



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on January 19, 1990, beginning at 9:30 a.m. in the conference room of the Middlebury Municipal Building, South Main Street, Middlebury, Vermont.

AGENDA

- I. Minutes of the December 15, 1989, Meeting
- II. Confirmation of Dates for February, March, and April Meetings
- III. Director's Report
- IV. Old Business
 - A. Proposed Middlebury Village Bridge (1:30 p.m.)
- V. National Register Final Review
 - A. Marble Street Historic District, West Rutland
- VI. National Register Preliminary Review
 - A. Asa May House, West Fairlee
 - B. Burlington Gas Works Pump House, Burlington
- VII. Working Lunch
- VIII. State Register Review and Designation
 - A. Review and Designation of Barre Town, East Montpelier, and Waterbury surveys, Washington County
- IX. New Business
 - A. Temporary Appointment of Historian on Advisory Council
 - B. Report on "Vulnerable Vermont" project by UVM Historic Preservation students (11:00 a.m.)



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MINUTES

January 19, 1990

Members Present: Townsend Anderson (arrived 10:00 a.m.)
Glenn Andres
Barbara George (arrived 10:05 a.m.)
Chester Liebs
Martin Tierney
Larry Brickner-Wood (left 2:35 p.m.)

Members Absent: Marjory Power

Staff Present: Eric Gilbertson (left 12:15 p.m.)
Nancy Boone (arrived 11:00 a.m.)
Elsa Gilbertson
Robert McCullough (away 11:00 - 12:00)
Mary Jo Llewellyn (11:00 - 12:15)
Curtis Johnson (11:00 - 12:15)
John Dumville (11:00 - 12:15)
Suzanne Jamele (11:00 - 12:15)

Visitors: Jennifer Nelson
Mark Wolfe (11:00 - 12:15)
MaryAnn Nabor (11:00 - 12:15)
Betty Wheeler (1:30 - 2:15)
Fred Dunnington (1:30 - 3:15)

The meeting was called to order by the chairman at 9:50 a.m. It was held in the conference room at the Middlebury Municipal Building, Middlebury, Vermont.

III. Director's Report

Mr. Gilbertson reported that the major issues he has been working on recently have been budget issues. He said that in the next fiscal year there is no budget for temporary staff, which means no architectural or archeological survey work. The Federal allocation for FY'91 is \$347,000, which is up from \$333,000 this current year. Mr. Gilbertson said he hoped it

would be realized what the impact is of the Division not being able to provide information for Act 200 purposes to towns and of not being able to do new surveys. He said the Division may be able to continue with the project to publish "The Historic Architecture of Addison County," but that it would have to be done with permanent employees.

Another major impact is that the Division probably will not be able to open four of its historic sites this coming year. He noted that the Plymouth Notch Historic District and Bennington Battle Monument are the two major sites and that they are expensive to run, but that they also generate large gift shop receipts and will be kept open. He said it has not yet been determined what sites might not open and that this will be a politically difficult issue as not opening sites directly affects the districts of legislators. He said there is the possibility of having sites with brand new exhibits (as part of the Heritage '91 program) but not being able to open them.

Mr. Gilbertson discussed the "Pathways to Prosperity" report recently issued by the Governor's Commission on the Economic Future of Vermont. He will give all Council members copies of the report. He had testified at a commission hearing and presented extensive written testimony on the economic impact of historic preservation. The final report makes no mention of historic preservation, except in one place very incidentally. Dr. Andres noted that in the draft plan of the Agency of Development and Community Affairs, it is clear that the Division is aware of other parts of the agency but that other parts of the agency do not seem to be aware of the Division. Mr. Tierney asked how the Advisory Council could help in raising awareness of the Division. Mr. Liebs suggested the Council issue a press release, which would discuss the implications of budget cuts and not recognizing historic preservation.

The Council was given copies of the Division's federal work plan for FY'90. Jane Lendway will be making a presentation on the plan at the February meeting.

Mr. Gilbertson reminded the Council that the Division planning workshops on the historic themes of "Travel and Tourism" and "Culture and Government" will be held in the Equinox Hotel in Manchester on Monday, January 22, 1990.

Mr. Gilbertson reported that David Skinas, Survey Archeologist, and Audrey Porsche, Regional Site Administrator who is developing an exhibit for Chimney Point, went to the Abenakis recently to ask their spiritual leader if the objects being considered for use in the exhibit are sacred. The spiritual leader was very helpful.

The Mid-Atlantic Regional Office of the National Park Service will be coming to the Division this fiscal year to review the Division's program. This Federal review is conducted once

every three years. It is expected that six to eight people from MARO will be coming for a week to do this review. The Council agreed with Mr. Gilbertson that this appeared to be excessive management and oversight, would be extremely costly, and that the cost of such a review was in significant contrast to the cuts the Division has had to make in its budget due to the state fiscal situation.

Dr. Andres stated that with Act 200 and similar statewide plans and programs it is very important to contact and send letters to their oversight groups on the importance of including historic preservation. Mr. Anderson noted that the momentum appears to be changing on Act 200. There has been a lot of activity against it, without much effort on the state level to defend it. The Council also discussed the Vermont Statehood Bicentennial Commission and the 60% cut in their budget.

I. Minutes of the December 15, 1989, Meeting

Dr. Andres made the motion, which was seconded by Mr. Anderson, that the minutes be approved. The motion passed unanimously.

II. Confirmation of Dates for February, March, and April Meetings

The following dates were set: February 14 in Montpelier, March 15, and April 18.

IX. New Business

A. Temporary Appointment of Historian on Advisory Council

Mr. Gilbertson explained that as Mr. Liebs would be away for a year, the Council needs to have a replacement for his position. Mr. Liebs holds the Council position of historian, which is required by the Federal standards. Mr. Gilbertson has discussed a temporary appointment with the Governor's Office, as the Governor makes the appointment. The Council and Mr. Gilbertson agreed on recommending Neil Stout, Professor of History at the University of Vermont and acting director of the UVM Historic Preservation program, for a one year appointment to the Council. He meets the 36 CFR 60 qualifications for a historian.

V. National Register Final Review

A. Marble Street Historic District, West Rutland

The Council received copies of the nomination, which was prepared by David Tansey, at the December meeting. No comment letters were received. Ms. Gilbertson summarized the

significance of the district. She reported that she held an informational meeting on the nomination in West Rutland on January 10. Mr. Liebs made the motion, which was seconded by Mr. Brickner-Wood, that the nomination be approved under criteria A and C. The motion passed unanimously.

VI. National Register Preliminary Review

A. Asa May House, West Fairlee

The Council reviewed photographs and historic information supplied by the owner. Mr. Liebs made the motion, which was seconded by Dr. Andres, to place the Asa May House on the State Register of Historic Places. The motion passed unanimously. The Council also unanimously agreed that the property meets the criteria for nomination to the National Register of Historic Places.

B. Burlington Gas Works Pump House, Burlington

The Council reviewed a map, photograph, and historic information on this building located on Riverside Avenue. Ms. Gilbertson explained that the structure might be affected by the proposed improvements to U.S. Route 7/Riverside Drive. The Council discussed gas pump houses and where they had been built in the state. They noted that most of them have probably disappeared by now, and thus this would be a rare survivor of this property type. It was also noted that the building was significant historically for having been built to regulate the flow of gas from where it was made on Pine Street in Burlington to the City of Winooski. The Council asked if the equipment is still in the building. The answer was not known. Based on the information presented the Council concurred that the Burlington Gas Works Pump House is eligible for the National Register. The Division asked the Council's opinion on what to do if the road improvements require taking of the building. The Council discussed whether or not it could be moved back. The Council agreed it should be well-recorded, particularly if the equipment is still in the building. Mr. Gilbertson suggested HABS documentation might be appropriate.

IX. New Business (continued)

B. Report on "Vulnerable Vermont" Project by UVM Historic Preservation Students

Mr. Liebs gave the Council background on this project. He said he, Mr. Gilbertson, and Ms. Boone have been working with the second year historic preservation graduate students on their final year project. He introduced to the Council Mark Wolfe, Suzanne Jamele, and MaryAnn Naber, who made the slide presentation.

Mr. Wolfe discussed the methodology of the project, which looked at two surveys (for Fletcher and Hinesburg) and a historic district National Register nomination (Battery Street/King Street in Burlington) done approximately ten years ago to study what changes have been made to the historic resources over the years. They found two types of changes-- incremental and cataclysmic. The class developed a form for reviewing each site and a list of questions for interviewing each property owner. The class prepared a written report, which will be filed with the Division, and a poster. Mr. Wolfe also reported on the study of the Battery Street/King Street Historic District and the findings. Ms. Jamele reported on the results of the Hinesburg survey, and Ms. Nabor presented the findings on the Fletcher survey.

The students then answered questions from the audience. Mr. Brickner-Wood asked how we can make people aware of their historic resources. He noted that people are not aware that they can have choices when fixing up their homes, that they do not just have to rely on what is often offered by repair businesses or standard building supply places. In response to a question about what will happen with the study, the students said the report will go to the Division, that those property owners who asked for a report will receive copies, and the poster will be distributed nationally. Mr. Dumville noted that in the presentation most emphasis was placed on the negative changes and asked if there were any good or positive changes that had taken place in the study areas over the past ten years. Dr. Andres commented on the importance of educating people about the significance features of historic buildings. The Council asked if the students had recommendations for policy changes at the state level. They replied that there should be communication with people that others think their buildings are important; there should be a series of town meetings to tell people their buildings are on the survey, why this is important, and to show people how they can take care of and preserve historic elements; and develop brochures on such subjects as sensitive window replacements.

Mr. Gilbertson said that most of the changes that were discovered to have occurred over the years have happened outside of the permit process (e.g. Act 250), so that this is an educational and public relations issue. The Council complemented the students on their study and the presentation. Ms. Boone noted that the students had finished their course of study at UVM and came back especially to make this presentation.

IV. Old Business

A. Proposed Middlebury Village Bridge

Fred Dunnington, Middlebury Town Planner, and Betty Wheeler, Middlebury Town Manager, were introduced to the Council. Mr. Dunnington provided background on the proposed Middlebury

village bridge project. He gave the Council copies of the Middlebury Town Plan and called attention to page 1, which stated that one of the goals and objectives was the preservation of the historic heritage of the town. He showed village area transportation plan maps, recapped the process the town has gone through to date, showed current traffic flow studies, and showed a map of the current plan. He said studies have shown that the best way to relieve village traffic over the Battell Bridge (average ADT of 16,000) is by the proposed new Otter Creek crossing at the end of Cross Street. Mr. Liebs asked what the impact is of drivers being diverted from crossing the Battell Bridge so they do not see the downtown businesses as they drive through. Mr. Dunnington said studies showed that most of the people that would take the new crossing are local and already know the downtown.

Mr. Dunnington summarized the possible impacts of the project on Cross Street. He said it was the goal of Middlebury to make this look like a village bridge, rather than a new highway. He noted that if the bridge were straight, rather than S-shaped or curved, it would involve moving the c.1960s house at the end of Cross Street and taking the ell of the house next to it on South Pleasant Street. He then asked the Council for advice on how to place the bridge.

Mr. Tierney asked about the possibility of impacting archeologically-sensitive areas. Mr. Dunnington replied that there will be a review of the shoreline areas. Dr. Andres said this was the original fording spot over the Otter Creek before the first bridge on Main Street was built in 1787. Mr. Liebs said having a one sidewalk bridge makes this more of a suburban or highway bridge than a village bridge. Mr. Dunnington responded that the Federal Highway people have said sidewalks on both sides is considered excessive. Dr. Andres stated that because the bridge is coming in on the west side of the creek at the level of the roof of Mister Up's restaurant, this automatically will make the bridge a major visual impact on the village. Dr. Andres asked if all the traffic islands shown near South Main Street in the current plan were necessary. Mr. Dunnington said this would be looked at. He said the town was trying to develop a plan with the least impact to the historic buildings.

Ms. Wheeler said the Council could be a help to the town in getting a village bridge rather than the Highway Department's idea of just a bridge to move traffic. Mr. Tierney said the town needed a concept of what a village bridge is and then try to work toward it. Mr. Anderson thought an ideal village bridge, an example being the Battell Bridge, extends the fabric of the village across the waterway. Dr. Andres talked about a similar bridge project in Amsterdam, New York, and suggested it be studied because it is an approach to be avoided. He also suggested both an inner and an outer railing on the bridge to help protect pedestrians on the sidewalk.

The Council then went on a site visit with Mr. Dunnington. They first went to the upper level of the municipal parking lot to look across the river to Cross Street, and then to the intersection of Cross and South Pleasant streets. Ms. Boone asked if the bridge could come in at grade on the west side of the creek. Mr. Dunnington said it would be a problem, because it would be too drastic a change after clearing the railroad tracks on the east side. Mr. Tierney pointed out that the trees lining one side of Cross Street might be lost because the proposed widening of the street (which will be within the current right of way) might impact their root systems. Mr. Tierney said his concern is envisioning a broad stretch of street coming through the current Cross Street and across the river, and that it would be a broad traffic corridor rather than a village street. He said it would be important to plan this so Cross Street continues to look like a village street. Mr. Anderson said that if the proposed route has to be here, Middlebury needs to try to preserve the streetscape and must work toward that. He said that with planning today if the town and townspeople determine that the sidewalk, trees, and streetscape are important to preserve, they should be kept and that the town should demand this. Dr. Andres said that a model showing the proposal will be crucial and that it would help the town envision what this proposal will be like. The Council agreed with all these concerns and remarks and said that the visual impacts from Main Street and Merchants Row were also important and needed to be considered.

Mr. Dunnington explained that the Agency of Transportation will be given a copy of the minutes of this meeting, and that the Town of Middlebury will write the AOT a letter stating the concerns. They will show the letter to the Advisory Council before sending it to AOT. Ms. Boone explained that ultimately the Division has to make a comment on the impact of the project.

VIII. State Register Review and Designation

A. Review and Designation of Barre Town, East Montpelier, and Waterbury surveys, Washington County

This was postponed until the next meeting.

The meeting was adjourned at 3:20 p.m.

Respectfully submitted,

Elsa Gilbertson
Division for Historic Preservation



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on February 14, 1990, beginning at 9:30 a.m. in the lower level conference room of the Learning Center, 146 State Street, Montpelier, Vermont.

AGENDA

- I. Minutes of the January 19, 1990, Meeting
- II. Confirmation of Dates for March, April, and May Meetings
- III. Director's Report
- IV. Old Business
 - A. McCullough Gymnasium, Middlebury College
- V. National Register
 - A. Presentation on National Register Bulletins and Multiple Property Documentation Form format
- VI. National Register Preliminary Review
 - A. Shoddy Mill, 37 Andover Street, Ludlow
 - B. Henry Darling House, Lyndonville, Lyndon
 - C. Joshua Dale/Elihu Pease House, Landgrove
 - D. 27 Highland Avenue, Northfield
- VII. Working Lunch
- VIII. State Register Review and Designation
 - A. Discussion on State Register Designation and Owner Notification Policy
 - B. Hymie Rogers Farm, Loomis Hill, Waterbury
 - C. Ayers Farm House, Loomis Hill, Waterbury
 - D. Review and Designation of Barre Town, East Montpelier, and Waterbury surveys, Washington County
- IX. New Business
 - A. Presentation on Division's End of Year Report for FY'89 and Federal Work Plan for FY'90 (11:45 a.m.)
 - B. Lyndonville Bank, Lyndon



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MINUTES

February 14, 1990

Members Present: Townsend Anderson
Barbara George
Marjory Power
Neil Stout (left 11:00 a.m.)

Members Absent: Glenn Andres
Martin Tierney
Larry Brickner-Wood

Staff Present: Eric Gilbertson (left 2:30 p.m.)
Nancy Boone
Elsa Gilbertson
Curtis Johnson (left 1:00 p.m.)
Robert McCullough (left 1:00 p.m.)

The meeting was called to order in the absence of the chairman and vice-chairman by Mr. Gilbertson, the Division director, at 9:45 a.m. It was held in a conference room at the Learning Center, 146 State Street, Montpelier, Vermont.

Mr. Gilbertson welcomed Neil Stout to the Advisory Council. He was appointed to fill Chester Lieb's one year vacancy.

II. Confirmation of Dates for March, April, and May Meetings

The following meeting dates were set: March 15, tentatively set to be held in Burlington; April 18; and May 22.

I. Minutes of the January 19, 1990, Meeting

It was noted that on p. 6, the last paragraph, it should be added that the Amsterdam, New York, bridge project should be studied because it was an approach to be avoided. Mr. Anderson

made the motion, which was seconded by Ms. George, that the minutes be accepted with the above change. The motion passed unanimously.

