Review

A. White River Junction Historic District & Boundary Expansion – The Council had received copies of the nomination previous to the meeting. Sue summarized the nomination and passed around original photos. She stated that the CLG had wanted to update and add on to the district. She also explained that the Council's role was to review only the expansion properties and not the properties listed in the original nomination. Sue read a letter of support from the CLG, one other letter of support and two letters of objection to the boundary expansion. Glenn moved to nominate the White River Junction Historic District Boundary Expansion as presented under Criteria A & C. Beth seconded. The vote was unanimous. George stated many concerns about the location of the boundary lines and said other buildings on the north side of the White River might have been included in the nomination and another concern was that there was no archeology component to the nomination. He said that the confluence of the White and Conneticut Rivers was potentially archeologically sensitive and that early European settlement sites existed there as well. Peter suggested that the Council encourage the CLG to further expand the boundaries and explore the archeology component to the nomination.

VI. Archeology Report

Jim reported that the Bohannon Site in Alburg is still a hot issue. The Council discussed the concerns they had. Jim emphasized the importance of this site. Emily said she had

spoken with Duncan Wilkie at AOT and reports that he is willing to entertain more archeology at this site. He agreed to do more data recovery but indicated \$15,000 isn't enough money. Jim stated that construction wouldn't begin until the 2003 season or later. He said that he and John Crock might try to talk with Duncan. George asked if other design options were being looked at. Emily said that wouldn't happen because Duncan insists that they are too far into the project and ANR will not reopen the design and location issue. Jim stated that preservation in place would be better than data recovery but would cost too much money. He was willing to bring it up but thought that it was highly unlikely to make design modifications at this point. Jim said that he is willing to try to have the site looked at further but he is not all that optimistic that AOT will agree to it. He said that they would be asking AOT to bridge the site, which would cost more than \$100,000. He also explained that it is a very complicated issue.

Jim reports that he, Emily, Giovanna and Scott met a few weeks ago to discuss prioritization of archeological site investigations under Act 250 and Section 106. Emily's intent is to make the process more consistent and focused. Jim states there was discussion about the computerization of site files and about how to fund that project. He said that it was suggested that AOT might help with funding. Jim said that Giovanna and Scott are setting time aside to do some sensitivity mapping by the spring. Emily explained that Giovanna and Judy are working on a technology plan for the Division that includes a database and GIS mapping for all resources. She said that Scott would be taken off Act 250 projects in order to pull this plan together. Scott and Giovanna will learn ArcView and have a working knowledge of this technology. AOT has already committed \$33,000 to get the database started. Judy and Giovanna are working on an Enhancement Grant application for \$200,000 that would be applied to this project. Emily said that the Division would be asking the Environmental Board to help provide a match. Marcy Harding was so far agreeing with the idea but Emily is waiting to hear if they will actually be able to contribute a cash match.

VII. SHPO Report

- Emily's trip to National Trust Annual Conference in Cleveland was a success.
 Emily and Paul Bruhn, as Vermont Advisors to the Trust, presented an Honor Award to Karen Lane who was representing the Barre Socialist Labor Hall.
 Paul's term as a National Trust Advisor expired and Robert McBride is replacing him.
- Governor Dean wrote an article for the National Trust Forum publication as one
 of six governors who were asked to talk about preservation in their state. Jane
 Lendway helped write the article.
- There are concerns about the federal tax credit program and interpretation of the Standards. A project in St. Albans may be denied and the project seems to meet the requirements. Emily will appeal if necessary.

• Emily announced she will be taking a six-week leave of absence and will be back for the December AC meeting.

The meeting adjourned and Larry Coffin led the Council on a tour of downtown Bradford. The Council was very appreciative of the tours of the Academy Building and the village, thanked Peter for arranging the meeting and the tours.

DEPARTMENT OF BUILDINGS AND GENERAL SERVICES

TO:

Peter Mallary, Chair

ACHP

FROM:

Thomas W. Torti, Commissioner

DATE:

9/22/2002

RE:

State House Letter

Thank you for your letter of September 4th. I wanted to write and both acknowledge receipt and offer some comments.

First of all, please pass on my thanks to the Council for taking the time to have such an open and provocative dialog. This is a once in a lifetime opportunity and we <u>all</u> have one chance to do it right. Dialog, debate and even angst all will contribute to a better project and I welcome them.

Two aspects of your letter drew most of my attention. They were not the design aspects but rather the more philosophical musings. The first comment made was (to paraphrase) that despite everyone's best efforts there might not be a "right" solution. I found the emotion behind it disheartening. I will agree that we will probably never satisfy everyone's concerns (just like there are those who still do not like our carpet selections) but I firmly believe that we can create a design that will respect the historical nature of the building while ensuring that it will serve the Legislature well into the next century.

The second comment I found curious stated, in part, that the west-side addition detracted from the original State House and the public's ability to appreciate the it. This is the first time that I've heard that mentioned and I wonder if this is a broad sentiment. How is it that one's appreciation is diminished?

With that said, I would respectfully ask that the Council propose a process for continuing the dialog so that the remaining issues can be closed out. We are about to go out to bid for the development of construction documents and need to bring closure to this phase.

Jim Richardson, Director
 Tricia Harper, Architect
 David Schutz, Curator



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Tuesday, December 17, 2002 from 9:30 to 2:15 p.m., at the Ethan Allen Room at the State House, State Street, Montpelier, Vermont.

AGENDA

I	Schedule/confirm meeting dates	9:30
П.	Minutes A. September 19, 2002 B. October 17, 2002	9:40
III.	National Register Preliminary Review A. Essex Junction Commercial Historic District	9:50
IV.	State Register Review and Designation	
	A. Parris Farmstead, Danby	10:15
	B. Review of Council Action on VT-BE-286	10:25
V.	Old Business	
	A. Plate Girder Bridges Survey	10:40
	B. State House Expansion – Discussion of Meeting with BGS	10:50
	Working Lunch	12:00
VI.	22 VSA 14 Review	12:45
	A. Historic significance and treatment of submerged logs	
VII.	SHPO Report	1:30
VIII.	Archeology Report	2:00



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

MINUTES

December 17, 2002

Members Present: Peter Mallary, Chair, Citizen Member

James Petersen, Archeologist David Donath, Historian

Glenn Andres, Vice-Chair, Architectural Historian

Kimberly Zea, Citizen Member

Members Absent: Elizabeth Boepple, Citizen Member

George Turner, Architect

Staff Present: Emily Wadhams, SHPO

Nancy Boone, State Architectural Historian Shari Duncan, Administrative Assistant

Suzanne Jamele, National & State Register Specialist

Eric Gilbertson, Deputy SHPO

Giovanna Peebles, State Archeologist Scott Dillon, Survey Archeologist

Judith Ehrlich, Environmental Review Coordinator

Visitors Present: John Johnson, Consultant

The Vermont Advisory Council on Historic Preservation Meeting was called to order by Peter Mallary, Chair, at 9:50 a.m., in the Ethan Allen Room at the State House in Montpelier, Vermont.

II. Minutes

A. September 19, 2002 – Glenn moved to accept the minutes as revised, Jim seconded. The vote was unanimous.

B. October 17, 2002 – The following changes are made: add page numbers, change "Peterson" to "Petersen" on page 1, change "E Board" to "Environmental Board" on page 3, and in the SHPO Report on page 3 – add "Bruhn" as Paul's last name. David moved to accept the minutes with the changes, Jim seconded. The vote was unanimous.

III. National Register Preliminary Review

A. Essex Junction Commercial Historic District – The Council had received materials prior to the meeting for review. Sue explained that the Development Director for the Village of Essex Junction have requested this review as a preliminary step in planning for an application to the Designated Downtown or Village Center Program. She noted that the Council had reviewed this area in 1984 but that many changes in NR evaluation have occurred since that time. Sue presented slides depicting a walk-through of the proposed district. Glenn said the proposed district had a certain presence with the three anchor buildings from the 1890's and it looks like a railroad village downtown. David noted that the applicant might strengthen the nomination by showing this district as a second-generation railroad village. Nancy suggested that it might make sense to do a MPDF for the Village. The Council felt Sue had done a good job and agreed that the nomination could proceed.