IV. Old Business

A. McCullough Gymnasium, Middlebury College

Mr. Gilbertson discussed the State Environmental Board decision on the Division's appeal of the Act 250 permit issued for the McCullough Gymnasium project. The Council had been sent copies of the decision previously. Mr. Gilbertson will discuss the decision further at the next meeting when more Council members are present.

VIII. State Register Review and Designation

B. Hymie Rogers Farm, Loomis Hill, Waterbury

Mr. Johnson showed the Council photographs of this property, and talked about the location of the building, the changes made to the side wall of the house, and the context of this former farmstead in the town of Waterbury. He explained that this request came from the owner of the house. The barn and much of the farmland are owned by another party. Mr. Anderson asked if the Council could say the house is eligible without also including the barn with it. Ms. Boone said when the Division looks at a resource for historic and architectural significance, the resource is looked at as a unit. The Advisory Council unanimously concurred that the farmstead is eligible for the State Register of Historic Places, but that the house is not individually eligible.

C. Ayers Farm House, Loomis Hill, Waterbury

Mr. Johnson showed the Council photographs of the house and discussed its architecture. It originally was a Classic Cottage. In the late 19th century the central entry was replaced by a window and the main entrance became the entry in the wing. Mr. Anderson made the motion, which was seconded by Dr. Stout, that the Ayers property, which includes a barn foundation across the road, be placed on the State Register of Historic Places. The motion passed unanimously.

D. Review and Designation of Barre Town, East Montpelier, and Waterbury surveys, Washington County

Ms. George reported on her review of the surveys for these three towns. Mr. Gilbertson explained the survey review process to Dr. Stout.

Ms. George made the motion, which was seconded by Dr. Power, to place the East Montpelier survey on the State Register of

Historic Places. The motion passed unanimously.

The Council then reviewed the Waterbury survey. Ms. George made the motion, which was seconded by Dr. Stout, that the Waterbury survey with the exception of sites 1218-11 and 1218-36 be placed on the State Register of Historic Places. The motion passed unanimously.

The Council reviewed the Barre Town survey and discussed some buildings that had been moved from their original locations when I-89 was built. Ms. George made the motion, which was seconded by Dr. Stout, that the Barre Town survey with the exception of site 1202-194 be placed on the State Register of Historic Places. The motion passed unanimously.

IX. New Business

B. Lyndonville Bank, Lyndon

Mr. Gilbertson explained the Lyndonville Bank environmental review issue. The Division is reviewing this project because the bank must receive an FDIC permit. He showed the Council slides and photographs of the building in question and the street on which it is located. The original plans were to demolish the building. The Division had determined that Lyndonville is eligible for the National Register as a historic district and the bank property is eligible as a contributing element in the district. He said the Division had reached an agreement with the Citizen's Bank on this project to rehabilitate the house and remove the attached, now altered, barn. Since then considerable local opposition to the Division's position has developed. Mr. Gilbertson and Mr. McCullough met on February 13 in Lyndonville with the bank and those opposing the Division. Mr. Anderson suggested that the Advisory Council write a letter to the governor on this issue, fully supporting the Division's position. He said the Council should be active on such issues, and noted that at the January meeting Mr. Liebs said the Council should be issuing press releases on preservation issues. The Council agreed to write a letter. Council members present concurred that they fully supported the Division's position on this issue and that the building was eligible for the National Register as a contributing element in a historic district.

III. Director's Report

Mr. Gilbertson reported on the letter of complaint against the Division that was written by the Living History Association, Inc., to Jeffrey Francis, Senator Gannett and Representative Larson. The letter referred to the New England Plantation project in Wilmington and their Act 250 permit and their use of the Hubbardton Battlefield. Ms. Boone went over the Division's position on the New England Plantation project.

corrected as per 3/15/90 Advisory Council meeting

Historic Places. The motion passed unanimously.

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Mr. Gilbertson reported that Giovanna Peebles, State Archeologist, and David Skinas, Survey Archeologist, have been working extensively with the Abenakis. He said his position is that the culture of the Abenakis should be officially recognized, even though the tribe may not be officially recognized. He met with the governor on February 13 about this. The governor may appoint a Native American Affairs Commission, and it is likely the Division will play a role in such a commission. The Division is sponsoring a program on the Abenaki Heritage at the Statehouse tonight at 8:00.

Mr. Gilbertson also reported on the Cultural Facilities grants. The Division will not be administering this grant program, if it is funded, in the future. It is also likely these grants will be restricted to non-preservation projects.

He also discussed his testimony on the Long Trail in Killington.

VIII. State Register Review and Designation

A. Discussion on State Register Designation and Owner Notification Policy.

Ms. Boone explained the background on this policy proposal. It was first discussed at the April 1989 Council meeting. The Council was presented a draft of the proposed policy at that meeting and made suggestions for what they would like to see in the policy. The Division has now prepared another draft for the Council's discussion. The Division would like to put the policy and the proposed changes to the State Register criteria on the agenda for the Council to vote on at the March Council meeting. (Copies of the draft policy and proposed changes to the criteria are attached to the record copy of the minutes.)

The Council read the background section and policy statement. Then they discussed each section. In the background statement, they said in paragraph 1, line 18 the word "should" should be removed. They concurred that the background statement was very good.

In the policy statement, the Council discussed paragraph 4 and suggested clarifying that sentence, particularly "timely review." There was further discussion on the implications of sentence 2. In the last sentence it was suggested "instead of merely determining that they meet State Register criteria" be deleted. The Council debated whether or not there should be a mention of a time frame for notifying property owners and towns. The Council noted that in previous discussions the intent of this was that it would be a courtesy for the Division to notify the owners and towns. Mr. Anderson suggested that the Division may need to have flexibility in this notification issue. Ms. Boone will discuss this and appropriate language with Mark Sinclair, State Land Use Attorney. Mr. Anderson

said that in policies the less qualifications the better.

In the last paragraph, last sentence, the Council suggested changing it to read: "The Division will consider (or take under advisement) all comments received that potentially contribute to the objective evaluation of a property."

In paragraph 3, it was suggested finding another word than "old" to describe previous surveys and to remove the word "methodically" or perhaps change it to "systematically."

In paragraph 1, sentence 4, it was suggested getting the opinion of the Land Use Attorney.

Ms. Boone also discussed amending the State Register criteria, so that properties determined eligible for the National Register would no longer automatically be placed on the State Register but rather would automatically also be determined eligible for the State Register. She asked the Council to review the implementation procedures for the notification policy and let her know if there should be any changes. Mr. Anderson noted under "Request from Owner," sentence 1, "should" should be changed to "will."

III. Director's Report (continued)

Mr. Gilbertson reported on the State Plan workshop held in Manchester at the Equinox Hotel on January 23 on the themes of "Culture and Government" and "Tourism." It was a successful meeting, despite the wintry weather that appeared to have prevented a number of people from attending. The next workshop is tentatively set for April 24th in White River Junction at the Hotel Coolidge. The themes to be covered are "Industry and Commerce" and "Transportation."

Ms. Boone told the Council that there will be six public meetings scheduled throughout the state in connection with Act 200 on state agency plans. She will send the schedule of meetings to all Council members.

V. National Register

Ms. Gilbertson reported that Vermont has a new National Historic Landmark--the Stellafane Observatory in Springfield.

A. Presentation on National Register Bulletins and Multiple Property Documentation Form format

The presentation on National Register bulletins will be delayed until a later meeting when there are more Council members in attendance. Ms. Gilbertson then explained the format of the Multiple Property Documentation form (MPDF) and how it will be used to nominate properties thematically to the National

Register. She gave the Council the MPDF for "Metal Truss, Masonry, and Concrete Bridges in Vermont", which the Advisory Council will be asked to approve at the March meeting. At that meeting the Council will also be reviewing a bridge nomination submitted under this MPDF.

The Council also received copies of the nominations for the Twin Houses in Grafton and the Stockbridge Common Historic District, which will be reviewed at the March meeting.

VI. National Register Preliminary Review

A. Shoddy Mill, Ludlow

The Council reviewed photographs and the survey form for this property. Ms. Gilbertson summarized the history of the property and noted that the property appears to fit under the historic contexts of "Logging and Lumber Production" and "Textile Industry." She read a letter from the owners describing the current condition of the building, its history, and associated remains. The Council noted that an intact shoddy mill is very rare in the state. The Council unanimously concluded that the mill appears eligible for the National Register. They noted that further investigation of a possible historic district in the area could be initiated by the community.

B. Henry Darling House, Lyndonville, Lyndon

Ms. Gilbertson summarized the history and architecture of the building. The Council reviewed many photographs of the property. The Council noted that the building is architecturally outstanding as well as being historically significant for its association with Darling. The Council unanimously concluded that the property (house and carriage barn) is individually eligible for the National Register. It is located in an area that the Council determined eligible for the National Register several years ago as a historic district.

C. Joshua Dale/Elihu Pease House, Landgrove

The Council reviewed photographs of the property supplied by the owner and the summary of its history. The Council unanimously concluded, based on this information, that it appears to be eligible for the National Register based on its architectural significance.

D. 27 Highland Avenue, Northfield

The Council reviewed photographs of the building supplied by the owner, as well as the Vermont Historic Sites and Structures Survey of other buildings in the area. The Council questioned whether or not the building possessed sufficient architectural significance to be individually eligible for the National

Register. They determined that unless further research shows distinguishing individual significance and/or special historic associations, the property would best be considered in a historic district format. The Council noted that it would clearly be eligible as a contributing member of the Central Street/South Main Street Historic District that was determined eligible for the register several years ago.

IX. New Business

- A. Presentation on Division's End of Year Report for FY'89 and Federal Work Plan for FY'90

This item was postponed until the March 15 meeting.

Ms. George made the motion, which was seconded by Dr. Power, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 3:15 p.m.

Respectfully submitted by,

Nancy E. Boone
Elsa Gilbertson

Division for Historic Preservation



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05602

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on March 15, 1990, beginning at 9:30 a.m. in Memorial Lounge (first floor), Waterman Building, South Prospect Street, University of Vermont, Burlington, Vermont.

AGENDA

- I. Minutes of the February 14, 1990, Meeting
- II. Confirmation of Dates for April, May, and June Meetings
- III. Director's Report
- IV. Old Business
 - A. Starr Farm Beach, Burlington (2:00 - 2:45 p.m.)
 - B. State Register Designation and Owner Notification Policy (11:00 a.m.)
 - C. Williston CLG Grant (after 1:30 p.m.)
- V. National Register Final Review
 - A. Stockbridge Common Historic District, Stockbridge
 - B. Milldean and Alexander-Davis House, Grafton
 - C. Multiple Property Documentation Form--Metal Truss, Masonry, and Concrete Bridges in Vermont
 - D. Winooski River Bridge, Richmond
 - E. Bethel Village Historic District Extension
- VI. National Register Preliminary Review (all school reviews at 10:00 a.m.)
 - A. One Room Schoolhouses, Pomfret
 - B. Brigham Academy, Bakersfield
 - C. Wells Village Elementary School, Wells
 - D. Montgomery Center School, Montgomery
 - E. Woodbury Elementary School, Woodbury
 - F. Orleans Elementary School, Orleans
 - G. People's Academy, Morrystown
 - H. Community Feed Store, Westminster
 - I. 115 North Union Street, Burlington
- VII. Working Lunch

- VIII. State Register Review and Designation
 - A. Review and Designation of Greensboro survey, Caledonia Co.
 - B. Review and Designation of Berlin, Duxbury, Marshfield, Middlesex, Montpelier, Moretown, and Northfield surveys, Washington Co.

- IX. New Business
 - A. Presentation on Division's End of Year Report for FY'89 and Federal Work Plan for FY'90 (1:30 p.m.)



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

March 15, 1990

Members Present: Glenn Andres
Barbara George
Marjory Power (1:30 - 3:30 p.m.)
Neil Stout
Larry Brickner-Wood

Members Absent: Townsend Anderson
Martin Tierney

Staff Present: Eric Gilbertson (left 3:00 p.m.)
Nancy Boone
Elsa Gilbertson
Curtis Johnson
Jane Lendway (1:30 - 2:00 p.m.)

Visitors: Douglas McVarish (9:45 - 11:00 a.m.)
Jim Lindberg (9:45 - 11:00 a.m.)
Nadine Miller (9:45 - 11:00 a.m.)
Ann Cousins (9:45 - 11:00 a.m.)
Mary Hotaling (9:45 - 11:00 a.m.)
Amy Worden (9:45 - 11:00; 2:00 - 2:45)
Stephanie Jacon (9:45 - 11:00; 2:00 -
2:45)
John J. Boylan, Sr. (2:00 - 3:00 p.m.)
Carl H. Lisman (2:00 - 3:00 p.m.)
Priscilla S. Kerr (2:00 - 3:00 p.m.)
Jacques Trahan (2:00 - 3:00 p.m.)
Gerald Tarrant (2:00 - 3:00 p.m.)
Patrick Robins (2:00 - 3:00 p.m.)
Paul Bruhn (2:00 - 3:00 p.m.)

The meeting was called to order in the absence of the chairman by the vice-chairman at 9:45 a.m. It was held in Memorial Lounge, Waterman Building, University of Vermont, Burlington, Vermont.

II. Confirmation of Dates for April, May, and June Meetings

The following meeting dates were set: April 18 and May 22. The June date was not set. Two Council members said they would not be able to come to any meeting in June scheduled after the 11th.

VI. National Register Preliminary Review

H. Community Feed Store, Westminster

The Council reviewed photographs and information on the building supplied by the owner. Based upon this preliminary information, it was the consensus of the Council that the property appeared eligible for the National Register under criteria C and possibly A.

I. Minutes of the February 14, 1990, Meeting

Ms. George made the motion, which was seconded by Dr. Stout, that the minutes be accepted with the following amendment: that the words "should be" be added to page 3, B. Lyndonville Bank, line 19, before the word "issuing". The motion passed unanimously.

VI. National Register Preliminary Review

Ms. Gilbertson explained the graduate students of the University of Vermont Historic Preservation program were working on a project for their National Register class this semester to develop a Multiple Property Documentation Form for the historic context of education in Vermont. They are focusing on elementary and secondary schools. This MPDF will provide the background information necessary to make it easier for anyone in the future to nominate historic schools to the National Register. The Council listened to slide presentations on items A through G made by the graduate students, and then discussed issues faced in preserving historic schools and keeping them in use. There was also a discussion on how these schools were selected for nomination.

A. One Room Schoolhouses, Pomfret

Mr. McVarish made the presentation on the history and architecture of the four one room schoolhouses in Pomfret: North Pomfret, Hewittville, Pomfret Center, and South Pomfret. He said according to the Department of Education, there are only 19 one room schools left in Vermont in active use. This is the last year the Pomfret schools will be in use. It was the consensus of the Council that based on the information provided, these four schools appear eligible for the National Register.

B. Brigham Academy, Bakersfield

Ms. Worden made the presentation on the architecture and history of Brigham Academy. She noted that it has not been in use since 1986 when the new school was opened, and that the school board is currently exploring another possible use for the building. It was the consensus of the Council that Brigham Academy appears eligible for the National Register.

C. Wells Village Elementary School, Wells

Ms. Miller presented information on the history and architecture of the Wells Village Elementary School. She noted that the upstairs originally was used for town meetings and social functions, and the downstairs held the classrooms. It was the consensus of the Council that the Wells Village Elementary School appears eligible for the National Register.

D. Montgomery Center School, Montgomery

Mr. Lindberg presented the Council with information on the history and architecture of the Montgomery Center School. He reported that the school board is currently working on studies and plans to determine the feasibility of building an addition to the school. It was Council's consensus that the Montgomery Center School appears eligible for the National Register.

E. Woodbury Elementary School, Woodbury

Ms. Jacon presented the Council with historic and architectural information on the Woodbury Elementary School. She noted that the few changes that have been made to the building have been in response to safety and fire code requirements. It was the consensus of the Council that the school appears eligible for the National Register.

F. Orleans Elementary School, Barton

Ms. Cousins reported to the Council on the history and architecture of the Orleans Elementary School. It was originally built in 1922 as a high school, and was changed to an elementary school in 1967. The consensus of the Council was that the school appears eligible for the National Register.

G. People's Academy, Morristown

Ms. Hotaling made a presentation on People's Academy in Morrisville. It is particularly unusual for having a historic bandshell and observatory on the grounds. It was the consensus of the Council that People's Academy appears eligible for the National Register.

The Advisory Council thanked the graduate students for coming to the meeting.

Revised as of 4/18/1990 Advisory Council meeting

IV. Old Business

B. State Register Designation and Owner Notification Policy

Ms. Boone gave the Council revised drafts of this policy (copies attached to the record copy of the minutes). They also received copies of the proposed amendment to "Criteria for Listing on the State Register of Historic Places." She said she'd sent the draft policy and information on the meeting to members of the public who had expressed an interest in the past on State Register designation. She asked that the Council not vote on this policy at the present time, to allow concerned members of the public time to offer comments on the draft policy. The comments will be reviewed at the April meeting, and then the Council can revise it as necessary and vote on it as appropriate. She was unable to meet with Mark Sinclair, State Land Use Attorney, as the Council had suggested, but did meet with the Assistant Land Use Attorney to ask for advice. She will try to get Mr. Sinclair's comments before the April meeting.

Mr. Gilbertson reported on H.449, Register of Historic Property: Owner Notification and Public Hearing. This is legislation that was proposed last year, has passed the House, and now is before the Senate General Affairs committee. He, Ms. Boone, and Mr. Johnson will be testifying before the committee on March 16.

Mr. Johnson briefly told the Council about the Barnard "PRE-Survey" and the process being developed by the Division to be able to respond quickly to requests by towns for information about their historic resources. He showed the Council the notices that were left at each property surveyed and reported that 60 local residents showed up at a public meeting on the results of the survey, and overwhelmingly voiced support of the project.

The Council then reviewed the policy. Mr. Brickner-Wood said he thought the policy overall was very good and that having this kind of policy was preferable and more workable than having official rules or a legislative mandate.

Ms. Boone noted that with the proposed law, H.449, if the Advisory Council is going to put the old surveys on the State Register it will involve researching the current property owners, sending them letters, and having a public hearing. She said the cost would be a large factor.

The Council discussed the issue of State Register determinations for environmental review and whether or not to actually place properties on the Register rather than determining them eligible. Ms. George noted the difficulty in reviewing fragmentary documentation. Ms. Boone reported on the recent improvement in Division procedure to begin filling out survey forms for every property coming up under environmental review

that doesn't already have a survey form.

Ms. George made the motion, which was seconded by Dr. Stout, that the Advisory Council expresses its concern about H.449 and that the Council would like to ask the Senate General Affairs committee for an opportunity to testify on this legislation. The motion passed unanimously. Mr. Bricker-Wood said he would be interested in testifying for the Council.

IV. Old Business

D. Lyndonville Bank, Lyndon

Mr. Gilbertson reviewed the background of this issue (see minutes of the February 14, 1990, meeting). The Division has determined that the property in question is eligible for the National Register as part of a historic district. The Division and the Citizen's Bank reached an agreement to rehabilitate the house and demolish the attached, now altered, barn. Since that time considerable local opposition to the Division's position has developed. This project falls under Section 106 review, because the bank needs a federal permit for the project.

Mr. Gilbertson said to the Council that he would like to reopen the case and get the public's input. The bank's board of directors originally approved the plans for the building's rehabilitation but now has expressed hesitancy on the plans. Mr. Gilbertson said that according to the State Historic Preservation law, the Council should be involved in such cases. He would like to ask to either have the Council hold a special meeting in Lyndonville or to have the Council appoint a committee to go there for a meeting. He would like to have the bank present its case for not rehabilitating the building at a public forum. Dr. Andres said it would be stronger if the whole Council could go. Mr. Brickner-Wood agreed and said the Council doesn't have a legal basis to appoint a subcommittee to act on its behalf. The Council agreed with Mr. Brickner-Wood that the meeting should be very focused and structured, with time frames set up for the presentations and discussions. The Council set a date of April 3, in the late afternoon or evening, for the meeting.

Ms. George said this case made her aware that in her review of the Division's list of issues for the Federal Work Plan and in the Act 200 plan, there is one issue not really being addressed-- the issue of the public not being able to recognize vernacular architecture as being historic and of significance.

VI. National Register Preliminary Review

I. 115 North Union Street, Burlington

The Council reviewed the survey forms for the property and

Revised as of 4/18/1990 Advisory Council meeting

supplementary photographs and historic information. The house is in an area that had previously been determined eligible for the National Register as a historic district. Based on the information presented, the Council concurred that the property was individually eligible for the Register under criteria A, B, and C.

IX. New Business

A. Presentation on Division's End of Year Report for FY'89 and Federal Work Plan for FY'90

Council members were sent copies of the report and work plan before the meeting for their review. Ms. Lendway first reviewed the work plan and highlighted important Division activities for the year: the federal program review by the National Park Service in August; becoming increasingly accessible to the public (through PRE-surveys, providing information for local preservation plans, etc.); workshops on the State Historic Preservation Plan; National Register work targetting specific property types such as schools, bridges, and Lake Champlain underwater sites; and continuing work with Certified Local Governments.

Ms. Lendway explained in response to a question that the federal government takes a long time to finalize the amounts for each state appropriation. The final amount wasn't decided until two weeks ago. State preservation offices then have 60 days to file the work plan for the year.

Mr. Brickner-Wood made the motion, which was seconded by Dr. Power, that the Advisory Council approve the federal work plan for FY'90. The motion passed unanimously.

Ms. Lendway and the Council then reviewed the end of year report. She noted the Division is continuing to do many of the activities listed in this report. Ms. George said that last year a major goal was reaching the public. She felt there has been a lot of progress in talking to and helping towns.

IV. Old Business

C. Williston CLG Grant

Ms. Lendway gave an update on the plans of the Town of Williston for their CLG grant. She met with the Town in December. The Town still wants to do the preservation plan they proposed, but work has not yet started because of a lot of personnel turnover and they are looking into other ways of doing the plan (including using a computer program).

A. Starr Farm Beach, Burlington

Ms. Gilbertson summarized the issue. In November 1989 the Council had placed Starr Farm Beach on the State Register and determined it eligible for the National Register. This review was at the request of the Starr Farm Beach Campers Association. The campers own their buildings and have long term leases on the land. Since that meeting the Trust Estate of John Flynn, which owns the land at Starr Farm Beach, has objected to both State Register designation and National Register eligibility and has asked that the Council reconsider their decision. The firm of Lisman and Lisman, attorneys for the Trust Estate, claims the State Register designation was made without owner notification, and they say that such notification is required because the Vermont Historic Preservation Act authorizes the Division to adopt standards for listing properties on the State Register that are consistent with the National Register. They further claim that they are the sole owners of Starr Farm Beach and that the National Register standards exclude holders of leasehold interests from the definition of "owner."

Ms. Gilbertson explained that the Division had checked with the National Park Service before the November meeting on whether the camp owners did hold fee simple title and therefore would be included as owners. It was the preliminary opinion of the NPS that the campers did have fee simple title. The Division also asked the Vermont Office of the Attorney General for an opinion on this. She handed out copies of the letter from Lisman and Lisman, attorneys for the Trust Estate, and copies of the Attorney General's opinion. She reported it was the opinion of the Attorney General's office that the camp owners had fee simple title. Ms. Boone then responded to the issue of the State Register and owner notification. She said that the way the word "standards" is used in the state law has always been interpreted by the Division and Council to mean criteria. The Division has been conducting its survey and State Register listings using criteria adopted by the Council that are consistent with National Register criteria. She explained the use of the word "standards" does not mean conducting State Register listing in accordance with National Register procedures, such as owner notification. Mr. Gilbertson then explained the National Register owner notification process.

Mr. Lisman spoke on behalf of the Trust Estate of John Flynn. He said the action on State Register listing affected the property rights of the Trust Estate and that the State Register listing should be in accordance with National Register standards. He explained the background of the Flynn Estate. About eight years ago the Chittenden Trust was appointed as successor trustee of the Flynn Estate Trust. He said there were three beneficiaries (Fanny Allen Hospital, Catholic Charities, and the Medical Center), which have instructed the estate to make Starr Farm Beach more economically feasible because they say the rents from the campers are less than the

costs for the beach. The Trust sees this request for State and National Register listing as a ploy by the campers to keep staying on the property. The long term leases run out in 1994. He stated further that his research indicates that State Register listing requires owner notification and that the Trust Estate was prepared to litigate this issue. He asked the Council for the opportunity to begin again with owner notification and let everyone have the opportunity to make presentations.

Mr. Terrant, representing Mr. Robins (a trustee of the Starr Farm Beach Campers Association), then spoke. He said John Flynn's will said there were to be two trustees to carry out his estate and that the Campers Association is currently challenging the right of the Chittenden Trust to be sole trustee of the estate. He said that based on a recent court decision the cottage lots shall continue to be rented on a seasonal basis. He asked that if the Council should decide to reconsider their State Register designation that all cottage owners receive notice as well.

Dr. Andres asked Mr. Lisman for clarification on his comment that the National Register listing is proceeding for Starr Farm Beach. Dr. Andres then explained the process of preliminary National Register review and stressed these reviews are a way for people to find out whether or not a property is eligible for the Register before investing a lot of time and money in a nomination.

Ms. Boone asked Mr. Lisman what restrictions he feels listing places them under. He replied they included downward valuation of property and difficulty obtaining mortgages. Ms. Boone said that in the Division's experience this was not the case.

In response to a question, Mr. Gilbertson discussed the restrictions with State and National Register listing or eligibility. Ms. Boone gave some examples. A member of the audience asked what the advantages and disadvantages to listing were. This was explained. Mr. Gilbertson said that the State Register is largely an identification process of what is historic.

Mr. Robins then spoke. He said the reason the Campers Association sought designation was in order to help place Starr Farm Beach in the spotlight. He spoke about the history of the property, and then said that the Trust Estate has leased 40 acres at Starr Farm Beach to a developer who will have to go through the Act 250 process.

Dr. Andres summed up the issue. He said the Advisory Council can only readdress the State and National Register eligibility and/or designation of Starr Farm Beach based on its historic and architectural merits, and that the Council did not have a basis for reassessing its merit. Mr. Lisman repeated that one of their issues is that of State Register owner notification.

Ms. Boone asked Mr. Lisman why the Chittenden Trust thinks Starr Farm Beach lacks historic significance. He said they had not spent much time yet assessing this, but he said that a few of the buildings are new from the ground up, one has recently burned down and will be rebuilt, and they dispute the idea that the area has any specific historic value as a district. He said the site as such is unique because it is lakefront property, but said that otherwise it is nothing historic, that for example there were no battles fought here. He said some camps may have individual merit.

The Advisory Council agreed that they would be willing to have another meeting to let the property owners make presentations to the Council on this subject. Dr. Andres repeated that they could only reassess State Register designation and National Register eligibility based on historic and architectural merit. Property owners will be informed of the meeting, which probably will be held in Burlington and in May or June or even later in the year.

V. National Register Final Review

The Advisory Council received copies of all nominations and the Multiple Property Documentation Form for historic bridges before the meeting.

A. Stockbridge Common Historic District

It was reported that this nomination meets the Division's National Register nomination priorities 1, 6, and 13. There was one comment letter, from the Two Rivers-Ottawaquechee Regional Planning Commission, which was read verbatim. The history and significance of the district were summarized. Mr. Brickner-Wood made the motion, which was seconded by Dr. Stout, that the nomination be approved under criteria B and C. Ms. George asked why the town shed was considered contributing since it is so much later in construction date than other buildings in the district. Ms. Gilbertson explained that it is still significant in the history of the town and that the period of significance of the district extended up through the date of the shed. The Council voted unanimously to approve the nomination of this district to the National Register.

III. Director's Report

Mr. Gilbertson reported briefly about H.689 and the need for it. He said the State Archeologist hoped that each Council member would contact a senator to alert them to the existence of the bill so that it is not simply lost in the rush to deal with more pressing bills. Dr. Power stressed the importance of the bill to help prevent looting of archeological sites.

V. National Register Final Review

B. Milldean and Alexander-Davis House, Grafton

There were no comment letters. Ms. Gilbertson noted the nomination meets Register nomination priorities 4 and 6. She showed the photographs and reviewed the history and significance of these two houses. Ms. George made the motion, which was seconded by Dr. Stout, to approve this nomination under criteria C. The motion passed unanimously.

C. Multiple Property Documentation Form--Metal Truss, Masonry, and Concrete Bridges in Vermont

Ms. Gilbertson summarized the MPDF format and explained that this MPDF for bridges was based on the 1985 Division survey of historic bridges in the state. Ms. George asked if bridge sites were likely to contain archeological sites. Dr. Power answered that they did not and that usually any sites would have been disturbed by the construction of the bridge. Dr. Stout asked if the Division intended to publish this and suggested it be published in Vermont History or by the Center for Research on Vermont. Ms. George noted a discrepancy to be corrected (section F, p. 1 says 4 wrought iron bridges, while p. 8 says 3 wrought iron bridges). This will be corrected. Ms. George made the motion, which was seconded by Dr. Power, that this multiple property documentation form be approved. The motion passed unanimously.

D. Winooski River Bridge, Richmond

There were no comment letters. This bridge is being nominated under the bridge MPDF. The nomination meets National Register priorities 9, 10, and 12. Ms. Gilbertson summarized the history and significance of the bridge. Dr. Power made the motion, which was seconded by Dr. Stout, to approve this nomination under criteria A and C. The motion passed unanimously.

E. Bethel Village Historic District Extension

There were no comment letters. Ms. Gilbertson said the nomination meets National Register priorities 1, 9, 10, and 12, and summarized the history and significance of the district. Dr. Power made the motion, which was seconded by Dr. Stout, that the nomination be approved under criteria C. The motion passed unanimously.

VIII. State Register Review and Designation

A. Review and Designation of the Greensboro survey, Caledonia County

Ms. George reported on her review of this survey. She made the

motion, which was seconded by Dr. Stout, that the Greensboro survey be placed on the State Register of Historic Places. The motion passed unanimously.

B. Review and Designation of Berlin, Duxbury, Marshfield, Middlesex, Montpelier, Moretown, and Northfield surveys, Washington County

Ms. George reported on her review of these surveys.

Dr. Andres made the motion, which was seconded by Ms. George, to place the Duxbury survey on the State Register of Historic Places. The motion passed unanimously.

Mr. Brickner-Wood made the motion, which was seconded by Ms. George, that the Marshfield survey be placed on the State Register with the provision that the information for the tourist cabins at site 56 be added to the survey book. The motion passed unanimously.

Dr. Stout made the motion, which was seconded by Mr. Brickner-Wood, that the Berlin survey be placed on the State Register. The motion passed unanimously.

Dr. Stout made the motion, which was seconded by Ms. George, that the Middlesex survey be placed on the State Register. The motion passed unanimously.

Mr. Brickner-Wood made the motion, which was seconded by Ms. George, that the Moretown survey be placed on the State Register with the exception of site 21, and sites 84 through 87 pending more information. The motion passed unanimously.

Dr. Stout made the motion, which was seconded by Mr. Brickner-Wood, that the Northfield survey be placed on the State Register, with the exception of site 83-3 Elm Street and site 43. The motion passed unanimously.

Dr. Andres made the motion, which was seconded by Dr. Stout, that the Montpelier survey be placed on the State Register. The motion passed unanimously.

The meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Elsa Gilbertson
Nancy E. Boone

Division for Historic Preservation



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

AGENDA

Special Meeting
State Advisory Council on Historic Preservation
Lyndonville, Vermont

April 3, 1990
7:00 p.m.

1. Site Visit to 123-125 Main Street and along Main Street
(6:00 p.m.)
2. Introduction and Review of Agenda
3. Explanation of Review Process and Designation of
Historic Sites
4. Presentation by Citizen's Bank of Proposed Project
5. Presentation on Historic Significance of Lyndonville
6. Public Comment
7. Advisory Council Discussion



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
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The Vermont Advisory Council on
Historic Preservation

will hold a meeting

on Tuesday, April 3, 1990

at the Lyndonville Graded School
Park Avenue, Lyndonville

TOPIC: **123-125 Main Street, Lyndonville**
Review for required Federal Deposit
Insurance Corporation permit for new
branch office of the Citizens Savings
Bank and Trust Company

6 p.m. - Pre-meeting site visit
to Main Street

7 p.m. - Meeting begins-
Discussion of Review Process and
Designation of Historic Sites,
Historic Significance of 123-125
Main Street, and Development
Proposals for the Site

The Public is encouraged to attend and offer
comment. For further information, call 828-3226.



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MINUTES

April 3, 1990

Members Present: Glenn Andres
Barbara George
Townsend Anderson
Neil Stout

Members Absent: Martin Tierney
Marjory Power
Larry Brickner-Wood

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson
Robert McCullough

Visitors: Jerry Rowe
Jeffrey Francis
Jim LaPierre
Stephen Danforth
Many local citizens, town officials,
and state legislators

This special meeting of the Council focused on a single topic, the building known as 123-125 Main Street, Lyndonville, Vermont. The Council had a site visit to the building and then convened at the Lyndonville Graded School, Park Street, Lyndonville, to hear presentations and public comment concerning the historic character of the building and plans to demolish it to make way for a new branch office of a bank. The meeting was advertised in the Caledonian-Record on March 27 and April 2, 1990.