IV. State Register Final Review

A. Parris Farmstead, Danby – The Council had received materials prior to the meeting for review. Sue had slides to present while summarizing the nomination. She explained the applicant was requesting State Register listing as a preliminary step to applying for a barn grant. The Council was concerned that they did not have current photographs of the house to review. Kim made a motion to place the Parris Farmstead on the State Register of Historic Places under Criteria A & C, pending Sue's securing, reviewing, and approving current photos of the house. Glenn seconded the motion and the vote was unanimous.

B. Review of Council Action on VT-BE-286, Maple Street School, Manchester

The Council had an emergency meeting via conference call on December 5, 2002. Nancy apologized to Glenn for a computer glitch that excluded him from receiving information on participation in the conference call meeting. The purpose of the meeting was to consider the project site for the State Register of Historic Places. The school is applying for an Act 250 permit to construct a new campus. Everyone agreed the meeting went very well with both parties satisfied with the outcome. David suggested this project be used as a poster project for the archeology fee/fund theory. He said it showed how everyone can come out a winner. Peter agreed and stated the school representatives feel the Division and the Advisory Council did a good job. Jim expressed frustration over the project manager missing the historic piece and waiting until the 11th hour to address the issue. Emily noted that there would most likely be historic/prehistoric language added to the Act 250 application. She also expressed a desire to use this story when proposing the

archeology fund to legislature. Peter suggested bringing public attention to the positive aspects of this particular process at a later date.

V. Old Business

A. Plate Girder Bridges Survey – Nancy brought in the AOT Plate Girder Bridge Survey Book that was done at the request of the Advisory Council. Nancy stated she would take comments or concerns back to Scott Gurley, preparer of the survey. The Council would like the survey to include location maps, and a broader context such as dating, who built the bridges, how does the bridge fit into the landscape, history of the railroad. Nancy stated that she might suggest to the AOT that this would be a great internship project. Kim noted that AOT might contact Steve Roper who has done great work with bridges in Massachusetts (Kim will get the contact information for him).

B. State House Expansion – Because of the administration change, the Council decided that now is not the appropriate time to go forward with planning a meeting with the Commissioner of Buildings and General Services. Peter suggested that the Council continue working with BGS to build a better relationship and pursue further action at a later date. The Council agreed they want to continue working with BGS on the project but will wait to see what happens with the new administration and upcoming legislative session.

I. Schedule

Meetings are scheduled for January 21 in Middlebury (possibly the Sheldon Museum), February 5 in Montpelier (Historic Preservation Grants), March 18, and April 10 in Montpelier (Barn Grants).

VII. SHPO Report

Emily reported she had a great six-week trip to Mexico. Eric Gilbertson, Deputy SHPO did an excellent job while she was away.

There are many administrative changes at the Agency. Steve Patterson, Secretary, will most likely be leaving; Greg Brown, Commissioner of Housing, is definitely leaving; and Kathy Beyer, Deputy Commissioner of Housing, would like to stay on but there has been no definite decision made at this time. Kevin Dorn, Director of the Homebuilders & Remodelers of Northern New England, has been appointed Secretary of the Agency. Emily expressed that she would like to stay on and is hoping to meet with Kevin Dorn soon to discuss her position at the Division. Emily's main focus is the transition. A draft transition report has been submitted to Greg Brown.

Emily will recommend to the Governor the re-appointment of Peter, Jim and Glenn, whose appointments will expire in February 2003. All have agreed they would like to continue serving on the Council.

The GIS mapping project that involves Giovanna, Scott, Judy and Debbie is moving forward. Currently they are working on Chittenden, Addison and Rutland Counties.

VI. 22 VSA 14 Review

A. Historic Significance & Treatment of Submerged Logs – Eric Gilbertson was present to give a summary of events that led up to the request for this discussion. The logs in question are the result of 19th century logging and sawmill operations. Eric stated he got a call from an Agency of Natural Resource representative asking for the Division to get involved in a situation where a private citizen had applied for a permit to remove logs from the bottom of Peacham Pond. According to Eric, the logging operation began before a permit had been issued. Eric noted that the State of Vermont owns the logs and the Division has custody of them by statute. The Division has letters from the Peacham Pond Association and an individual property owner expressing concern about the logging operation. The Division is seeking advice from the Council about where they might go with this.

Division staff present participated in the conversation with the Council. The statute reads that any recovery or disturbance of historic resources requires a state permit. Giovanna felt that a Division underwater permit would be required in this particular circumstance. The focus of the DHP permits is scientific research and this would fit that category. She noted there are guidelines, criteria and conditions that need to be met with the intent to provide documentation on the historic resource. Giovanna questioned whether this kind of issue would require its own protocol. She said she could support it if there was good information available on the milling aspect and the historic context of the logs. Judy stated she had very little information and had not formed an opinion or come to any conclusions. Scott said he had not been involved in the issue but felt it was worth talking about. Jim and David said that they were concerned about other associated resources such as boats and equipment. Emily stated that the issue is important but not a priority for the Division at this time. Eric explained that ANR had their own issues with disturbance of habitat. Giovanna felt that requiring a feasibility study would be costly and might scare aware the applicant. Judy explained the permit process for lakes and ponds that is required by ANR. They did not address eligibility for the State Register. Everyone agreed the logs could be an important part of history; particularly if other parts of the logging context remain. The Council suggested that as long as ANR's taking the lead on this issue in their permit process, the Division should minimize its involvement.

VIII. Archeology Report - as written by Jim Petersen

Over the past two months, archeology in Vermont has been busy, surprisingly busy given the season. To begin, the prehistoric site in Manchester, VT-BE-286, that prompted an emergency Council meeting by conference call a few weeks ago, has been successfully dealt with and will be largely avoided by construction of a new private school there. Phase II testing of the Manchester site followed the Council meeting by conference call, and was concluded on December 7. Then, a limited amount of Phase III data recovery work was undertaken during additional cold, wintery weather and concluded on

December 13. The vast majority of site VT-BE-286 will be completely avoided, another portion will be buried under fill, and a tiny portion will be affected by the school. The Division, the archeological consultant, and the Council all acted commendably in this case, and it was the project coordinator in Manchester who did not address archeological/cultural resource clearance until the "11th" hour (and then some).

Secondly, discussion of the Bohannon site (VT-GI-26/32) in Alburg between VTrans and its consultant (UVM) has begun concerning preservation and/or additional data recovery prior to project constructed related to Route 78. Site Preservation, beyond that known previously, may not be feasible but some degree of additional Phase III data recovery may be possible. The details of this have yet to be resolved as of early December. VTrans and the UVM CAP plan to continue this discussion in the new year.

Thirdly, the Division has begun serious efforts to develop its Vermont Archeological Inventory (VAI) as a computer database, and initial work has been undertaken related to prehistoric (Native American) site prioritization. The VAI effort will be substantial and complicated, probably stretching the next year or two, even if outside expertise can be brought to bear on this. The prehistoric site prioritization may be done more quickly. DHP is considering an external consultant to provide a GIS-based template for mapping of priority locations in a sample study area, say, for example, part of Chittenden County. The Council will be kept informed about progress in both these matters, the VAI database and prehistoric site prioritization, as they further develop.

The meeting adjourned at 2:30.

National Register Preliminary Review

Criteria

A. Essex Junction Commercial Historic District *See attached map. Slides will be shown.*

A and C

The Development Directors for the Village of Essex Junction have requested this review as a preliminary step in planning for application as a Designated Downtown or Village Center.

This commercial district at the 5 corners intersection in Essex Junction stretches along Railroad Avenue and Main Street and fronts along the railroad tracks. The commercial buildings reflect the growth Essex Junction experienced in the second half of the 19th and early 20th centuries as a result of its role as a railroad junction. Some of the buildings in the proposed district have experienced varying degrees of alteration but their height, scale and orientation continue to contribute to the historic character of the district. The surrounding area has seen construction of large new buildings as well as many parking lots which tend to give the impression that there is no district in the area. Closer inspection indicates concentrations of historic buildings. Listing of this district and subsequent recognition as a Designated Downtown or Village Center, could lead to removal of some of the unsympathetic treatment in the district.