1. Site Visit

The Council convened at 6 p.m. at 123-125 Main Street in Lyndonville to tour the structure. Also present were bank officials, town officials, and members of the public. Mr. Rowe of Citizen's Bank opened the house and the Council and other attendees toured the interior. Bob McCullough explained that the interior of the attached barn was greatly altered. The Council did not tour the barn interior. The Council also walked around

the exterior of the building. Because of rain, the Council decided to conduct a tour of the area by car, with Eric Chester, local historian, in the lead car. The Council stopped to look at two duplexes (of an original four) that had been constructed by the Railroad Company (67-69, 71-73 Main St.). The Council drove along East Street and viewed a row of 20 identical gable front workers' houses. Some of the brick maintenance shops of the railroad could be seen from East Street. They appear remarkably intact. The Council then drove around on their own and looked at buildings in the village.

2. Introduction and Review of Agenda

The Council then returned to the Lyndonville Graded School for the meeting. Attending the meeting were local officials, bank officials, several Legislators, a representative of FDIC, the bank's architect, the Director of NVDA, the DCA Agency Secretary, and over 60 members of the interested public. Division staff distributed handouts of the meeting agenda, 2 historic maps of Lyndonville, a sketch map showing existing primary buildings in the village, a summary sheet on the 106 process, and a sheet on the chronology of events in the review process for the 123-125 Main Street project. The meeting was called to order by the Vice-Chairman of the Council, Glenn Andres, at 7:10.

Glenn Andres introduced Eric Gilbertson, Jim LaPierre of FDIC, and Nancy Boone. He noted that the meeting was being tape recorded. He outlined the agenda items.

Dr. Andres outlined the three issues awaiting resolution during the meeting:

1. Whether Lyndonville is eligible for the National Register as an historic district;
2. Whether 123-125 Main Street is contributing or non-contributing to a potential district;
3. Whether the bank project would create an adverse effect on an historic building.

3. Explanation of Review Process and Designation of Historic Sites

Dr. Andres introduced Bob McCullough who summarized the federal and state roles under Section 106 of the National Historic Preservation Act. (See handout attached to the record copy of these minutes.)

4. Presentation by Citizen's Bank of Proposed Project

Dr. Andres introduced Jerry Rowe of the Citizen's Savings Bank who described the 2000sf office building that the Bank would like to build for a new branch office at the site of 123-125 Main Street. He summarized the history of this project. He noted that the bank wanted to demolish the existing structure. When the Division for Historic Preservation commented under Section

106 review that the buiding appeared to be historic and that it should not be torn down, he said that the bank then met with Eric Gilbertson to try to convince the Division to change their decision about the National Register eligibility of the building. Mr. Rowe expained that since they were told that they could not build a new building, they decided to investigate rehabilitating the existing structure. They investigated several schemes and arrived at one that seemed workable. The Division approved the plan, which called for rehabilitation of the main block of the building and demolition of the altered attached barn. They then did further cost estimates for the scheme and concluded that it was not economically feasible to convert the building to a bank.

Architect Stephen Danforth noted that 1224 square feet of usable space is existing (first floor only) in the present building. The new building would allow 1840 square feet of usable space. Mr. Danforth reviewed the floor plans of the rehab and new construction options for the Council. He showed the Council drawings of site plans, elevations, and floor plans. (The drawings were reviewed on the table at which the Council was sitting. The audience could not see the drawings.) Mr. Danforth noted that although the rehab plan "works" from a functional standpoint, it does not work from a marketing perspective. He noted the advantages of the front entry, and the dual entrance, available in the new plan. Visibility and style of architecture are much preferable in the new-build scheme, he said. Neil Stout asked if the plan would make the gas station and car wash stand out more. Mr. Danforth answered that he did not think that it would. Townsend Anderson asked about the importance of visibility to a bank. Mr. Rowe responded that there is no other bank on the north end of town. The bank believes that the area to the north of town is where future growth in the area will occur and that growth will include tourist development for which visibility will be important. Mr. Rowe also noted that the ATM machine will be more visible and more safe in the new plan.

The Division had photographs of color renderings of the rehab scheme and these photos were passed around the audience.

Dr. Andres asked about wrapping the porch around to create an entry zone to overcome the concern about the front entrance in the rehab scheme. Mr. Danforth said that parking needs limited their ability to do that.

Dr. Andres then asked about cost comparisons. Construction costs for the rehab option are \$70,000 higher than for new construction. Mr. Danforth noted that there are other costs associated with the rehab option that would bring it even higher. He gave the Council members copies of detailed cost estimates. The bank wants the Council to evaluate the estimates and conclude that it is not feasible to rehab the existing building.

Mr. Anderson remarked that the second floor of the existing building could provide room for future expansion. Mr. Rowe noted problems with access, and noted that he did not want to install an elevator in the building, and therefore did not anticipate using it in the future.

Dr. Andres asked about security concerns. Mr. Rowe noted that the night depository really needed to be in front, in a well lighted area. The old building could not accommodate this, Mr. Danforth noted.

5. Presentation on Historic Significance of Lyndonville

Elsa Gilbertson explained the process used in determining National Register eligibility. She explained the National Register criteria and noted local and regional examples. She explained and defined "historic district" and "contributing/non-contributing" buildings. Elsa then showed many slides of Lyndonville and summarized the history and development of the area. The village was laid out by the Connecticut and Passumpsic Rivers Railroad Company which moved to Lyndonville from St. Johnsbury after their headquarters there was destroyed by fire in 1866. Lots on the former farm were defined and sold by the company. Some of the lots were reserved for company-built housing for their workers. Main and Depot Streets were intended by the Railroad company to be the main residential and commercial streets in the new village. The Railroad specified some design considerations for buildings constructed on new lots, including a minimum 20 foot setback and mandatory 2 stories.

Ms. Gilbertson explained that the Division feels that the village does constitute an eligible district under National Register Criteria A (contributions to broad patterns of history) and C (architectural merit). She noted that over 80% of the buildings in the district are contributing. Ms. Gilbertson noted that the percentage is especially high, when compared to other Vermont villages. She noted that it is believed that Lyndonville is the only village in the state that was planned and developed by a Railroad company. Ms. Gilbertson also noted that the Division feels that 123-125 Main Street is a contributing building in the potential historic district. It retains its historic appearance to a large degree and exhibits paired brackets at the cornice, chamfered porch posts, molded window trim, and a door with arched glass panels, all features of the Italianate style.

A member of the audience asked when people who live in a town get to have input in decisions like this, and the meeting moved to the public comment section of the agenda.

6. Public Comment

Nancy Boone read comment letters from the Village and the Town. Both strongly disagreed with the Division's assessment of the historic character of the village and the building. The letters objected to the lack of public participation in the review process.

Senator Joe Sherman discussed H.449, a bill to ensure public participation in the State Register of Historic Places process and noted its status in the Legislature.

Representative George Crosby spoke. He noted that he has a

strong interest and experience in Vermont history. He noted that 123-125 Main was built for workers in the rail shops and he does not think that the building is historic.

Brian Woods, a resident and builder in Sutton spoke next. He noted that he also teaches architecture appreciation through the Vermont Council on the Arts. He feels that the north section of town is important and he feels that this end of Main Street may end up like Memorial Drive, a strip commercial zone, if demolition of historic buildings proceeds.

Steve Danforth, the bank's architect commented that if the building is demolished, significant features of the building, like brackets, could be removed and saved.

Representative Cola Hudson commented that it is a "slap in the face" to local people to have to appeal a decision like this to an agency in Washington, D.C. He noted that if he had purchased the house, he could have torn it down and thought it ironic that a business wanting to do the same thing in a commercial zone could not.

Mr. Blake commented that he resents people coming in from outside of the community to tell them what they can do and not do with local property.

Mr. Parker commented that no members of the Advisory Council are from the Northeast Kingdom. He urged the Council to reverse the eligibility decision. He wishes that the Council would just go home and forget about this matter.

Mrs. Parker noted that "excellent examples" of local buildings, those that are intact and maintained, stand out as historic. She feels that 123-125 Main Street is not an excellent example. She noted that uniform set-back does not seem to be especially significant. Lots of places have uniform setbacks, she said.

Bruce James commented that he felt that the Advisory Council might be using the Northeast Kingdom and this case to make up for mistakes in the past. He felt that the local community should make decisions affecting local affairs.

Eric Paris felt that this case is an illustration of loss of local control and democracy.

Mr. Weymouth pointed out that community needs, like a bank, should outweigh historic preservation concerns. He feels that having a new bank will contribute to community development.

Dick Guerra noted that the ad in the paper for this meeting did not say that the Council would be considering the entire village when it looked at the historic character of 123-125 Main Street. He noted that the retroactive nature of this case is very unfair.

John Kauffman asked what the percentage of contributing buildings is in an average National Register district in Vermont. Elsa answered probably about 80%. Nancy said that some may be as low as 60% or 70%. Nancy commented that location of key buildings could influence eligibility of districts with lower

concentrations of contributing buildings.

Sher Blank commented that a non-resident should not come into a town to declare something as historic. He said that 123-125 Main Street is no longer historic, no longer an antique.

Cola Hudson asked if the Division did the review for the FDIC. Eric Gilbertson answered "yes." Rep. Hudson asked how much staff time it took to do this review. Eric Gilbertson said two days. Cola Hudson asked if Mr. Gilbertson planned to bill the feds for the time. Mr. Gilbertson explained that the Division receives partial federal funding.

Mr. Adgett commented that if the house wasn't on the National Register at the time the bank applied, it shouldn't be bound by this review process.

Mr. Guerra said that there are many Italianate houses in Lyndonville. He suggested that the Chase house be declared historic and that McDonald's be required to rebuild the house. Another member of the audience commented that a trade-off was not appropriate.

Mrs. Parker asked if the Division had included information about the addition and the setting to the FDIC, and the answer was affirmative.

Sharon Nichol asked if the bank needs to abide by federal rehab guidelines, will they qualify for a tax credit? Mr. Anderson answered that if Lyndonville were nominated, then the bank would be eligible for tax credits.

Mr. James thanked the Secretary, the Division staff and the Council for attaching enough importance to this issue to come here tonight.

7. Advisory Council Discussion

Dr. Andres reiterated the three issues to be decided by the Council tonight.

Barbara George motioned that Lyndonville is eligible for the National Register as a district under Criteria A and C.

Ms. George qualified her motion by noting that the Council is voting only on eligibility and not on actual nomination of an historic district. Actual nomination is the prerogative of the community and property owners.

Dr. Stout seconded. Discussion followed.

Mr. Anderson noted the importance of the district--as a planned village composed of owner, management and worker housing. To lose the worker housing, to save only select examples would be to lose the essence of the town, he said.

Mr. Anderson drew an analogy between the identification of historic character through National Register review of historic properties and the assessment of natural resources undertaken elsewhere. Both recognize inherent significance that already exists in the resource.

Mr. Anderson noted that although 123-125 Main Street is vernacular, its contribution to the streetscape is important.

Dr. Andres noted the importance of 123-125 Main Street as a gateway. The audience commented that the car wash is the first building in the streetscape.

Dr. Stout discussed the eligibility of the potential district and noted that he had heard no evidence tonight that the architecture of Lyndonville is so insignificant or compromised that it should not be eligible.

Alfred Smith commented that some people in town feel that the town is "going down the tubes", and that demolition of 123-125 Main Street might contribute to that.

A member of the audience asked why the Council doesn't table this discussion until local people ask for designation. Towny answered that the Council must act under federal and state regulations.

The Council unanimously voted in favor of the motion.

Ms. George moved that the building is a contributing component of the district. Mr. Anderson seconded. Discussion followed.

Dr. Stout noted that he felt that the contributing status of this building wasn't quite as clear as the district discussion. He said that he thought that the property's location boosts its significance.

Dr. Andres noted that he also felt that location of the building is critical. The building marks the beginning of the planned character of the village.

Ms. George noted that the row of four houses across the street help define the north end of the eligible district.

Mr. Guerra noted that the east side of the street has been "surrendered" to commercial development already. Dr. Stout responded that commercial zoning does not invalidate historic character of buildings.

Mr. Anderson commented that strip development erodes village edges.

The Council voted 3 in favor of the motion, with one abstention (Dr. Stout).

Dr. Andres proceeded to a discussion of the third issue--whether demolition of the building and construction of a new building would have an adverse effect on the potentially eligible district. Barbara motioned that demolition of 123-125 Main Street and construction of a new building on the site would have an adverse effect on the potentially eligible district. Mr. Anderson seconded. Discussion followed.

Mr. Anderson addressed cumulative impact as an adverse effect. He differentiated between cases involving substantial important buildings where demolition would be an immediate and easily recognizable adverse impact and the less recognizable removal of lesser, but still contributing buildings. He emphasized that the latter is nonetheless detrimental to a district.

Dr. Andres commented that renderings of the rehabilitated building show that it could be an important community asset and gateway that the village could be proud of.

A member of the public suggested that it is ridiculous to save this building now when all the rest of the buildings on the east side of the street may be torn down in the future.

Mrs. Parker noted that the town has protected the west side of the street all on its own. Couldn't just the west side of the street be in the district? Aren't there other districts in the state that include only one side of a street? Ms. Boone answered that there are. Mr. Anderson added that there are enough contributing buildings on the east side of the street that it should be included in the district.

Dr. Stout noted that this is not a vote on aesthetics, but rather a vote on whether the project will have an adverse effect on a district that meets the criteria for the National Register.

The Council voted unanimously in favor of the motion.

Dr. Andres thanked the audience for their attendance and comments and formally adjourned the meeting at about 10:30 p.m.

Respectfully submitted,

Nancy E. Boone

Vermont Division for Historic Preservation

CHRONOLOGY OF EVENTS

November 10, 1989

The Vermont Historic Preservation Officer informed Mr. Jerry Rowe, President of Citizens Savings Bank, that a building being considered for demolition by the bank in connection with plans to build a branch office in Lyndonville was a contributing component in an historic district which, according to federal regulations, was eligible for the National Register of Historic Places, and recommended that rehabilitation of the building be considered as an alternative to demolition.

November 22, 1989

Citizens Savings Bank is formally requested to obtain approval from the Vermont Historic Preservation Officer for its proposal to construct a branch bank at 123-25 Main Street, Lyndonville, by the Federal Deposit Insurance Corporation.

December 1, 1989

The Vermont Division for Historic Preservation, after negotiations with the bank, approved a plan to demolish a severely altered barn attached to the house.

January 23, 1990

The Vermont Division for Historic Preservation formally approved the plans for rehabilitation of 123 Main Street based on a design by E.H. Danson Associates.

April 3, 1990

The Vermont Advisory Council on Historic Preservation holds a public meeting to review the eligibility of the Lyndonville Historic District to the National Register of Historic Places and to determine whether 123 Main Street is a contributing component in that district.

REVIEW OF RESPONSIBILITIES UNDER SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT

1. The Role of Federal Agencies

Federal agencies involved either directly or indirectly in any project in any state, either through funding or licensing or granting permits must prior to expending any funds or issuing any license, consider the effect of the project on any district, site, building, structure, or object that is included in or eligible for the National Register of Historic Places.

The purpose of the legislation is to impose a standard of conduct upon federal agencies. They must, in any of their funding or licensing activities, consider the effect of their activity on historic resources. Just as important, the historic resources must be evaluated according to federal standards. Federal agencies are required to seek information about historic properties from local sources and interested parties as well as from the state historic preservation officer. The legislative objective is to find ways to meet the needs of the federal agency for its project and to preserve historic resources at the same time. The ultimate responsibility for compliance with these laws lies with the federal agency official who has jurisdiction over the project.

Projects that do not involve federal funds, permits, or licenses are not subject to review under these federal laws.

2. The Role of the State Historic Preservation Officer

The role of the State Historic Preservation Officer is to assist the federal agency official charged with jurisdiction over a project to identify historic properties, assess the effects of federal activity upon the project, and consider alternatives to avoid or reduce adverse effects.

The State Historic Preservation Officer must use criteria established for the National Register of Historic Places to determine if a property is historic. Federal building rehabilitation guidelines called the Secretary of the interior's Standards for Rehabilitation are then used to evaluate projects that affect historic buildings.



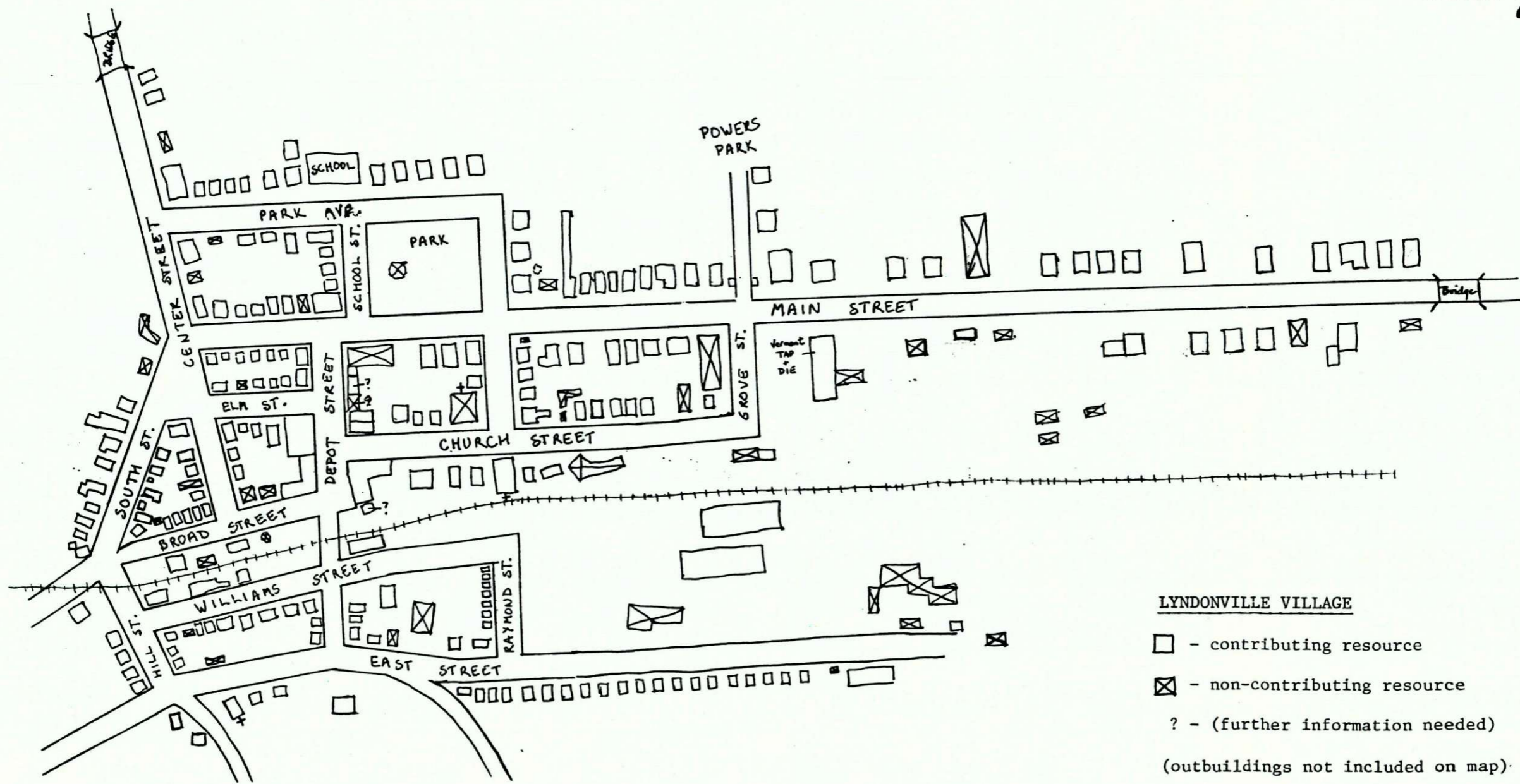
STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

AGENDA

Special Meeting
State Advisory Council on Historic Preservation
Lyndonville, Vermont

April 3, 1990
7:00 p.m.

1. Site Visit to 123-125 Main Street and along Main Street
(6:00 p.m.)
2. Introduction and Review of Agenda
3. Explanation of Review Process and Designation of
Historic Sites
4. Presentation by Citizen's Bank of Proposed Project
5. Presentation on Historic Significance of Lyndonville
6. Public Comment
7. Advisory Council Discussion

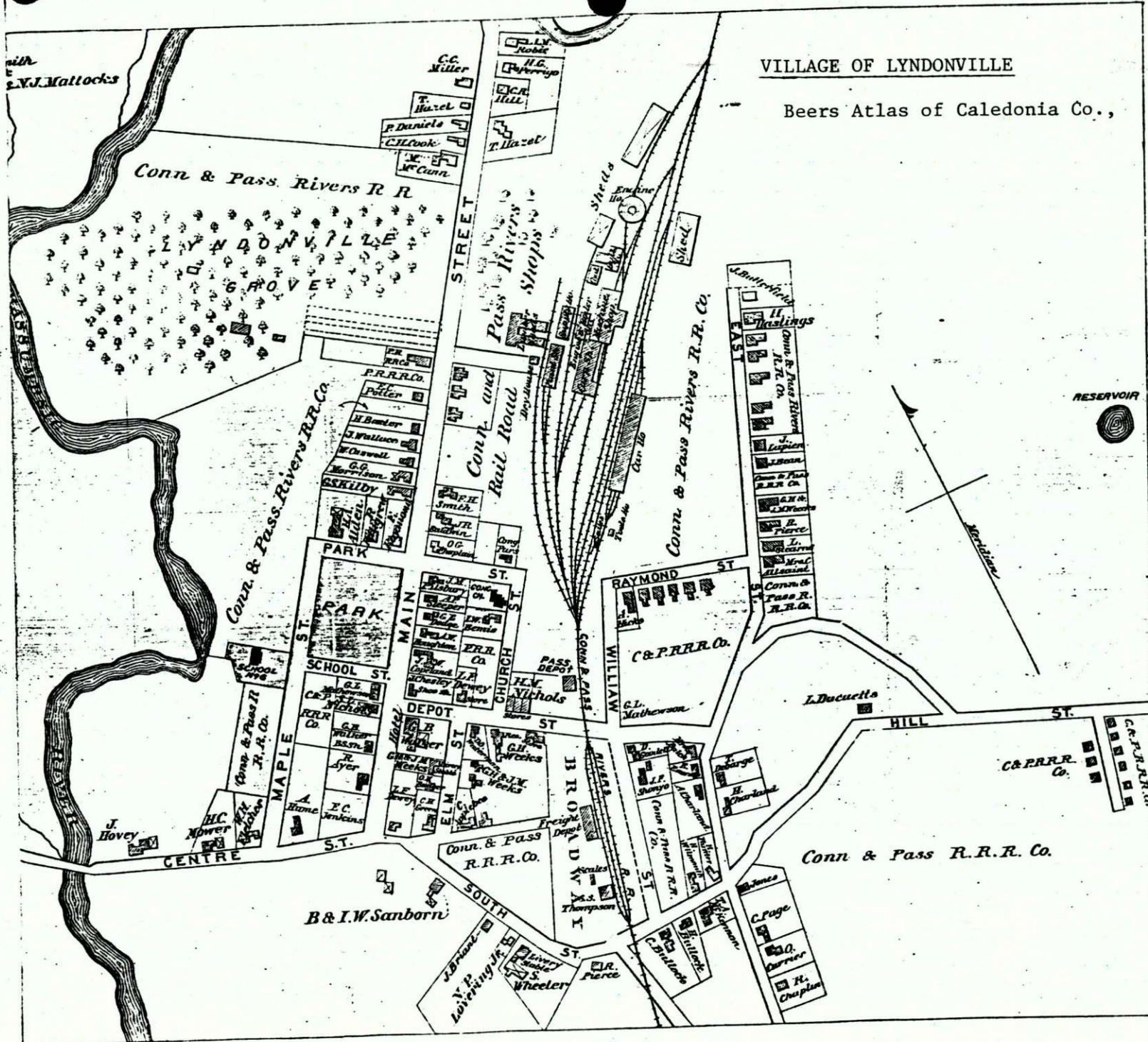


LYNDONVILLE VILLAGE

- - contributing resource
 - ⊗ - non-contributing resource
 - ? - (further information needed)
- (outbuildings not included on map)

VILLAGE OF LYNDONVILLE

Beers Atlas of Caledonia Co., 1875.



with
S.V.J. Matlocks

Conn & Pass Rivers R R

LYNDONVILLE
HOVEY

Conn & Pass Rivers R.R. Co

Count and
Rail Road

Conn & Pass Rivers R.R. Co.

RESERVOIR

L. Ducuetta

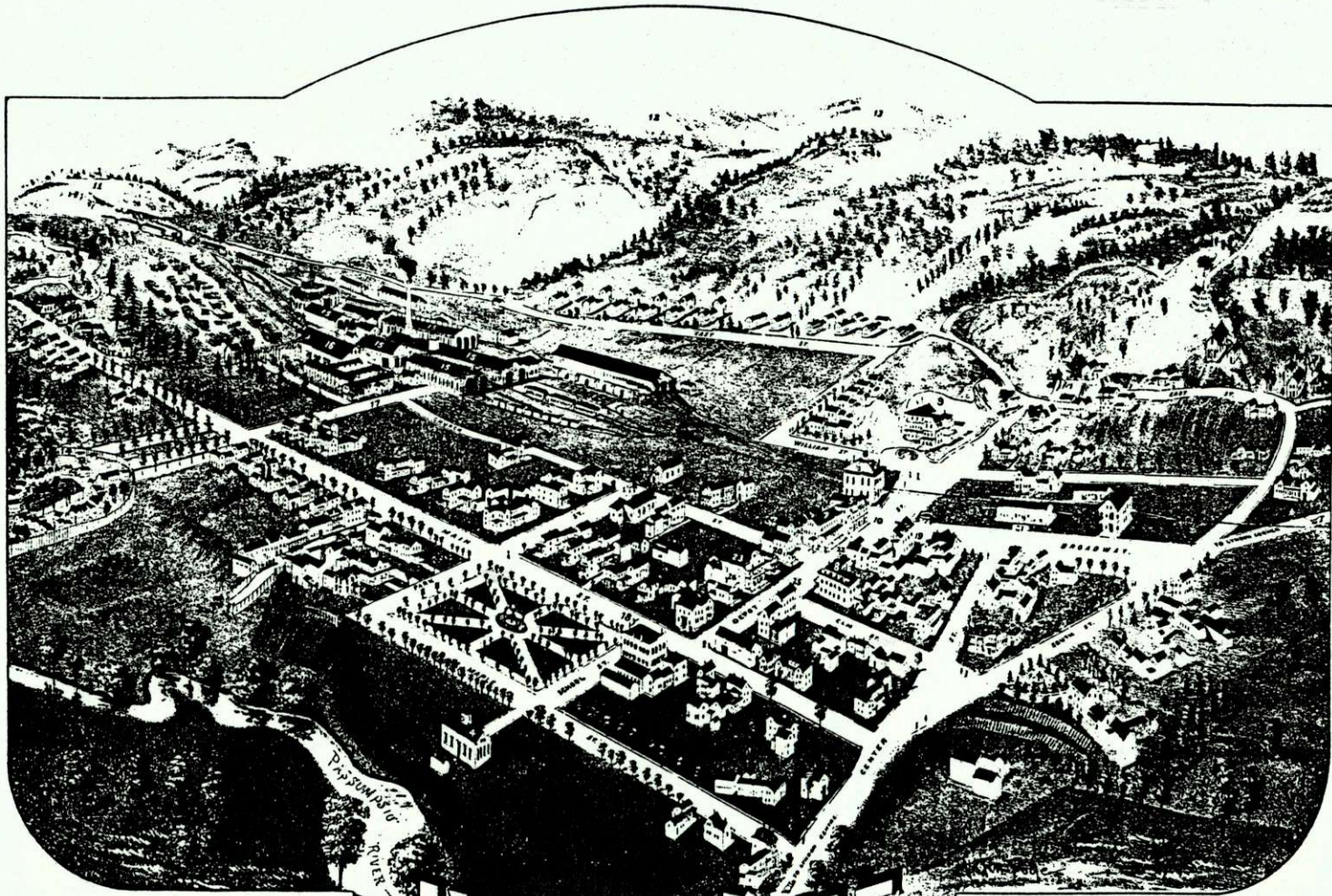
C&P.R.R. Co.

Conn & Pass R.R.R. Co.

B & I. W. Sanborn

J. Brown
N.P. Lovings
S. Wheeler

C. Page
H. Chapman



1. Congregational Church.
2. Methodist Church.
3. Catholic Church & School.
4. Public School.
5. Post Office & Postmaster's Office.
6. Genl. Office & Depot. Passumpsic R.R.
7. News Stand & Mail.
8. Drinking Water.
9. Livery House.
10. Caledonia National Bank.
11. Casting Works.
12. Flouring Mill.
13. Machine Works.
14. Agricultural Ground.
15. Lumber Yard & Saw Mill.
16. Machine Shop.
17. Miller & Butler's Yard.

LYNDONVILLE
 1884. **CALEDONIA COUNTY** 1884
VERMONT.

18. J. Parker, Groceries.
19. C. Parker, Jeweler.
20. Gibson & Hartman, Insurance & Lawyers.
21. Randall Bros., Drugs & Fancy Goods.
22. Wm. C. Keryan, Merchant Tailor.
23. A. S. Mason, Jeweler & Druggist.
24. T. Smith, Clothing & Gent's Furnishing Goods.
25. C. W. Weeks, Clothing Store.
26. A. Tinsley, Dry Goods & Clothing.
27. Messrs. & Co., Grocers.
28. Geo. H. West, Sewing Machine.
29. Geo. Cunningham, Grain & Flour.
30. D. H. Young, D. Co., Hardware & Tinware.
31. Wm. Young, Dry Goods, Furnishing Goods, Boots & Shoes.
32. S. J. Dyer, Furniture & Undertaking.
33. E. H. Dyer, Photographer.
34. W. Richardson, Hardware, Boots & Shoes.
35. W. Weather, Dry Goods, Boots & Shoes.



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on April 18, 1990, beginning at 9:30 a.m. in the conference room of the Attorney General's Office, 2nd floor, Pavilion Building, Montpelier, Vermont.

AGENDA

- I. Minutes of the March 15, 1990, Meeting and April 3, 1990, Meeting
- II. Confirmation of Dates for May, June, and July Meetings
- III. Director's Report
- IV. Old Business
 - A. State Register Designation and Owner Notification Policy (10:30 a.m.)
 - B. Lyndonville Bank
 - C. New Middlebury Village Bridge
 - D. Old Mill, University of Vermont, Burlington
- V. National Register Final Review
 - A. Mari-Castle, Randolph
- VI. National Register Preliminary Review
 - A. Rodewald House, Sharon
 - B. Riverside, Lyndon
 - C. Bates/Griswold Farm, Richmond
 - D. Walker House, Manchester
- VII. Working Lunch
- VIII. State Register Review and Designation
 - A. Review and Designation of Phase I and II Survey of Bennington, Bennington County
- IX. New Business
 - A. Discussion on State Historic Preservation Grants (1:00 p.m.)
 - B. Discussion on Upcoming Archeology Workshop for State Historic Preservation Plan (2:00 p.m.)
 - C. Presentation on New National Register Bulletins



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

April 18, 1990

Members Present: Barbara George
Neil Stout
Martin Tierney
Larry Brickner-Wood (10:45 - 4:30)
Townsend Anderson

Members Absent: Marjory Power
Glenn Andres

Staff Present: Nancy Boone
Elsa Gilbertson
Eric Gilbertson (10:50 - 11:30)
Curtis Johnson (10:30 - 12:10)
Mary Jo Llewellyn (1:00 - 2:10; 2:45 - 3:15)
Giovanna Peebles (2:05 - 2:35)

Visitors: Gary Bressor (1:15 - 2:45; item VI: C)
Jim Converse (1:15 - 2:45; item VI: C)
Fred Dunnington (3:00 - 4:30; item IV: C)

The meeting was called to order at 10:10 a.m. by the chairman. It was held in the conference room of the Attorney General's Office, Pavilion Building, Montpelier, Vermont.

I. Minutes of the March 15, 1990, Meeting and April 3, 1990, Meeting

Ms. George made the motion, which was seconded by Dr. Stout, that the minutes of the March 15, 1990, meeting be accepted with the following amendment: that in items VI: C through G the words "is eligible" be changed to "appears eligible", that on page 4, paragraph 3 an "ly" be added to overwhelming, and that on page 5, item IV: D, last paragraph, the word "the" be added to the end of the first line. The motion passed unanimously.