In 1984 the Vermont Advisory Council determined that this district was not eligible for the National Register under Criteria C because of numerous building alterations and changes to the surrounding area. They did recognize that there were some individually eligible buildings within the boundaries of the proposed district. In the last 18 years the Register has become more inclusive in the types of resources that have been listed and includes districts with varying degrees of alteration that retain enough integrity to convey their historic developmental patterns.

Recommendation: Eligible under Criteria A and C. Exact boundaries and determinations of contributing/noncontributing status of some buildings will depend on further research by the consultant preparing the nomination.

A. Parris Farmstead, Danby

A and C

Request by property owner to list this property on the State Register prior to submitting a Barn Grant application. Farmstead consists of a house, cow barn, milk house, and goat barn as well as associated hay fields, corn fields, pastures, sugar bush, and stonewalls.

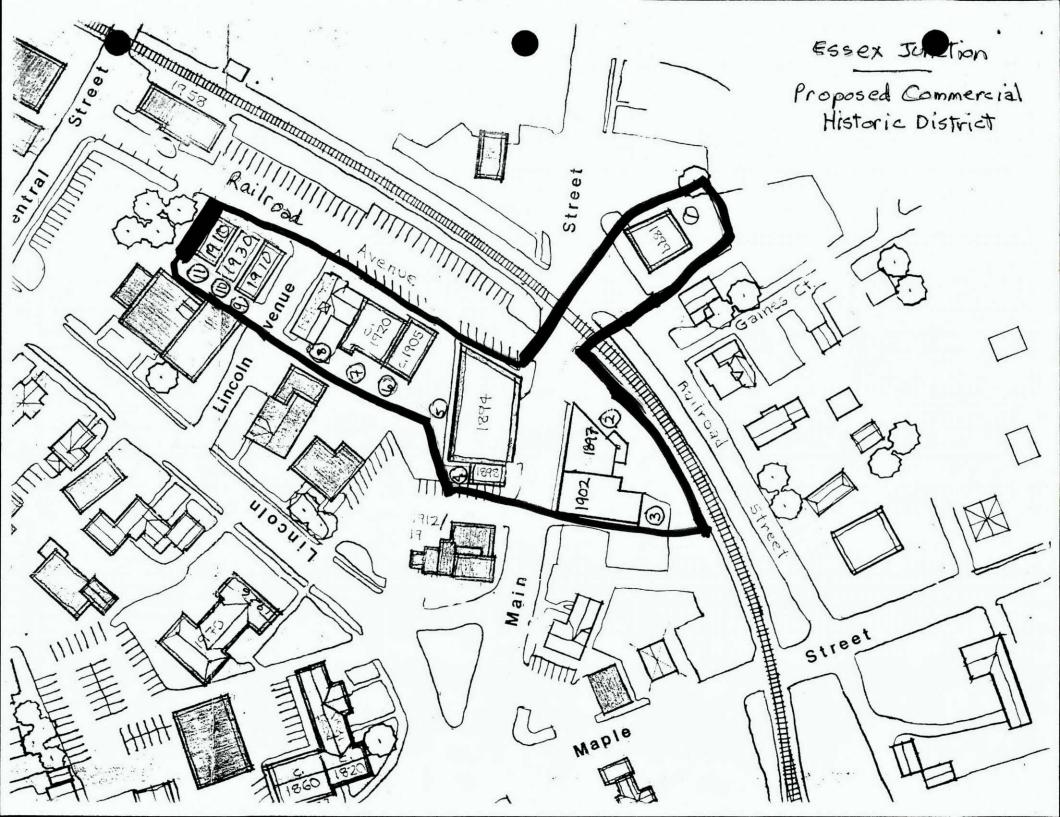
Farmhouse is a 2 ½ story, clapboarded vernacular, sidehall plan, Greek Revival house with 2 ½ story ell. Windows appear to be 1/1. The house has had modern utilities installed but has undergone no serious structural changes. Principle barn appears to be an English Barn with possible later addition. It has a slate shingle roof and weathered vertical board siding. On the western, rear eaves side of the barn is a sliding, vertical board, double door. The western third of the barn has a dirt floor. On the gable ends the gable wall overhangs the wall below, a feature typically associated with early construction dates c. 1800. Framing consists of hand hewn 12"x12" beams held together by pegs.

The goat barn sits perpendicular to the cow barn and is a smaller, 1 ½ story, gable roofed structure with a slate roof and weathered vertical board siding. There is a pedestrian door on the eaves side and windows on the gable end.

The farmstead appears in the in the 1854 Chase map as the residence of C. Parish and in the 1869 Beers map of Danby as the Parris Homestead owned by L.G. Parris. The Parris family retained ownership of the property until 1928.

The property represents an early 19th century diversified hill farm whose barn was probably expanded to accommodate a growing dairy operation in the latter third of the 19th century.

Recommendation: Farmstead appears to meet the Farmstead Registration Requirements as set out in the Agricultural Resources of Vermont MPDF. Vote to place The Parris Farmstead on the State Register of Historic Places under Criteria A and C.



7818 Muirfield Ct. Potomac, MD 20854

Sue Jamele Vermont Division of Historic Preservation Montpelier, VT 05620

December 5, 2002

Dear Ms. Jamele,

I spoke to you last week regarding applying to list my parent's property in the Vermont State Register of Historic places. My parents wish to have the property reviewed for eligibility for the State Register. We are requesting this because historic status is a criterion for consideration of a Vermont Barn Preservation Grant. We are planning to apply for a grant in January to help repair our cow barn.

I have enclosed the following:

- · 4 large photographs of the cow and goat barns
- 2 slides of the house
- A USGS map of the Dorset quadrangle showing the location of the house and barns.
- A letter from my father requesting the property be considered for historic status.

We do not know when the barn was built. The beams in the barn are hand hewn and 12" x 12". The beams are held together with wood pegs, not nails. The roof is slate and is supported by white pine poles between 8" and 10" in diameter. These poles still have some bark remaining. The barn photographs were taken within the last 2 years.

The barn has space for about 50 cows, with a large hayloft above the milking area. The milking stanchions were removed but other than that the barn is unchanged from when we purchased the property. The western third of the barn has a dirt floor with a 3-foot wall separating it from the remainder of the barn. We were told that this was where the sheep stayed.

The pictures of the house were taken in 1965. (Please don't laugh at me. These are the only photographs I have access to on short notice). My sister Emily Hauser hopes to send additional pictures separately.

We do not know when the house was built. The house is relatively unchanged since we purchased it in 1962. Outside, there are more trees growing around the barn and along the small creek adjacent to the house (within 30 feet). We added running water, oil heat, 3 small bathrooms and electrical outlets to the house. We have painted and wallpapered

some rooms but have made no structural changes. There are three potbelly stoves that are original to the house and still used for heat and a cook stove in the kitchen.

The slide of the back of the house shows a building we call the milkhouse that is about 25 feet NW of the house. The creek used to be diverted into a basin in the milkhouse. The house sits back from the road about 50 feet. The cow barn is about 150 feet from the road. The cow barn is about 100 feet northeast of the house. My parents own 280 acres, comprised of forest and farm fields. Fields surround the barn and house, as can be seen in the 1965 photograph of the back of the house. The hay fields that existed when we purchased the property are still harvested every year by a local farmer.

My parents do not currently farm the property, except for having the hay mown. The property has been farmed during our ownership. A local farmer grew corn and grazed his heifers there. The property has a significant, if dormant, sugar bush. There is a stone sugar arch across the road from the house. An old stonewall delineates the west property line.

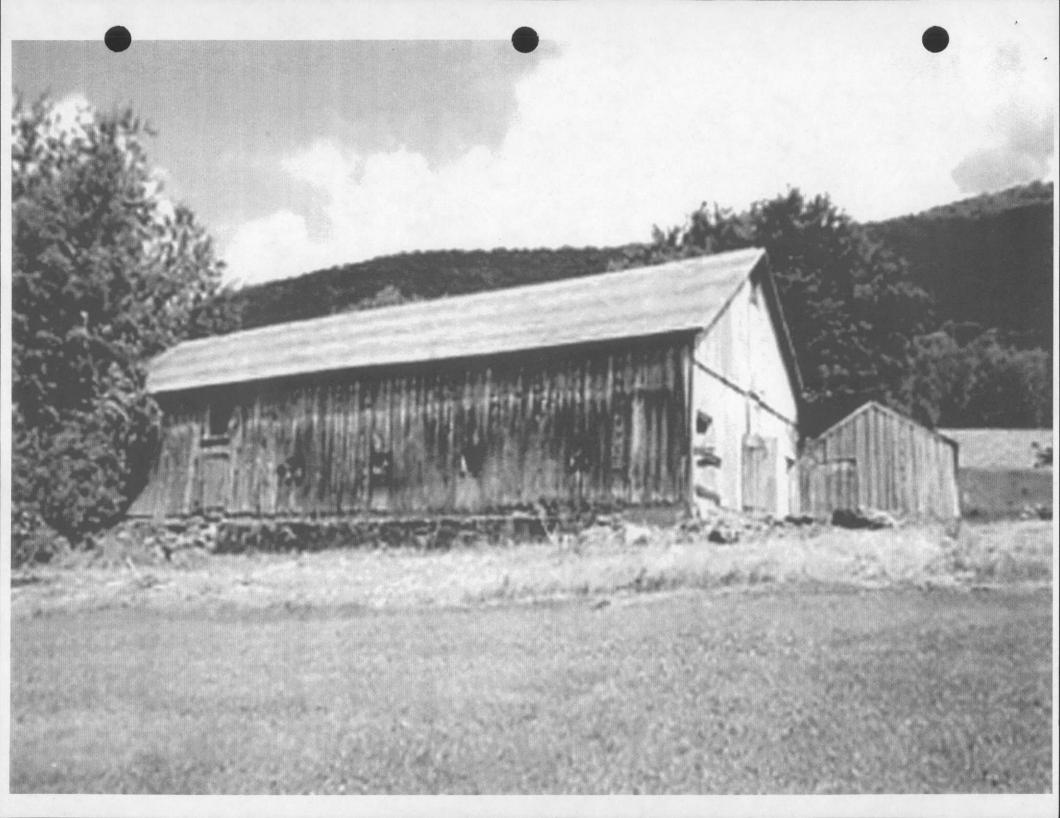
History of the property

My parents purchased the property in 1962 from George and Daisy McLellan. The McLellans purchased the property from Josie A. Parris in 1928. The Parris family moved to Danby in 1797. They were a large family and owned a large amount of land in Danby. Our property was once part of a larger Parris homestead. As you can see, a hill near our house is called Parris Hill. We do not know how or when Josie acquired the property.

If you have any questions please call me at 703-675-1518.

Rosina Pertho

Rosina Perthel



Hauser barn 137 Green Hill Rd Pawley, VT 05761

>property is in the town of Danby, VT

This view is visible from the road which is about 150 feet from the barn. This is the front of the barn and shows the adjacent goat barn.



Hauser cow barn
137 Green Hill Rd
Pawlet, VT 05761
Property is in the town of Danby, VT
This is an adjacent goat barn and the back of the cow barn. View from NE of barn



Hauser cow barn

137Green Hill Rd

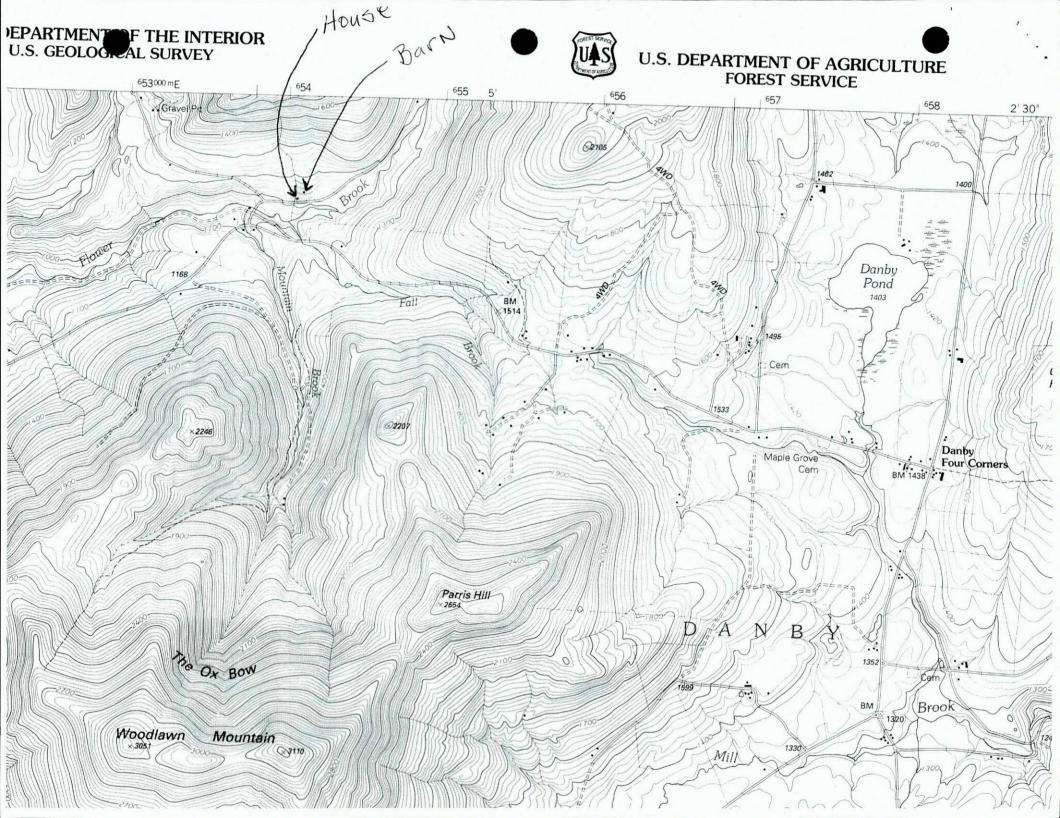
Pawlet, VT 05761

Property is in the town of Danby, VT

This is the back of the barn, View from NWof barn.



Hauser cow barn
137 Green Hill Rd
Pawlet, VT 05761
Property is in the town of Danby, VT
View of back of barn





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

The Vermont Advisory Council on Historic Preservation will hold a special meeting via telephone conference call on Thursday, December 5 at 10:00 a.m. Any member of the public wishing to join the conference call may participate at the Division for Historic Preservation offices, 6th floor, North Building, National Life Building, Montpelier, Vermont. For more information, call 802-828-3049.

AGENDA

I. State Register Designation
A. VT-BE-286, Archeological site at Maple Street School, Manchester, VT



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

MINUTES

December 5, 2002

Members Participating: Peter Mallary, Chair, Citizen Member

Jim Petersen, Archeologist George Turner, Architect

Elizabeth Boepple, Citizen Member

David Donath, Historian

Kimberly Zea, Citizen Member

Member Not Participating: Glenn Andres, Vice-Chair, Architectural Historian

Staff Present: Nancy Boone, State Architectural Historian

Giovanna Peebles, State Archeologist Scott Dillon, Survey Archeologist

Judith Ehrlich, Project Review Coordinator

Eric Gilbertson, Deputy State Historic Preservation Officer

Visitors: Kirk Moore

Bob Zapletal, Maple Street School

Michael Bickford (representing Mary Ellen Cohn,

landowner) (joined conference call late)

David Skinas, Natural Resources Conservation Service

The Vermont Advisory Council on Historic Preservation convened via conference call at 10 a.m. Chairman Peter Mallary, Division for Historic Preservation staff, and David Skinas participated from Conference Room C at the Division for Historic Preservation offices, 6th floor, National Life Building, Montpelier. Other participants joined the conference call from remote locations. The meeting had been scheduled as an Emergency Meeting, following the Council's emergency meeting procedures, to consider one item, the State Register designation of VT-BE-286, an archeological site at the proposed location of the Maple Street School in Manchester, Vermont. The school has applied for an Act 250 permit to construct the new school campus. Before the Council meeting, members had received copies of the Division's first and second (draft) comment letters on the project, and a Vermont Archeological Inventory form on the site. (Attached to record copy of minutes.)