Ms. George made the motion, which was seconded by Dr. Stout, to approve the minutes of the April 3, 1990, meeting as written. The motion passed unanimously.

II. Confirmation of Dates for May, June, and July Meetings

The following meeting dates were set: May 22, June 29 at Thetford at the Post Mills Congregational Church (state grants selection meeting), omitting the July meeting, and August 7th.

V. National Register Final Review

A. Mari Castle, Randolph

The Council received copies of the nomination, which was prepared by Hugh Henry, before the meeting. There were no comment letters. Mr. Anderson declared for the record that he has business associations with the owner, and said he would abstain from the voting. Ms. Gilbertson said this meets National Register nomination priorities 4 & 6 and criteria B & C. She summarized the history and architecture of the property and passed around photographs. Ms. George made the motion, which was seconded by Dr. Stout, that the nomination be approved under criteria B & C. The motion passed. There was one abstention.

IV. Old Business

A. State Register Designation and Owner Notification Policy

The Council reviewed the current draft of the policy. A copy is attached to the record copy of the minutes. Ms. Boone also gave the Council copies of two comment letters (from the Town of Lyndon and the Village of Lyndonville) that were received.

Ms. Boone gave the Council information on the proposed legislation H.449, which was discussed at the March meeting. After the March meeting the Division had a chance to testify before the Senate committee reviewing this legislation. The Senate committee adopted some revised wording that would be added to the State Historic Preservation Act. This was passed by the Senate and the legislation is now in conference committee. Mr. Gilbertson said Mr. Brickner-Wood was a big help in the testimony. He and Ms. Boone noted that if the State Register Designation and Owner Notification Policy is adopted by the Council as proposed, the Senate will likely be satisfied and will not pursue changing the State Historic Preservation Act.

Ms. Boone then highlighted the changes made to the proposed policy since the previous Council meeting. The Council first reviewed the background section. In paragraph 3, next to the

last line, the Council agreed to keep in "must." The last paragraph was added because of the public concern that is directed toward federal review. Dr. Stout questioned the use of the word "must" in this sentence.

Mr. Gilbertson then reviewed the current State Historic Preservation law, and discussed subchapter 5, section 742 (7), where the Advisory Council must take into account competing public interests, and that there is not a process to mediate and appeal such issues on the state level.

Dr. Stout suggested in paragraph 3 changing "must focus" to "first focus." After discussion, the Council agreed to change it to "must determine the eligibility of properties."

In the last paragraph Mr. Anderson suggested changing "must" to "shall." Ms. George suggested changing "This" to "The" and taking out "We recognize that." The Council agreed to these changes. Ms. George suggested adding to the end of the last paragraph, "to the extent that this fits the federal laws," and asked Mr. Anderson if that would address his concern.

The Council then looked at the policy section. Dr. Stout suggested in paragraph 4 changing "a building's historic status" to "about historic status." Ms. Boone reviewed other changes made to the policy since the last meeting. She noted that the changes in paragraph 3 were made to distinguish between pre-1989 surveys and current and forthcoming surveys. In paragraph 4, the following was added after line 5: "If a municipality requests a public hearing to review a property under consideration for the State Register, the Division for Historic Preservation will hold one." Dr. Stout suggested changing the next to last sentence to: "In the environmental review process and financial assistance programs, consideration of National Register eligibility will also follow this policy."

Mr. Brickner-Wood suggested that when private property owners ask for preliminary National Register review from Advisory Council that they copy their request letter to the town. Discussion followed on the issue of making the National Register more accessible to the public and the merits of informing the town governments. It was agreed that in the letters sent to the towns after the Advisory Council preliminary review, it should be explained what are the implications of National Register eligibility. This letter also says that if the property nomination goes forward, towns will have opportunity to make an official comment. Mr. Gilbertson explained how the preliminary National Review process came about.

Mr. Anderson suggesting changing paragraph 3, last sentence, to "Helping towns effectively use the survey information is a major focus of Division activity." Mr. Brickner-Wood asked about when another person asks for the determination of eligibility of a property they do not own. This is addressed in the internal procedures for implementing this policy.

The Council reviewed the comment letters from the Town of Lyndon and the Village of Lyndonville. The Council said they appreciated receiving comments on the policy. Mr. Brickner-Wood said they should receive acknowledging letters from the Division and that the last paragraph of the letter written by Dean Parker should be addressed.

Mr. Anderson made the motion, which was seconded by Dr. Stout, to adopt the April 17, 1990, policy, "The State Register of Historic Places: Public Notice in Review and Designation," as revised. The motion passed unanimously. The Council complimented the staff on developing this policy.

Mr. Johnson then presented the proposals for revising the State Register criteria (a copy is attached to the record copy of the minutes) and explained that the changes were made to correspond to the new policy. Ms. George made the motion, which was seconded by Mr. Brickner-Wood, that the changes to the State Register criteria be amended as proposed. The motion passed unanimously.

VIII. State Register Review and Designation

A. Review and Designation of Phase I & II of the Survey of Bennington, Bennington County

Ms. George and Mr. Johnson reported on her review of this survey. The Advisory Council went over a few of her questions. Ms. George made the motion, which was seconded by Mr. Brickner-Wood, that Phase I and II of the Bennington Survey be placed on the State Register of Historic Places. The motion passed unanimously.

IX. New Business

A. Discussion on State Historic Preservation Grants

Ms. Llewellyn gave the Advisory Council a list of questions about the grants for the Advisory Council to consider. The Council had raised many of these issues during the grant selection process last year.

Ms. Boone explained that the appropriation for the grants program has so far remained intact through the legislative process.

The Advisory Council first addressed the possibility of raising the ceiling of grant awards up from \$7,500. Ms. Boone stressed that raising the ceiling would not eliminate the smaller grants--that small grants would also be awarded. The Council agreed \$10,000 should be the grant ceiling.

The second issue is that with projects that have archeological sensitivity it is difficult due to time and staffing restraints

for the staff archeologists to deal appropriately with these projects. Ms. Boone said the Division has been discussing getting a summer intern to do testing of sites awarded grants this year and perhaps also go back to previous grants to gather information on what might be there. Since there is no Division funding available for such staffing, other arrangements are being worked out. She said part of the problem in Vermont is that we don't know what to expect to find archeologically next to an 1850 church or 1920 library. Ms. George asked if there is a way to fund an intern besides taking money from the grants. Ms. Boone said they were looking into it, and also said if money was taken from the grants she anticipated it would be less than \$5,000. Mr. Anderson said that grant projects should be dealt with on a case by case basis, and that if an archeological site of great importance is found, a solution will be figured out. He said it was not acceptable to say if an important site is found that the funds may be withdrawn. He noted that sometimes these grant projects were critical to the building. He said the Division needed to be helpful and work out a solution. He said what was in the manual last year was very appropriate and that to shift the burden to the applicant would not be fair. Mr. Brickner-Wood asked if the archeological staff could review the grant proposals ahead of time to see if there might be the potential for archeological sites? Ms. Boone said that would be difficult. Ms. George said the Advisory Council should encourage the Division to find a solution to this problem, because it is a very important issue.

The third issue is the paragraph in the grant agreement re maintaining the qualities that make the building eligible for the National Register for a period of five years after the receipt of a grant. The Division's interpretation is that the Division reviews for five years other projects being proposed for buildings that receive grants. Ms. Boone noted that with Federal grants there were covenants attached to the grants, the number of years the covenant is held for being dependant on the amount of the grant. Discussion followed. Ms. Boone explained a covenant is an attachment to a deed. Mr. Brickner-Wood asked why one needed a covenant if the grant agreement is a legal document. He then suggested the Division for Historic Preservation word this paragraph in the grant agreement the way the Division thinks is appropriate and that this would be sufficient. The Council concurred.

The Council agreed that in the manual it would be good to articulate the idea of funding small visible projects for groups that have few places to turn. On the issue of funding things such as affordable housing, Ms. Boone noted that one of goals of Act 200 was to foster affordable housing. Dr. Stout said the grants should fund affordable housing projects because one of the problems of historic preservation is the public perception that historic preservation equals gentrification. Ms. George said that she would only be in favor of this if it was for public facades. Ms. Boone asked if "public facades" could be changed to "exteriors." The Council agreed that

grants could be awarded for exterior work on affordable housing projects.

Regarding funding county government projects such as courthouses, Mr. Brickner-Wood said county government is like state government in his mind. Ms. Boone noted the county buildings are not governed by regulations and this hooks them into the process that can help preserve them. Ms. George suggested saying in the grant manual that state and county governments are not eligible to apply for these grants. The Council concurred.

Regarding funding non-profit development corporations, Mr. Anderson said they are income-producing. The Council agreed that non-profit development corporations when developing properties for commercial income-producing purposes are not eligible to apply for these grants. They also concurred that projects on income-producing sections of buildings are not eligible for state grants.

The Council agreed to continue the discussion after item IX: B.

IX. New Business

B. Discussion on Upcoming Archeology Workshop for State Historic Preservation Plan

Ms. Peebles presented the Council copies of the flyer for the April 24 Historic Preservation plan workshop. She said the June workshop will be on archeology and that the Division hoped to attract a wide variety of people to attend (architects, town managers, developers, interested citizens, etc.). She asked the Council for advice on how to attract people to attend this workshop and give their input on pre-historic archeological issues in the state.

Mr. Brickner-Wood said it strikes him that in government they get so many of these flyers that they get rather numb to them, and that the timeliness of a subject is often what will catch a person's interest. For example, how can you work within the process when planning municipal projects? How can the Division for Historic Preservation assist towns in the planning process to address archeological issues? Do you know enough about pre-historic resources to include them in your town planning?

Mr. Tierney talked about how it was very very different in pre-historic times from today--"From Woolly Mammoths to Woolen Outlets". He stressed it was important to make people realize how different things were and that pre-historic archeology is more than dry objects. Mr. Brickner-Wood agreed. He noted that with the Shelburne sewage treatment project, once people were exposed to archeology they were fascinated by it.

Ms. George said the Division should make clear in the copy for

the flyer that the workshop will be benefit-oriented. She noted it has not been clear previously what people are going to get out of coming to the workshop. She said if information is going to be handed out, that should be noted on the flyer. The flyer for this workshop can say that attendance at this workshop will improve people's ability to apply for Act 250 permits. Mr. Brickner-Wood said it would appeal to developers to say they will have an opportunity to interact with the Division.

Dr. Stout suggested there could be something on the flyer to say that archeology can pay, and gave the example of New Mexico. The Council offered suggestions to get people interested: Did you know that Vermont was once a sea?, Did you know that there were whales in Lake Champlain? That Snake Mountain was an island?

Ms. Peebles said the object was to discover from the public what are the issues, what can we do about it, and to develop goals and priorities.

Mr. Anderson said to take time to figure out what the Division wants from the workshop so it can be focused and as productive as possible. He said if the public feels they can affect the regulations and parameters, they are more likely to come.

Ms. Peebles said what the Division has learned so far with these plan workshops is that there is an enormous need for public outreach. She thanked the Council for their input.

IV. National Register Preliminary Review

C. Bates/Griswold Farm, Richmond

Ms. Gilbertson explained background of request, and showed the Council photographs and the survey information. She explained the Multiple Property Documentation Form the Division is developing for the theme of "Agriculture in Vermont" and said that the property appeared to meet the registration requirements (preliminary draft) for a farmstead. Mr. Bressor and Mr. Converse (one of the owners) described the barn on the property. The Council discussed its architectural character and concurred that the property appears eligible for the National Register under criteria A & C.

IX. A. Discussion on State Historic Preservation Grants (continued)

On the question of using non-historic materials in grant projects, Mr. Anderson thinks it is currently adequately addressed and the Council agreed.

Mr. Anderson asked if this year the Advisory Council should address the issues that come up in the selection process a

month or two after the grant award meeting rather than waiting so long. The Council and Division staff agreed.

Regarding replacing worn clapboards, Mr. Anderson said we should encourage using eastern spruce clapboards with square edges because this is more historically accurate. The Council agreed.

Regarding the issue of public accessibility, Ms. George said she felt projects should not be funded for interiors that are not open to the public. It was agreed that the current wording that priority will be given to projects on properties that are open to the public should be retained.

On the issue of geographic distribution, Dr. Stout said the rule of reason should apply here. Mr. Tierney said circumstances might arise where this would be appropriate and Mr. Brickner-Wood pointed out that the criteria say geographical distribution may be considered.

Ms. Boone ended by saying the Advisory Council needed to know about a further issue with the grants program. She said that while the funding for the grants appears to be going through the legislature, the position of grants manager is on the Agency's list of possible positions to be cut (due to the state's budget situation). She said the Council should be aware that if the position is cut, the Division will not award the grants this year. The Council expressed concern about this. Ms. George noted that the Division was considering using some of the grant money to pay for an archeologist and asked if some of the grant funding could also be used for funding the position. Ms. Boone said the Division was looking into this, but so far this does not appear possible. Discussion followed. Mr. Anderson said the Advisory Council should write a letter about this, stressing the importance of the grants program and having a position to administer it. Ms. Boone pointed out that this letter should go to the Agency secretary. The Council agreed to write such a letter to the Agency secretary.

VI. National Register Preliminary Review

D. Walker House, Manchester

Ms. Gilbertson told the Council that this request came from the Zoning Board of Adjustment of the Town of Manchester, which is dealing with the issue of a potential buyer who plans to tear down this property. The zoning ordinance states that a property eligible for the National Register can not be torn down. They had asked the Division for a determination of eligibility. The Zoning Administrator, who has since resigned, told the Division that the current owner of the property is aware of their request. Ms. Gilbertson asked the Council to concur with her determination that the property appears eligible for the National Register. The Council reviewed the

survey form and additional photographs of the property. It was the consensus of the Council that the property appears eligible for the National Register under criteria C.

IV. Old Business

C. New Middlebury Village Bridge

Mr. Dunnington, Town Planner of Middlebury, discussed the project. He clarified a statement from the January minutes, saying the straight bridge would go through the house, while the curved bridge proposal would probably take the wing of house and 1960s house. He quoted from the letter from Mr. Gilbertson that summarized the Advisory Council's concerns about the bridge proposal. He said response to this letter from the Agency of Transportation was fairly supportive. He then told the Council what Middlebury's responses were to the concerns--they think the model is a good idea, that to put sidewalk on Cross Street on other side of trees could be done, that they would try to take major highway elements out of the plan, and that regarding bridge sidewalks they were able to get a wider sidewalk on one side but were told that sidewalks on each side is excessive.

Mr. Dunnington said he's toured the site with Mr. Gilbertson, and yesterday with Robert McCullough, Division Building Technology Manager, and Mr. Anderson. He said the wing on the South Pleasant Street house in question appears to have been moved to southwest corner of the house, that the rear section was added, and that the front porch was recent. He talked about the impact of the bridge on the wing, which would be very close to the bridge. He said they would like to preserve the main block and if it was permissible, to remove the wing. He asked the Council if the wing was significant because of all the changes to the wing. Mr. Anderson said in response to a question that he didn't know when the wing was attached and because it was so changed over the years it would need some investigation to determine anything about it.

The Council reviewed slides of the building. Mr. Anderson asked if it would be possible to do molded concrete on the abutments, etc.

Mr. Dunnington said another issue is getting access to the rear of this property since the bridge would be so close to the wing and the house next to it to the north is also very close. Mr. Tierney said he thought a little investigation should be done on the wing to make sure it is not something important, and that he would like to see the main block restored. Mr. Anderson suggested that since Mr. Dunnington needed to go away from the meeting with a decision by the Advisory Council, the Council could say the wing could be documented and the documentation be deposited at the Sheldon Museum. He said that Advisory Council should speak to what will happen to the main block, and asked if there is some way to protect that property

in perpetuity. Ms. Boone then reviewed the Section 106 process.

Mr. Dunnington agreed it would be reasonable to put in the memorandum of agreement that there be an investigation to determine if the building wing should be moved or removed. He said early maps show a separate building just down the hill a little and off the southwest corner of the main block.

The Council agreed that investigation should be done before deciding to either move or remove the wing. If there is something significant about the wing, it should be moved to another location. If the wing is to be removed or if anything needs to be taken off the wing before it is moved, it should be dismantled rather than demolished and that the dismantling be documented and the documentation be filed at the Sheldon Museum. The east wall of the main block should be restored.

Mr. Dunnington said the Agency of Transportation is now working on the location of the bridge and that there are now 5 alternate plans. He briefly went over these proposals.

The Council looked at an aerial view of the area and a plan of the approach on Cross Street. Mr. Tierney said his concern with Cross Street was taking a residential street and making it into a highway, and also how the highway deals with the trees.