Peter explained that the focus of the meeting is consideration of the significance of the site, not the treatment, although there may be some discussion on related topics as the meeting continues.

Peter asked Jim if he felt that he has any conflict of interest that would cause him to decline participation in the meeting. The Consulting Archeology Program (CAP) at UVM, a public service arm of the Department of Anthropology which Jim chairs, is conducting the archeological field work at the school site. Jim does not have a supervisory role in the project and has only intermittent contact with CAP. Beth said that she does not think that Jim has a conflict of interest, and other Council members agreed.

Scott Dillon summarized the project. The Division first became aware of the project from the Act 250 list. The project site scored a 50 on the predictive model. Between October 29 and November 1, CAP did a Phase I study on the property and identified an archeological site with 5 activity areas. Eric noted that the reason for the meeting is to expedite the project so that project construction can move forward. Scott noted that the Division has worked out a draft agreement with the project developer. CAP is currently doing a Phase II study on the areas that will be disturbed. Other areas will be avoided, either through no building or through covering with a geotextile fabric and overfilling. Initial results show that while some deposits may exist in the building footprint, they are not extensive. A spurred scraper from the Paleo-Indian period (10,000-11,000 years old) was found this week, and confirms the very early age of the site.

Jim explained that Paleo sites in Vermont are rare. It is the first known Paleo site in Vermont to contain features like a fire pit that allow radiocarbon dating. Other sites only contain artifacts.

Kirk Moore noted that the school has been cooperating with Division requests for the Phase I and Phase II studies. He asked about the implications of State Register designation and the boundaries of the archeological site. Nancy explained designation and Scott noted that the boundary is limited to the known site area. While the final site boundary has not been established pending the completion of CAP's investigation, Scott explained that the majority of the known site area is along the terrace edge parallel to Monroe Brook. A portion of the access road, the entire proposed parking area, and the drop-off turnaround are within this sensitive zone. However, the intent is to avoid any impact to the site by constructing these components on top of the existing ground surface utilizing geotextile fabric and fill. Any part of the project area that has tested negative for cultural material will not be included within the site boundary. Kirk Moore said that no materials were found in the ballfield yet, and asked if that area could be eliminated from the site if no materials are found, and Scott said yes. Jim noted that the best areas of the site are not in the areas that will be disturbed. Scott plans to visit the site on Friday to view CAP's data recovery mitigation efforts within one or more of the site's known activity areas that cannot be avoided by construction of the school building. Bob Zapletal asked if the soccer and play area have been cleared. Kirk Moore stressed that the school cannot provide funding for further work beyond \$60,000.

Giovanna and Kim pointed out the great opportunity for educational programming that the site presents. The school representatives indicated that they were interested in taking advantage of those opportunities.

George moved to list VT-BE-286 on the State Register under criteria A and D, based on the information provided VAI form (attached). Beth seconded. The vote was unanimous.

Eric thanked the Council members for meeting, and thanked the Maple Street School representatives. The meeting adjourned at 10:52.

Respectfully submitted,

Nancy E. Boone

STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

October 1, 2002

Mr. Warren Foster District 8 Environmental Commission 440 Asa Bloomer State Office Building Rutland, VT 05701-5903

Re: Proposed Maple Street School, Manchester, VT. Act 250 #8B0559.

Dear Warren:

Thank you for opportunity to comment on the above-referenced project.

The Division for Historic Preservation (Division) has reviewed this undertaking for purposes of Criterion 8,10 V.S.A. Chapter 151 (Act 250). Project review consists of identifying the project's potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and known or potential archeological resources. The purpose of our review is to provide the Environmental District Commission with the necessary information for them to make a positive finding under the "historic sites" aspect of Criterion 8.

The proposed project consists of the proposed construction of a new private school facility for pre-kindergarten through 8th grades on approximately 25 acres of land in Manchester, VT. Related infrastructure includes a new 1500-foot access road, ball fields, play ground, parking lot, underground utilities, lighting, and landscaping.

Desk review indicated that the project area had a score of 50 on the Division's Environmental Predictive Model for Locating Precontact (Prehistoric) Archeological Sites, well above the threshold for archeological sensitivity of 32 points (copy enclosed). Accordingly, on September 12, 2002, R. Scott Dillon, the Division Survey Archeologist conducted a site visit to the project area after discussing the proposed plans and obtaining a site map from Kirk Moore of BMA Architects and Planners. The site visit confirmed the archeological sensitivity of the landform.

The proposed project area is situated along the southern and eastern edge of a broad glacial kame (ice-contact) terrace that forms a portion of the west valley edge above the Batten Kill River. The terrace is bounded to the south by the incised channel of Munson Brook, a perennial stream that drains the east flank of Equinox Mt. An intermediate glacial terrace, which will be designated as open space, is present between the high terrace and the active river channel to the northeast of the project site. However, the proposed school building will be situated on the southeast promontory of the terrace directly overlooking Munson Brook Falls and the confluence of the brook with the Batten Kill. An erosional draw providing secondary access to the high terrace is also present immediately north of the building site.

DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS

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Historic Preservation Fax: 802-828-3206 W. Foster Page 2 of 4 October 1, 2002

The above environmental characteristics clearly enhance the archeological sensitivity of the project area. Numerous significant archeological sites have been identified in similar topographic positions throughout the Champlain Lowlands and Vermont Valley regions, as well along other major river valleys. Based on current knowledge, river/stream confluences seem to be particularly sensitive perhaps in part because these areas became known references in transportation networks that were largely based on water and foot travel. In addition, confluence zones generally have a higher abundance of natural resources while the stream channels provide easy access to upland resources.

That the Batten Kill River in the Manchester area was a major travel corridor in both precontact and historic times is indisputable given the constriction of the valley between the Green and Taconic Mountains and it's connection to the wider Vermont Valley and Otter Creek to the north and to the Hoosic drainage system to the south. Thus, the low number of known sites in the area appears to be more a function of the fact that few professional archeological studies have been undertaken to date. Two of the four precontact sites currently known in Manchester were reported by amateur collectors who found artifacts in agricultural fields near the Batten Kill. The two remaining sites, designated as VT-BE-271 and 272 in the Vermont Archeological Inventory, were found during investigations associated with expansion of the Manchester Country Club in 2001.

Taken together, VT-BE-271 and 272 encompassed at least five precontact activity areas on kame terraces similar to this project area, but without the focusing attribute of a stream like Munson Brook. In this case, three of the areas apparently focused on procurement of quartzite rock for stone tool manufacture and did not contain a wide enough variety of archeological data to be significant; the remaining two areas were avoided by the proposed expansion.

Another characteristic enhancing the overall archeological sensitivity of valley edge features such as the kame terraces present in both the Maple Street School and Manchester Country Club project areas is that these types of landform have been available for occupation throughout most of the prehistoric time period. In contrast to the alluvial terraces present in the floodplains, which are of different ages and have been subject to erosion and re-deposition through time, areas like the Maple Street School project area have not been substantially modified since the end of the glacial period. Consequently, these landforms can preserve a record of the full range of prehistoric use of an area, as well as the only evidence of the earliest portion of Vermont's cultural history.

Dramatic evidence for this was un-covered during archeological investigation for the Jackson Gore expansion at Okemo Mountain in Ludlow, Vermont on terraces directly analogous to the Maple Street School project area above the Black River and west of Branch Brook. Like the Batten Kill, the Black River occupies a constricted valley that in this case constitutes a major east/west corridor through the Green Mountains. Archeological testing in the Jackson Gore project area revealed evidence of three occupations attributable to the Paleoindian cultural

W. Foster Page 3 of 4 October 1, 2002

period ca. 9000-7000 B.C. At least one of these occupations dates to the earliest part of this period representing the first arrival of Native Americans in Vermont as much as 11,000 year ago. Sites of this antiquity are extremely rare in any contexts and could be present within the Maple Street School project area.

Finally, because of the historic development of the Manchester itself, which largely occupies valley edge terraces similar to the project area, few areas as undisturbed as the proposed Maple Street School site exist within the broader section of the valley. Disturbance has been limited to historic land clearing and agricultural plowing which have not substantially altered the integrity of the terrace. Based on soil cores in the project area, plowing appears to have been limited to occasional re-seeding as a hayfield and has not involved deep plowing using modern equipment. Thus, any sites present on the terrace have not been greatly disturbed and are likely to contain components such as fire hearths or storage pits that may extend below the limited plow zone.

Based on the these considerations, the Division concludes that the Maple Street School project area is likely to contain significant historic sites as represented by one or more precontact (prehistoric) components or occupations. The most sensitive areas are within 300 ft. (90 meters) of the top of bank paralleling Munson Brook and from the top of bank of the terrace above the Batten Kill including the erosional draw to the north. This area includes most of the proposed school building site as well as the south part of the road, the parking lot, and portions of the ball fields.

The Division requests that this area be subject to a Phase I archeological site identification survey prior to any construction. Given the apparent limited amount of prior plowing, the Division suggests that the Phase I survey be based on the excavation of 50 x 50 cm shovel test pits placed at no more than 10 meter interval along transects placed parallel to the terrace edge following standard guidelines. The Division estimates that an adequate Phase I survey should cost between \$9000 to \$12000 dollars.

The Division recommends that the following conditions be included in the Act 250 permit, if the District Commission concurs with such conditions. These will ensure that the proposed project will not have an undue adverse effect on historic or archeological resources.

- 1) The permittee will map the archeologically sensitive area on the site plan and label them as not-to-be-disturbed buffer zones. Copies of the revised site plan will be submitted to the District Commission and to the Division.
- 2) Topsoil removal, grading, scraping, cutting, filling, stockpiling, logging or any other type of ground disturbance is prohibited within the buffer zone without written approval of the District Commission and the Division.

- 3) An archeological study to identify sites in the buffer zone will be carried out by a qualified consulting archeologist prior to construction. The study will be scheduled accordingly so that mitigation measures that may be necessary can be satisfactorily planned and accomplished prior to construction.
- 4) Archeological sites within the project area will not be impacted until any necessary mitigation measures have been carried out. Mitigation may include but is not limited to further site evaluation, data recovery, redesign of one more proposed project components, or specific conditions that may be imposed during construction (i.e. installation of temporary snow fencing, etc.).
- 5) Proposed mitigation measures will be discussed with and approved by the Division prior to implementation, and a copy of all mitigation proposals will be filed with the District Commission. The archeological studies will result in one or more final reports, as appropriate, that meet the Division's <u>Guidelines for Conducting Archeological Studies in Vermont</u>. Copies will be submitted both to the Division and the District Commission.
- 6) All archeological studies and assessments must be conducted by a qualified consulting archeologist and should follow the Division's <u>Guidelines for Conducting Archeological Studies in Vermont.</u> The permittee's archeological consultant may submit any scope of work to the Division for review and approval.
- 7) If an archeological site(s) eligible for the State or National Register of Historic Places is discovered in the course of archeological studies that may be required under this permit, and if the permittee decides to avoid and protect it in-place perpetuity, the site(s) will be mapped on the official site plan. The updated site plan will be submitted to both Division and the District Commission. The permittee will draw up and execute covenants to protect the site(s) in perpetuity and enter it into the deed. A copy of the covenants will be filed with the Commission and the Division.

We appreciate your cooperation in protecting Vermont's irreplaceable archeological and historic heritage.

Sincerely:

VERMONT DIVISION FOR HISTORIC PRESERVATION

Emily Wadhams State Historic Preservation Officer

Cc: Kirk Moore, BMA
Elizabeth Lord, Agency of Natural Resources



STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

December 4, 2002

Warren Foster

District #8 Environmental Commission Coordina o 440 Asa Bloomer State Office Building

Rutland, VT 05701

Re: Maple Street School, Manchester, VT. B0559. Act 250 #

Dear Warren:

Thank you for the opportunity to comment on the above-referenced project.

This letter constitutes a follow-up to the Division for Historic Preservation's (Division) initial comment letter dated October 1, 2002 and provides revised comments in light of subsequent archeological investigation and to address the applicant's response to the archeological sites portion of the District #8 Environmental Commission hearing recess order dated October 8, 2002. A copy of the response letter, dated November 20, 2002, by Kirk Moore of Browning Moore Associates, Inc. (BMA) was received by fax on November 25, 2002.

The Division has reviewed this undertaking for purposes of Criterion 8, 10 V.S.A. Chapter 151 (Act 250). Project review consists of identifying the project's potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and known or potential archeological resources. The purpose of our review is to provide the Environmental District Commission with the necessary information for them to make a positive finding under the "historic sites" aspect of Criterion 8.

As you know, the applicant's consultant, the University of Vermont Consulting Archeology Program (UVM CAP) identified an extensive precontact (prehistoric) Native American site within the proposed project area during a Phase I site identification survey conducted between October 29 and November 1, 2002. The site is designated as VT-BE-286 on the Vermont Archeological Inventory and consists of a minimum of five activity areas (loci) spread throughout the majority of the archeologically sensitive zone defined in the Division's October 1,2002 letter.

Although no temporally diagnostic artifacts have yet been found to definitively date the site, VT-BE-286 provides clear evidence of extensive prehistoric activity within the overall terrace during one or more episodes of occupation during the last 11,000 years. Close to one in four (25%) of the total seventy-four Phase I test pits excavated contained prehistoric cultural material; two of the activity areas had positive test pit percentages greater or equal to seventy-five percent, a density essentially not duplicated at currently known sites throughout Vermont at this level of testing. Additional evidence for the significance of the cultural deposits within VT-BE-286 was provided by the identification of three cultural features (two fire hearths and one possible storage pit) in three of the five activity areas currently defined, again a percentage not often encountered at sites during Phase I investigations.

On November 14, 2002, Division staff attended a meeting with representatives of Maple Street School, Kirk Moore of BMA, and Dr. John Crock of UVM CAP to discuss the Phase I findings

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Warren Foster Page 2 of 4 December 4, 2002

and to identify how the project could proceed without causing undue adverse impact to VT-BE-286. After extensive discussion, tentative agreement was reached concerning a procedural plan that would combine site avoidance, focused Phase II site evaluation, and Phase III data recovery as needed to mitigate project impacts to the site.

Recognizing that the location of most project components cannot be substantially altered without reopening local concerns, there are three basic categories of archeologically sensitive area within the project area: 1) known site and archeologically sensitive areas that will not be affected by project elements; 2) known site and archeologically sensitive areas that will be affected by project elements whose impacts can be avoided; and 3) known site and archeologically sensitive areas that will be completely impacted by project elements. Each of these categories has a specific mitigation treatment roughly comparable to Options 1-3 outlined in Mr. Moore's November 20, 2002 response to Recess Order #1.

Category One

No mitigation of any kind is required for archeologically sensitive areas in category one except for avoidance and an agreement codifying no future ground disturbance without additional archeological work. Any activities that are non-ground disturbing would be permissible. The Division disagrees with Mr. Moore's assessment that this treatment would have a considerable cost.

Category Two

Those parts of VT-BE-286 and associated sensitive areas that will be affected by the proposed access road, the parking lot and turnaround, the ball fields, play ground, and berm fall into category two. The Division has agreed to require no additional archeological work within these areas provided impacts to the existing terrace are avoided by placement of geo-textile fabric or fill, or a combination of the two, on top of the existing ground surface prior to construction of the project elements.

The above represents a concession on the part of the Division since normal procedure dictates archeological sampling beyond the Phase I level prior to site burial. In this case, the approach is justified by the high percentage of site area preserved with no impact in category one land, and because in most cases site burial under the project components will be relatively shallow. From the Division's standpoint, this approach will result in substantial archeological cost savings for Maple Street School without a corresponding increase in associated construction costs. The Division has no basis to contradict Mr. Moore's statement in his response to the recess order "anticipating a cost of approximately \$75,000" for category two site avoidance other than to clearly state that none of this anticipated cost is for any type of archeological work.