Ms. Boone relayed comments Dr. Andres made on the project. He said at the intersection with Main Street, there should be a building lot left to the north of the intersection so a building could go in there at some time. Mr. Anderson suggested that since the Town would be condemning the property they could hold a design competition to put a building on it. Mr. Dunnington said he didn't know if the Town would condemn it. The Council stressed that corners in a village were very important.

The Council strongly suggested a model be built to show the proposed project, because this is the only way to see what will work the best. Other comments made by Dr. Andres were that car and pedestrian traffic systems should be considered as the bridge is being designed. Questions include how will pedestrians get across the street to cross the bridge? Regarding the bridge itself--if the bridge is two lanes wide, the sidewalk could be cantilevered out from structure. This would visually minimize the bridge. Mr. Tierney said as soon as possible he'd like to see some perspectives.

Mr. Dunnington said location and design issues need to be separated. He said the archeology survey would include the area on the north side of bridge where a parking facility will be. He asked for a copy of the minutes and for a letter on these issues.

VI. National Register Preliminary Review

A. Rodewald House, Sharon

Ms. Gilbertson showed the Council slides and the survey form for this property, and discussed its history. The Council concurred that the property appeared eligible for the National Register under criteria C.

B. Riverside, Lyndon

Ms. Gilbertson showed the Council slides of this property and discussed its history. The Council concurred that the property appeared eligible for the National Register under criteria C.

IV. Old Business

D. Old Mill, University of Vermont, Burlington

Due to the lateness of the hour, Ms. Boone said Old Mill could be postponed until the next meeting. She stressed the Advisory Council needs to have a clear position on Lafayette Hall.

B. Lyndonville Bank

This will be discussed further at the next meeting. Mr. Anderson urged Mr. Gilbertson to see that the Advisory Council's letter on this issue be sent to the Governor.

IX. New Business

C. Presentation on New National Register Bulletins

This will be put on the agenda for the next meeting.

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Elsa Gilbertson

Division for Historic Preservation



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on May 22, 1990, beginning at 9:30 a.m. in the conference room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- I. Election of Advisory Council Officers
- II. Minutes of the April 18, 1990, Meeting
- III. Confirmation of Dates for June, July, and August Meetings
- IV. Director's Report
- V. Old Business
 - A. Old Mill & Lafayette Hall, University of Vermont, Burlington
- VI. National Register Final Review
 - A. Shelburne Village Historic District
- VII. National Register Preliminary Review
 - A. Charles Holden Farm, Chittenden
 - B. Simeon Smith House, West Haven
 - C. Uphill Farm, Woodstock
 - D. Stone House, Toll Road, Burke
- VIII. Working Lunch
- IX. State Register Review and Designation
 - A. Review and Designation of surveys of Belvidere, Cambridge, and Eden, Lamoille County (11:30 a.m.)
- X. New Business
 - A. Selection of Certified Local Government Grants (10:00 a.m.)
 - B. Presentation on New National Register Bulletins



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

May 22, 1990

Members Present: Glenn Andres
Barbara George
Neil Stout
Marjory Power
Martin Tierney

Members Absent: Larry Brickner-Wood
Townsend Anderson

Staff Present: Eric Gilbertson
Elsa Gilbertson
Jane Lendway (10:00 - 10:45)
Curtis Johnson (11:05 - 12:00)

The meeting was called to order at 9:45 a.m. by the chairman. It was held in the conference room of 13 Baldwin Street, Montpelier, Vermont.

I. Election of Advisory Council Officers

Mr. Gilbertson explained this needed to be postponed to a later date. He said there were some Advisory Council reappointments to take care of, and he also explained that the federal government has issued new guidelines on conflict of interest, which may have a bearing on council members. He will be working with the Attorney General's Office to resolve this issue as soon as possible. Discussion followed.

II. Minutes of the April 18, 1990, Meeting

Dr. Stout made the motion, which was seconded by Ms. George, that the minutes of the April 18, 1990, meeting be accepted as written. The motion passed unanimously.

X. New Business

A. Selection of Certified Local Government Grants

Ms. Lendway made a presentation on the applications for Certified Local Government grants. Applications were from Williston, Bennington, and the Mad River Planning District. She said this year \$35,000 is available for funding (10% of the Division's federal appropriation must go to CLGs each year). The grant requests are for \$16,000. She explained the Division might have a second round of grant applications later in the year for the remainder of the money. Ms. Lendway gave the Council copies of the applications, the grant selection criteria ranking system, and goals for CLGs.

Mad River Planning District--Ms. Lendway summarized the work the district has done over the past few years. This year the request is for \$4,000 to increase their public education and to develop promotional materials. They will do an update of the 1988 Rural Resource Plan, a publication showing the effects of incremental change and development in the Mad River Valley, a slide show on the same, and a promotional brochure done through the Mad River Rivers and Trails committee. The Council reviewed the application. Dr. Andres said he hoped enough copies of the publications would be printed because these will serve as important models for others. The Council then went through the grant selection criteria ranking system for this application. Mr. Gilbertson explained that to award federal grant money the Division had to have established criteria. The Council was impressed with the project proposal and asked to see the final product. Dr. Stout made the motion, which was seconded by Dr. Andres, that the application meets criteria 4, 6, and 7. The motion passed unanimously.

Bennington--Ms. Lendway explained the projects this CLG had done in the past. This year they want to take the information they have gathered in the past three years and promote it. This promotion would be done with the Bennington Museum and the Bennington Regional Preservation Trust. The request is for \$2,600. The Council reviewed the application. Dr. Stout made the motion, which was seconded by Ms. George, that this application met criteria 4, 6, and 7. The motion passed unanimously.

Williston--Ms. Lendway explained that last year the town had applied for a grant to study where growth could be incorporated in the Williston village local historic district. Because of changes in personnel and time lines, this project was delayed and then was canceled for the past grant year. Williston has applied for a similar project this year. The project would start out with major public involvement. The Council reviewed the application. Mr. Tierney wondered if the amount of money was enough. Dr. Andres made the motion, which was seconded by Ms. George, that this application met criteria 3, 4, 6, and 7. The motion passed unanimously.

The Council, Ms. Lendway, and Mr. Gilbertson then discussed CLGs, how they work, and what kinds of projects they do.

Dr. Power made the motion, which was seconded by Dr. Andres, that CLG grants be awarded to Bennington for \$2,650, the Mad River Valley Planning District for \$4,000, and Williston for \$9,423, and that the Council allow the discretion of the Division to award up to \$1,000 in contingency funds per project as necessary. The motion passed unanimously.

III. Confirmation of Dates for June, July, and August Meetings

The following meeting dates were set: no meeting in June, July 9 at Post Mills (or the 12th if the 9th will not work), August 7, and September 11th. The Division will notify the Council about the date of the July meeting. The preliminary grants review meeting will be June 29 at the Division office, and will be attended by Mr. Anderson, Mr. Tierney, and Ms. George. Dr. Stout will be the alternate.

Mr. Gilbertson explained at the request of Dr. Power that Dr. Power would be resigning from the Council because of personal reasons. The Council expressed their deep regrets.

IV. Director's Report

In the discussion of item III, Mr. Gilbertson reported that \$150,000 was appropriated for the state grants program this coming state fiscal year. There will be two grant cycles, the first of \$70,000 and the second of \$80,000 (applications to be due October 1st). He said the other grants issue of personnel to administer the program is still in limbo. Due to the state budget situation, the Agency of Development and Community Affairs may have to cut three to seven positions, and the Division grants manager position may be affected. If so, the Division will not award any grants this year.

Mr. Gilbertson reported that in the capital budget the Division was appropriated \$400,000 instead of \$515,000 for the Heritage '91 program. The Theron Boyd House got \$150,000, instead of the \$355,000 requested.

Lyndonville Bank: The Citizen's Bank has officially withdrawn their application.

Mr. Gilbertson reported on the budget amendment by Senator McClaughry to take \$100,000 of the Division's appropriation and shift it to the Vermont Student Assistance Corporation. After his speech on the Senate floor, the amendment was withdrawn.

The Council discussed the old International Harvester Building on the corner of Main and Battery streets in Burlington.

Mr. Gilbertson also reported on the Living History Association.

There are two issues with them: the battle reenactments at the Hubbardton Battlefield and the New England Plantation project in Wilmington that had gone through the Act 250 process.

He also said the University of Vermont historic preservation program advocacy project from last year has been printed and will be distributed. The project this year will be a series of public service announcements.

On June 9th at 2 p.m. there will be an exhibit opening at the Constitution House in Windsor. On July 7, 8, 9 is the exhibit opening at Hubbardton. The Advisory Council will be getting formal invitations to these events.

IX. State Register Review and Designation

A. Review and Designation of surveys of Belvidere, Cambridge, and Eden, Lamoille County.

The Council reviewed the survey books for these three towns.

Dr. Power made the motion, which was seconded by Ms. George, that the survey for Belvidere be placed on the State Register of Historic Places. The motion passed unanimously.

Dr. Andres made the motion, which was seconded by Ms. George, that the survey for Cambridge be placed on the State Register of Historic Places. The motion passed unanimously.

Dr. Andres made the motion, which was seconded by Dr. Stout, that the survey for Eden be placed on the State Register of Historic Places. The motion passed unanimously.

X. New Business

B. Presentation on New National Register Bulletins

Ms. Gilbertson reviewed with the Advisory Council National Register Bulletin 22: "Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Last Fifty Years." The Council had received copies of the bulletin before the meeting. The Council then discussed the bulletin and historic resources less than 50 years old.

V. Old Business

A. Old Mill and Lafayette Hall, University of Vermont, Burlington

Mr. Gilbertson summarized the University of Vermont's current plans for Old Mill and Lafayette Hall. The Council has been involved in reviewing this project.

The Council reviewed slides of Lafayette Hall, which was built in 1957. Dr. Andres said the building has International style features but could not be considered as an excellent example of the style. He noted this building was a load bearing wall construction, was common for institutional style buildings of the period, and that there were a number of them built in Vermont. He said in contrast the Vermont National Bank in Burlington is of curtain wall construction, was an important image-making statement when it was built, and is an excellent example of the style. Mr. Tierney said Lafayette does not have the same concern for its visual environment as the bank. Dr. Andres noted this building may have some significance within the context of the University of Vermont and the development of its campus, but that it is not a good or exceptional example of the style. He felt it was important to distinguish between Lafayette and the bank building. It was noted that National Register Bulletin 22 says resources less than 50 years old must be of **exceptional** importance to be eligible for the National Register.

Dr. Andres made the motion, which was seconded by Ms. George, that the Advisory Council not consider Lafayette Hall eligible for the State Register or the National Register on the grounds that while it is an example of the International style and includes standard International style features it is not an exceptional example of the style nor is it of particular significance to the physical context of the University of Vermont campus. Ms. George noted it was ironic that recently the Division and Council has spent so much time defending non-exceptional examples of older buildings, but that this is not eligible because it is less than 50 years old and is not an exceptional example. It was also noted that this building has had two additions: the brick elevator tower and the connector to Old Mill. The motion passed unanimously.

Mr. Gilbertson then discussed the latest proposals for the project. He and Nancy Boone met last month with Diane Gayer at the University of Vermont, and Stephen Smith of Northern Architects who has been hired by UVM to work on this project. The plans for the interior of Old Mill are similar to what had been presented previously. They are now proposing adding a floor to Lafayette and building a four story connector between the two buildings (near the middle) that would contain classrooms. There will be a way to walk through the connector. Mr. Tierney asked some questions on the concept. The Council asked about the four story connector and if it would be taller than Lafayette, which is currently two stories tall on the west side. They also questioned the massiveness of the connector and what it would do to the back of Old Mill. Mr. Tierney noted that previously the Council had said they would like to see two buildings joined by a connector. He said the proposed "connector" was actually a building and could appear very massive.

The Council encouraged the University to keep in touch with the Council and let them review their progress.

VI. National Register Final Review

A. Shelburne Village Historic District

The Council received copies of the nomination, which was prepared by David Tansey, before the meeting. Ms. Gilbertson read verbatim the five objection letters that were received. She gave the Council copies of the National Register Final Review Report filed by the Shelburne CLG Commission, which recommended approval of the nomination. The Council reviewed the photographs and the significance of the district. Ms. Gilbertson reported the nomination met Division National Register registration priorities 1, 3, 5, 8 and 9. Ms. George made the motion, which was seconded by Dr. Andres, that the Shelburne Village Historic District be approved for nomination to the National Register of Historic Places under criteria A and C. The motion passed unanimously.

VII. National Register Preliminary Review

A. Charles Holden Farm, Chittenden

The Council reviewed the survey information and photos supplied by the owner, as well as National Register Bulletin 32: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons. The Council discussed whether or not this property was eligible under criterion B. After discussion, the Council asked for more information on the interiors of both the house and the barn in order to make a determination.

B. Simeon Smith House, West Haven

Ms. Gilbertson explained that the Council had done a preliminary review of this property in 1982 but had not been able to make a decision at that time because of concern that the 1937 Colonial Revival portico obscured the appearance of the 1789 house. The Council reviewed slides and photographs of the property, as well as historic information supplied by the owner. The Council concurred that the property appeared eligible for the National Register under criteria C. They noted the outstanding interior early Federal period detail of the house.

C. Uphill Farm, Woodstock

The Council reviewed the survey form, and information and photographs supplied by the owner. Ms. Gilbertson noted that this property fit into the significant trend in Vermont in the 1920s and 1930s of out-of-staters coming to Vermont and reclaiming the abandoned or rundown old hill farms. This farm is an excellent and well-preserved example of this theme in history. The Council concurred that the property appears eligible for the National Register under criteria A and C.

May 22, 1990

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D. Stone House, Toll Road, Burke

This was postponed until another meeting.

X. New Business

C. Other

Ms. George made the motion that the Council thank Dr. Power for all her work on the Council and for her contributions to the study of archeology in Vermont. The motion was seconded by Dr. Andres, and was passed unanimously.

The motion was made by Dr. Andres and seconded by Dr. Stout that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Elsa Gilbertson
Division for Historic Preservation



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION

Preserving Vermont's historic, architectural and archeological resources

TO: Advisory Council Members
FROM: Elsa Gilbertson *Elsa*
DATE: June 18, 1990
RE: Upcoming Advisory Council Meetings

NEXT COUNCIL MEETING: July 19th

We've had to reschedule the June and July Advisory Council meetings. Because of delays in the state historic preservation grants program, there will not be a preliminary grants review meeting on June 29.

The July 9 Advisory Council meeting had to be switched to July 19, because we were unable to get a quorum for July 9.

The July 19 meeting will be held at the Wilder House at the Plymouth Notch Historic District.

To give you some summer reading well in advance of the meeting, I've enclosed copies of the May meeting minutes, and the seven National Register nominations to be considered for final review.



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on July 19, 1990, beginning at 9:30 a.m. in the Wilder House, Plymouth Notch Historic District, Plymouth, Vermont.

AGENDA

- I. Minutes of the May 22, 1990, Meeting
- II. Confirmation of Dates for August, September, and October Meetings and Preliminary Grants Review Meeting
- III. Director's Report
- IV. Old Business
- V. National Register Final Review
 - A. Currier Park Historic District, Barre
 - B. Colburn Bridge, Pittsford
 - C. Gilead Brook Bridge, Bethel
 - D. Missisquoi River Bridge, Richford
 - E. Quechee Gorge Bridge, Hartland
 - F. US Route 5 Ottauquechee River Bridge, Hartford
 - G. Medburyville Bridge, Wilmington
- VI. National Register Preliminary Review
 - A. Blacksmith Shop, Corinth
 - B. Stone House, Toll Road, Burke
 - C. Charles Reed Holden Farm, Chittenden
 - D. Allen House, Tinmouth
 - E. George Harrington House, Weybridge
 - F. Clyde River Hydroelectric Project (Citizens Utilities), Orleans County
- VII. Working Lunch
- VIII. New Business
 - A. Tour of Plymouth Notch Historic District (1:00 p.m.)
 - B. Tour of Theron Boyd House, Hartford (2:30 p.m.)



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

July 19, 1990

Members Present: Townsend Anderson
Barbara George
Neil Stout
Martin Tierney (left 1:45)

Members Absent: Larry Brickner-Wood
Glenn Andres
Marjory Power

Staff Present: Eric Gilbertson
Elsa Gilbertson
Nancy Boone
John Dumville (arrived 12:00)
William Jenney (arrived 12:00)

Visitors: Jennifer Nelson
Marlene Heck (left 3:00)
Robert George (arrived 12:00)
Marilyn Stout (arrived 4:00)

The meeting was called to order at 9:55 a.m. by the chairman. It was held in the Wilder House, Plymouth Notch Historic District, Plymouth, Vermont.