Category Three

Category three areas correspond to portions of VT-BE-286 and associated sensitive zones that will be subject to significant subsurface disturbance. The majority of this area is located within the proposed building footprint and adjacent construction staging zone. Based on the agreement reached on November 14, 2002, it is this area that is the focus of the Phase II site evaluation study

Warren Foster Page 3 of 4 December 4, 2002

currently being conducted by UVM CAP. Impacts to significant portions of VT-BE 286 in this zone will be mitigated by Phase III data recovery efforts. The extent of the data recovery work will be contingent on the results of the Phase II investigation and will likely include some amount of work in the proposed fill areas, particularly in the vicinity of the cultural features identified during the Phase I study.

Although discussion of overall costs is premature pending the results of the Phase II investigation, the Division and UVM CAP have agreed that it is unlikely that the Phase III mitigation costs will exceed \$100,000. The Phase III scope-of-work will be negotiated immediately following the conclusion of the Phase II study and incorporated into a mitigation plan. However, given the severe time constraints engendered in the deteriorating weather conditions, it is likely that any Phase III work will need to proceed initially following a verbal agreement between all parties.

In summary, a precontact (prehistoric) Native American site designated as VT-BE-286 has been identified within the proposed Maple Street School project area. The Division believes that the site contains highly significant archeological information and has asked the Vermont Advisory Council on Historic Preservation to list VT-BE 286 on the State Register. In the Division's opinion, the site clearly meets the criteria for listing on the State Register of Historic Places. The Council will consider the designation in a telephone conference call meeting on December 5, 2002. The State Register designation will not have any effect on the Division's commitment to move the Maple Street School project forward.

To that end, the Division has reached an agreement with the applicant to avoid impact to VT-BE-286 through a combination of direct site avoidance, site burial and protection, and through data recovery efforts. The Division recommends that the following conditions be included in the Act 250 permit, if the District Commission concurs with such conditions. These conditions replace the conditions recommended in the Division's comment letter of October 1, 2002 and provide more specificity and consequently a higher degree of site protection than the proposal submitted in Mr. Moore's November 20, 2002 response to the hearing recess order. The Division feels strongly that inclusion of all conditions, including Condition #6 (formerly #7), are necessary to ensure that the proposed project will not have an undue adverse effect on the VT-BE-286. The long-term protection of undisturbed portion of the site does not preclude future archeological work to enhance the educational mission of Maple Street School. The historic resources present on the property provide extraordinary educational opportunities for the school and surrounding community.

- 1) The permittee will map VT-BE-286 and associated archeologically sensitive areas on the site plan and label them as not-to-be-disturbed buffer zones. Copies of the revised site plan will be submitted to the District Commission and to the Division.
- 2) Topsoil removal, grading, scraping, cutting, filling, stockpiling, logging or any other type of ground disturbance is prohibited within the buffer zones without written approval of the District Commission and the Division. The project contractor will be fully notified of the buffer zone restrictions.

Warren Foster Page 4 of 4 December 4, 2002

- 3) VT-BE-286 will not be impacted until any necessary mitigation measures have been carried out. Mitigation may include but is not limited to further site evaluation, data recovery, redesign of one more proposed project components, or specific conditions that may be imposed during construction such as placement of geo-textile fabric (Mirafli 500X or equivalent) and fill or the installation of temporary snow fencing or other appropriate construction barrier.
- 4) Proposed mitigation measures will be discussed with and approved by the Division prior to implementation, and a copy of all mitigation proposals will be filed with the District Commission. The archeological studies will result in one or more final reports, as appropriate, that meet the Division's <u>Guidelines for Conducting Archeological Studies in Vermont</u>. Copies will be submitted both to the Division and the District Commission.
- 5) All archeological studies and assessments must be conducted by a qualified consulting archeologist and should follow the Division's <u>Guidelines for Conducting Archeological Studies in Vermont</u>. The permittee's archeological consultant may submit any scope of work to the Division for review and approval.
- 6) Subsequent to data recovery efforts, the permittee will draw up and execute covenants to identify and protect all remaining portions of VT-BE-286 and associated sensitive area and enter them into the deed. This will ensure long-term protection of the site but does not preclude any subsequent archeological work provided any studies meet State guidelines. A copy of the covenants will be filed with the Commission and the Division.

We appreciate your cooperation in protecting Vermont's irreplaceable archeological and historic heritage.

Sincerely:

VERMONT DIVISION FOR HISTORIC PRESERVATION

Eric Gilbertson Deputy State Historic Preservation Officer Vermont Division for Historic Preservation VERMONT ARCHEOLOGICAL INVENTORY SITE SURVEY FORM 6/13/02 Page 1 of 6

- 1. A. Site No. VT-BE-286
- 1. B. Site segment or component not applicable at this time
- 2. A. Site Name Maple Street School Site
- 2. B. Other site number

Not applicable

- 3. Town Manchester Center
- 4. County Bennington
- 5. A. Site Type

pick list: Precontact

If specific site type known:

Precontact:

Open air

5. B. Cultural Affiliation

Pick list: Native American

6. Site Located by

pick list: Consulting organization (name) UVM CAP Survey Crew

- 7. Date reported on this form [4 digit year field] 10 / 29 /02
- Name/Address of reporter Dr. John G. Crock, 112 University Place, Burlington, VT. 05405 phone # 802-656-4310 email
- Name of Person (s) who found the site Geoffrey Mandel and UVM CAP crew phone #/ same as above email
- 10. Date site was Found 10 / 29 /02
- 11. A. Primary Project Sponsor [primary <u>funding</u> agency/organization/ entity] pick list:

Private developer; Maple Street School

- 11.B. Statutory jurisdictions under which the site was found pick list: Act 250
- 12. Project Name (if applicable: typically will be a regulatory or research project) [text field] Archaeological Archaeological Phase I Site Identification Survey for the Proposed Maple Street School Project, Manchester, Bennington County, Vermont.Phase I site Identification Survey Within the Proposed Pete West Construction, Inc. residential development

Vermont Division for Historic Preservation VERMONT ARCHEOLOGICAL INVENTORY SITE SURVEY FORM 6/13/02 Page 2 of 6
13. Study Phase
pick list: Phase 1; Phase II scheduled for early Dec., 2002
14. Map Location Data [must pick one]
Vt. State Plane NAD 83 Coord UTMX
15. If Orthophoto [can be blank if UTM entered]
16. UTM/Zone [can be blank if VCS NAD 83 entered] 18 _X 19
17. If UTM [can be blank if VCS NAD 83 entered]
Easting [6 spaces]657966 Northing [6 spaces]4781172
18. USGS Format
Pick list: 7.5'
19. USGS Quad [text field unless pick list available]_Manchester
20. Permanent Datum Coordinates for site [text field] not applicable
21. Directions to Site [text field] From Route 7A in Manchester, go east from roundabout by Shaw's Market, onto Equinox Terrace. Site located in open field south of Equinox Terrace complex and parking lot on borad level terrace above confluence of Munson Brook with the Batten Kill River.
22. Landowner type
pick list: Private
23. Landowner Name/Address/phone/email Maple Street School. P.O. Box 1048 Manchester Center, VT 05255. (802)-362-7137. Fax (802)362-3492
24. How Located
pick list: Subsurface test
25. A. Precontact Context and Site Age [can pick more than 1]
pick list: Undetermined precontact
Specific historic context(s): Precontact in the Batten Kill River valley
25. B. Precontact Research Topics from DHP <i>Guidelines</i> , Section 4.4.1, site significance matrix [can pick more than 1] Pick list: Adaptation
Technology
Exchange/trade Settlement system

Subsistence system

Vermont Division for Historic Preservation VERMONT ARCHEOLOGICAL INVENTORY SITE SURVEY FORM 6/13/02 Page 3 of 6

- 26. Historic Context [can pick more than 1] not applicable
- 27. Historic Time Range not applicable
- 28. Site Description and Environmental Setting Site located on a high terrace north of Munson Brook, west of the Battenkill River, and south of the Equinox Terrace Association property. As a result of the Phase I survey, one extensive, previously unknown prehistoric Native American site, was identified. Based upon the Phase I study, site VT-BE-286 contains five spatially discrete loci. No diagnostic artifacts were recovered and therefore, at this time the site can only be attributed to the general prehistoric period, ca. 9,000 B.C.-A.D. 1600.
- 29. Data Found At present the age, overall size, and function of the separate loci are unknown, as is their relationship to one another. While most of the artifacts recovered (flakes, fire-cracked rock) originated in the uppermost, plow-disturbed stratum, archaeological deposits, including portions of cultural features were recovered from contexts beneath the upper plow disturbed horizon. To better determine the significance of site VT-BE-286, an archaeological Phase II site evaluation is recommended in all portions of the site as presently known that cannot be avoided during construction of the proposed school. This work should include testing focused around positive Phase I test as well as in adjacent untested areas.
- 30. Greatest Depth Range of Data Found pick list:

40 - 60 cm

31. Data collection Methodology pick list:

Subsurface testing

- 32. A. Total Units Excavated (i.e. 0, 1, 2, 3, 4) 74 test pits in site area
- 32. B. Test unit size, volume, and # excavated 50 cm x 50 cm (20 in x 20 in) test pits
- 33. Positive Units Excavated (specify a number or indicate 0) 17
- 34. Estimated total site area (in sq. m/hectares) large (boundaries unknown at this time) 35. Dating methods not applicable at this time pick list:
- 36. A. Artifact/Data Repository at the time of completing this form

pick list:

UVM/CAP

- 36. B. Address of repository UVM CAP, 112 University Heights, Burlington, VT 05405
- 37. Statement of Significance The preliminary information collected from the site thus far suggests that at least some portions of the site, particularly those that contain cultural features in undisturbed contexts beneath the historic plow horizon, are eligible for the Sate and National Registers of Historic Places. If the whole site or substantial portions of it cannot be avoided through project redesign, then Phase III data recovery will be necessary to mitigate the adverse affect of the project on the archaeological resource.
- 38. A. State/National Register Status

pick list:

eligible

38. B. NR Criteria of Significance

pick list:

Criterion D

38 C. Precontact data requirements for significance, in accordance with DHP Guidelines, Section 4.4.1, site significance matrix [can pick more than 1]

Vermont Division for Historic Preservation VERMONT ARCHEOLOGICAL INVENTORY SITE SURVEY FORM 6/13/02 Page 4 of 6

pick list:

Site contains items, deposits, and/or surfaces that can provide inferences about relevant past activities. Site contains items whose potential source areas can be identified More data pending results of Phase II

38. D. Historic Period significance criteria: Priority Themes from DHP Guidelines, Section 4.5.2. [can pick more than 1]

39. Topographic setting [FOR PRECONTACT ONLY]

pick list:

Side of draw Valley edge

40. Slope

pick list:

0-3%

41. Elevation (in meter/feet) [226 m, 740 ft amsl

42. Aspect [FOR PRECONTACT ONLY]

pick list:

E S

43. Original landform based on VT Surficial Geology Map [surficial geology map available on CD from State Geologist's office (802) 241-3603 [FOR PRECONTACT ONLY]

pick list:

Glacial outwash terrace

44. Current setting

pick list:

open hay field

45. NRCS soil map series [FOR PRECONTACT ONLY]

[pick list - obtain list from VCGI]

46. Watershed Affiliation [14 digit identifiers based on NRCS hydrological units] [pick list available from NRCS] **Batten Kill River**

47. Closest water association to site [FOR PRECONTACT ONLY]

pick list [both "existing" and "relict" can be entered]: existing

48. Closest existing water to site [FOR PRECONTACT ONLY]

pick list:

River

Tributary Stream

Distance in m: 50 m

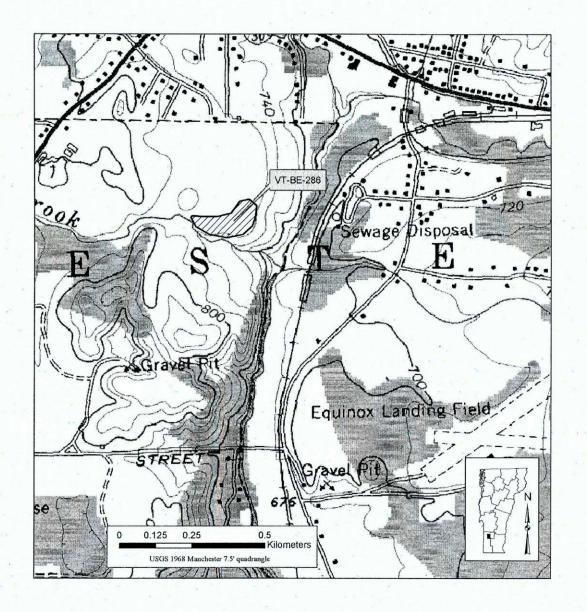
49. Closest relict water to site [FOR PRECONTACT ONLY]

pick list:

river

Vermont Division for Historic Preservation VERMONT ARCHEOLOGICAL INVENTORY SITE SURVEY FORM 6/13/02 Page 5 of 6

50. Site Integrity (can pick more than 1)
pick list: plowed
51. A. Report title (note: may not yet be available when inventory form is submitted)
pick list: not applicable
51. B. Additional Reports (provide same information as per 51 A.)
52. Previous collections
pick list: Not applicable
53. Other site information
pick list: Site Maps
//////////////////////////////////////
54. DHP Environmental Review Number [text field]
55. Act 250 Permit Number [text field]
56. 36 CFR 61 Certified
pick list: yes no reviewed by 36 CFR 61 DHP staff
57. Updated Site Form (can use multiple dates)
58. Management Status/Conservation Easements and Holders/Permit status
pick list: conservation easement (specify name/address of primary easement holder) Underwater Historic Preserve State Archeological Landmark Permit under 22VSA 14 (specify permit #)
59. A. DHP staff QA/QC verification and database entry (specify name) [text field] VDHP date entered [4 digit year field] / /
60. B. DHP staff QA/QC verification and database entry (specify name) [text field] VDHP date entered [4 digit year field] / /



ARCHEOLOGICAL SITE EVALUATION FORM

SITE	NUMBER:	VT-BE-286	TOWN: Manchester
PROJI Phase	ECT NAME: of study comple	_Maple Street School ted to make this determin	DHP ER #:BE02-017ation: Phase I [X] Phase II [] Other []
[]	Not eligible		
[]	Insufficient Info	ormation	
Natio	nal/State Re	gister of Historic Pl	ices Criteria
in dist	ricts, sites, build	ance in American history, lings, structures, and obje and association, and:	architecture, archeology, engineering, and culture is present cts that possess integrity of location, design, setting, materials,
[X]	Criterion A. Scontribution to	lites that are associated we the broad patterns of ou	th events that have made a significant r history.
[]	Criterion B.	Sites that are associated w	ith the lives of persons significant in our past.
[]	construction (or that represent the work	of a master, or that possess high artistic values, or that ole entity whose components may lack individual distinction.
[X]	Criterion D. Shistory.	ites that have yielded, or	may be likely to yield, information important in prehistory or
	(attach minute	es of meeting)	eet criteria. Date:
1.70 E		egister Date:	
		al Register Date:	
COM	MENTS (USE F	BACK OF PAGE IF NEC	ESSARY):

The Deputy SHPO has determined that VT-BE-286 is eligible for the State Register of Historic Places under Criterion A and D. Eligibility under Criterion A is predicated on the presence of extensive precontact (prehistoric) deposits on a terrace that represents one of few comparable landforms in a part of Vermont that is poorly known throughout prehistory. Under Criterion D, VT-BE-286 is has an extremely high potential yield information important in prehistory. Even at this initial stage of investigation, VT-BE-286 has demonstrated a research potential including the majority of the research topics outlined in the matrix of section 4.4.1 of the VTSHPO Guidelines for Conducting Archeology in Vermont (July 2002). The site has a high degree of integrity and has data pertainable to requirements #1-5 in the matrix (see below). The on-going archeological investigation has uncovered a spurred end-scraper generally attributable to the Paleo-Indian cultural period ca. 10,000 B.C.

VT-BE-286 Evaluation Form Page 2 of 2

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	1-2	-	-	-	-	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 paleoenvironmental reconstruction (including past vegetation, fauna, landscape, water sources, or climate) of the locale or larger region.