I. Minutes of the May 22, 1990, Meeting

Ms. George made the motion, which was seconded by Dr. Stout, to approve the minutes of the May 22, 1990, meeting as written. The motion passed unanimously.

II. Confirmation of Dates for August, September, and October Meetings and Preliminary Grants Review Meeting

The preliminary grants review meeting will be held on Friday,

August 10 at 9:00 a.m. in the Division office. Mr. Tierney, Mr. Anderson, and Ms. George will attend. The following regular meeting dates were set: August 21 at the Post Mills Congregational Church in Thetford, September 20, and October 18.

III. Director's Report

Mr. Gilbertson reported that the Division has received word that they have won an award of merit from the American Association for State and Local History for The Historic Architecture of Rutland County publication project. This award is not to be publicized until after it is officially announced by AASLH in September. This is AASLH's highest award. Mr. Gilbertson and the Council commended Curtis Johnson and Ms. Gilbertson for their work. Mr. Gilbertson explained that the money received through sales of this volume will help pay for the next volume, which is on Addison County. Mr. Johnson, Ms. Gilbertson, and Ms. Nelson are currently working to finish Addison County.

Mr. Gilbertson talked about the exhibit opening at the Hubbardton Battlefield on July 7 and 8. About 400 people attended the opening events on July 7. Mr. Gilbertson said he was very pleased that the Division's historic sites have opened three exhibits since last year as part of the Heritage '91 program.

The Division will have their federal program review and audit next month. Six people from the Mid Atlantic Regional Office (MARO) of the National Park Service will be spending a week in the middle of August to review our program. Mr. Gilbertson reported that the Division is working hard to get ready for the review and that he has told MARO it is gross mismanagement and a waste of resources to have so many federal people spend so much time time doing this review.

Mr. Gilbertson reported that in the process of state budget cutting, the Division lost the Secretary C (head secretary) position. This will be a hardship for the Division. He said the good news is that the state grants position is still in place and that the grant applications have been sent out. He also said that the Division will not be administering the Cultural Facilities grants this year.

Mr. Gilbertson said despite the budget difficulties the Division has been able to use innovative ways to get some needed work done. The Division has two interns this summer from Smith College. Ms. Nelson from Weybridge is working on the Addison County publication and Evelyn Bailey from Waterbury is working with the archeologists. Also working on the publication, as volunteers, are a cartographer and a data entry person. The Division has also had a number of volunteers working on the archeological studies at the Theron Boyd House and at Mt. Independence.

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In response to a question from Mr. Anderson, Mr. Gilbertson said the archeological study at the Smith Bridge in Waterbury found a foundation of an early 1800s house. Ms. George asked about the effort to find a historic archeologist to do work related to the state grants. The Division found someone to do the work for two grants awarded last year, and has found another archeologist from Rutland who is interested in doing studies for future grant projects.

IV. Old Business

A. Act 200

Ms. Boone gave the Council copies of the current draft of the Division's plan for Act 200 (attached to the record copy of the minutes). In this legislative session the number of goals in Act 200 was condensed from 32 to 16, and all state plans had to be revised to reflect the new goals. Mr. Gilbertson noted that Ms. Boone has set the standard in the Agency of Development and Community Affairs for doing Act 200 work. Ms. Boone told the Council that the governor's Act 200 implementation committee has been holding a series of public meetings on the state agency plans throughout the state, but that attendance has been extremely poor. The State is trying to come up with other ways to reach the public.

Ms. George asked about the State Historic Preservation Plan. Ms. Boone said the public meeting for the theme "Architecture and Patterns of Community Development" will be in October, and the meeting on archeology will be in November.

B. Advisory Council Code of Conduct

Ms. Boone then brought up the issue of the Advisory Council's Code of Conduct and the guidelines regarding conflict of interest. The Council also discussed this several years ago. Council members received copies of NPS-49, "Conflict of Interest," Chapter 3, section C.6, and "Potential Conflict of Interest Situations--Review Boards." They read these two items and then signed a code of conduct statement, agreeing to abide by them.

V. National Register Final Review

The Advisory Council were mailed copies of all the nominations a month before the meeting.

A. Currier Park Historic District, Barre City

No comment letters were received. Ms. Gilbertson summarized the significance of the district and passed around photographs. She said it meets National Register nomination priorities 1, 6, and 8. The nomination was prepared by Pat Potter and finalized by Heather Rudge. Mr. Anderson made the motion, which was

seconded by Ms. George, that the nomination be approved under criteria C. The motion passed unanimously.

Ms. Gilbertson noted that for the following bridge nominations the Council had received copies of the Multiple Property Documentation form for "Metal Truss, Masonry, and Concrete Bridges in Vermont" earlier this year. These nominations were prepared this year by the graduate students in the University of Vermont historic preservation program. They all meet National Register nomination priorities 8, 9, 10, and 12. She also explained the process of taking the information from the survey form for each bridge and turning it into a nomination. By having the bridge MPDF and sample nominations, it should be relatively easy for anyone interested in nominating an eligible bridge to the National Register to fill out a nomination form.

B. Colburn Bridge, Pittsford

Ms. Gilbertson summarized the significance of this bridge. The nomination was prepared by Doug McVarish. No comment letters were received. Mr. Anderson made the motion, which was seconded by Dr. Stout, to approve this nomination under criteria A and C. The motion passed unanimously.

C. Gilead Brook Bridge, Bethel

Ms. Gilbertson summarized the significance of this bridge. The nomination was prepared by Stephanie Jacon. No comment letters were received. Dr. Stout made the motion, which was seconded by Ms. George, to approve this nomination under criteria A and C. The motion passed unanimously.

D. Missisquoi River Bridge, Richford

Ms. Gilbertson summarized the significance of this bridge. The nomination was prepared by Mary Hotaling. No comment letters were received. Ms. George made the motion, which was seconded by Dr. Stout, to approve this nomination under criteria A and C. The motion passed unanimously.

E. Quechee Gorge Bridge, Hartford

Ms. Gilbertson summarized the significance of this bridge. She read verbatim the comment letter received from the Town of Hartford. The letter did not object to the nomination. She noted that in section 7 the bridge type needed to be changed to spandrel arch bridge. The nomination was prepared by Nadine Miller. Mr. Anderson made the motion, which was seconded by Dr. Stout, to approve this nomination under criteria A and C. The motion passed unanimously.

F. US Route 5 Ottauquechee River Bridge, Hartland

Ms. Gilbertson summarized the significance of this bridge. The nomination was prepared by Amy Worden. No comment letters

were received. Mr. Anderson made the motion, which was seconded by Ms. George, to approve this nomination under criteria A and C. The motion passed unanimously.

G. Medburyville Bridge, Wilmington

Mr. Gilbertson noted a conflict of interest since the Division for Historic Preservation owns this bridge. Ms. Gilbertson summarized the significance of this bridge. She read aloud a letter from the Town of Wilmington. The letter did not object to the nomination. The nomination was prepared by Jim Lindberg. Dr. Stout made the motion, which was seconded by Mr. Anderson, to approve this nomination under criteria A and C. The motion passed unanimously.

VI. National Register Preliminary Review

A. Blacksmith Shop, Corinth

Ms. Gilbertson showed the Council photographs of the property, which were supplied by an agent of the owner, and noted the severe fire damage. The Council also reviewed the survey information. Ms. Gilbertson summarized the history of the property and noted that the integrity of the building has been severely compromised by the loss of the box shop, which had been attached to the blacksmith shop, and by the loss of much of the structure of the blacksmith shop in the January 1990 fire. The Council concurred that the property did not retain enough integrity to meet the National Register criteria.

B. Stone House, Toll Road, Burke

Ms. Gilbertson summarized the history and significance of the building (caretakers cottage) and showed photographs. She noted that it would fit into the New Deal historic context in the State Historic Preservation Plan because it was built by the CCC as part of their work in Burke. Mr. Tierney noted its interest as an architectural type. The Council concurred that the property appears eligible for the National Register under criteria A and C.

C. Charles Reed Holden Farm, Chittenden

The Council had looked at this request at the last meeting and had asked the Division to get further information from the owners on the interiors of the house and barn. The Council reviewed the additional photographs, as well as the information on the barn in The Historic Architecture of Rutland County. Ms. Gilbertson noted the National Register criteria and discussed how this property may or may not meet the criteria. She suggested that the barn could be individually eligible for the Register based on its architectural merit. Mr. Tierney noted that the house was dramatically changed in the 1940s and that it did not appear to be individually eligible. The Council discussed whether the

canal, intake structure, and powerhouse. This unit dates from the 1950s and therefore does not meet the age guideline of 50 years for the National Register.

The Council discussed the problems of evaluating hydroelectric sites for the National Register. Questions of integrity are hard to resolve before full development of the context. The Council then reviewed the slides and information again, and agreed on the following:

The Seymour Lake site presents real integrity questions. The Council felt that the integrity of the dam has been so compromised that it does not appear to be eligible for the National Register individually, but that it may have importance as a component of the hydro system on the Clyde River.

The Echo Lake dam appears to meet National Register criteria C for engineering merit.

The West Charleston complex appears to meet National Register criteria C for engineering merit.

The Newport Dam complex appears to meet National Register criteria C for engineering merit.

The Newport #11 Diversion Dam does not meet the age criterion and therefore does not appear to be eligible for the Register. It may have importance as a component of the hydro system.

VII. Working Lunch

VIII. New Business

A. Tour of Plymouth Notch Historic District

Mr. Jenney, the Division's Regional Sites Administrator for the Plymouth Notch Historic District, led the Advisory Council and guests on a tour of the district. During the tour he pointed out restoration work that had been done since the last Advisory Council meeting here two years ago. He and Mr. Dumville, State Historic Sites Chief, also discussed work they planned to do in the coming year. The Council expressed their appreciation to Mr. Jenny for the tour and said they were very impressed with the site.

B. Tour of Theron Boyd House, Hartford

Mr. Dumville led the Advisory Council and guests on a tour of the Theron Boyd House in Quechee. He explained the Division's process of planning for the stabilization, restoration, and opening of this site. He showed the Council what work had been done so far, including the archeological study conducted this summer on ground near the house that will need to be disturbed in order to do necessary work on the house. The Advisory

barn and the house form an eligible complex and concluded that they do not. Ms. Boone stated that the barn could be considered on its architectural merit, by itself, without the house. Mr. Anderson noted that we do not have strong information that the barn retains integrity and that this should be regarded as preliminary approval. The Council wanted to encourage the owners to proceed with nominating the barn as an individual structure.

D. Allen House, Tinmouth

This item will be delayed until another meeting.

E. George Harrington House, Weybridge

Mr. Anderson declared for the record that he had been employed by the owner to perform an inspection of the house. He described the structure and said that it is very intact, but in poor condition. The Council reviewed the survey form on the property. They concluded that it appears eligible for architectural merit as an intact early 19th century house.

F. Clyde River Hydroelectric Project (Citizens Utilities), Orleans County

Ms. Gilbertson gave the Council maps and plans of the five properties, showed slides of the buildings and associated structures, and related their history. She explained that National Register documentation of eligible sites is part of the federal hydro relicensing process. She noted that the Division has been working with all the utility companies in Vermont and that recently the companies have agreed to work together to prepare a multiple property documentation form for hydroelectricity in Vermont. If hydro stations are eligible, they usually meet criteria C and A.

The Seymour Lake dam is a rock-filled timber crib dam built in 1928, and capped and filled with concrete in 1954. It therefore has lost some integrity. The headgate remains.

The Echo Lake dam is concrete and was built in 1922 with some modifications and repairs made in 1944 and 1984. The dam itself is intact.

The West Charleston site was first used in the early 1900s. The dam is from c.1900, the gatehouse from the 1920s, and the powerhouse is from 1928 (with a new roof from the 1980s). Old equipment remains inside, including horizontal turbines. The penstock, in poor repair, is also old.

The Newport Dam includes the 1918 dam, 1920s gatehouse, two abandoned early dams, ruins of an old paper mill, a powerhouse from the early 1900s with historic additions to house more turbines, and several small outbuildings.

The Newport Unit #11 Diversion Dam includes a dam, diversion

July 19, 1990

8

Council expressed their appreciation of the site and thanked Mr. Dumville for the tour.

Ms. George made the motion, which was seconded by Mr. Anderson, that the meeting be adjourned. The motion passed. The meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Nancy E. Boone
Elsa Gilbertson

Division for Historic Preservation



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION
Preserving Vermont's historic, architectural and archeological resources

PRELIMINARY GRANTS REVIEW MEETING
August 10, 1990

Advisory Council Members present:

Townsend Anderson
Barbara George
Neil Stout
Martin Tierney

Division Staff present:

Eric Gilbertson
Mary Jo Llewellyn
Nancy Boone

The meeting was called to order at 9:25 a.m. in the Division's conference room.

Mary Jo summarized the agenda for the meeting. Forty-six (46) applications were received, asking for \$273,063. \$75,000, about half of the program's \$150,000 allocation, will be awarded in this round. Out of the remaining \$80,000, money for bonding and for archeological work will be subtracted before the second round of grants are awarded.

Today, the Council will review each project by looking at slides and reading a project summary, and will vote from 0 (low) to 3 (high) on each project. Mary Jo will answer questions, as possible. If questions can't be answered from the application, Mary Jo will try to get answers to those questions before the next meeting. Mary Jo distributed summary sheets on the Grant Applications. The following numbers refer to that summary sheet.

1. **Shoreham Congregational Church**
no detail slides
2. **Bridport Masonic Hall**

3. **Shard Villa**

Towny noted that he had to abstain because he had submitted the application on behalf of the organization. He left the room during the discussion of the grant applicaiton. He did not offer any comments.

Barbara asked about the public nature of the building. Mary Jo explained that it is mainly an elderly housing residence, but is also used for meetings, tours, etc. by local groups.

4. **Cornwall No. 2 Schoolhouse**

The Council discussed the eligibility of the school. Towny noted that it is still unmistakably recognizable as a school and that it might contribute to a district. The Council felt that it is not individually eligible for the National Register. Elsa Gilbertson noted that the building does not meet the draft registration requirements that were developed for the Education Multiple Property Documentation Form. Susannah Zirblis came in to describe the area. She grew up across the street from the former school. There are other contributing buildings in the vicinity.

The Council concluded that it does not appear eligible for the National Register and therefore is not eligible.

5. **Rokeby Museum**

Martin did some volunteer work for Rokeby and he asked if it was a conflict. The Council concluded that it was not a conflict since no financial compensation was involved.

The Council noted the rare nature of a freestanding summer kitchen as a building type in Vermont.

6. **Stark Hose Company**

Mary Jo read the letter from the Bennington CLG Commission that suggested the project.

7. **Park-McCullough House**

Towny noted that he had submitted a proposal for the historic structures report, and that it was not accepted. The Council agreed that this did not constitute a conflict.

Eric noted that the preservation plan is underway, and not yet completed.

8. **Stannard Town Hall**
9. **Stannard Church**
10. **Riverside School**

The Council questioned the approach recommended by the contractor of removing the wall and replacing it with concrete or rebuilding it entirely. Neither appears necessary. The Council felt that the applicant should talk to another contractor about less drastic means to address the problem.

11. **Caledonia Grange #9**

More information needed on public use. The Council felt that that it did appear eligible for the National Register.

The Council felt that more slides of the work areas would be helpful. Who will be doing work--are they qualified?

12. **Greater Burlington YMCA**

Martin noted that he teaches squash there. The Council concluded that that was not a conflict. The grant would not affect his pay or employment.

13. **Burlington Reservoir Pump House**

The Council questioned whether the city should maintain the building.

14. **Brown's River Covered Bridge**

15. **Union Meeting House**

Why can't we see the existing slates in the slides? Contact the architect.

16. **Fitzgerald Block - Burlington Community Land Trust**

Martin did a preservation report for the applicant. Martin participated in the discussion, but abstained from the vote.

17. **Pine Street Neighborhood Project**

18. **Ruggles Foundation Home**

The Council questioned its public use. The interior is sometimes used for open houses. The work would occur on the side of the building.

19. **The Guild Hall**

The application is not complete and they have not spent last year's money. They are not eligible.

20. **Lemington Town House**

Did we object to the mound solution before when it was reviewed? It seems preferable to a 4-foot raised foundation.

21. **St. Albans Historical Museum**

The Council questioned whether roof repairs are planned. They are part of the preservation plan, but not part of this grant application.

22. **Pratt Hall**

Slides don't really show the problem.

23. **Vermont Studio School - Town Hall & Opera House**

24. **Congregational Church of Tunbridge**

Will an engineer be involved to engineer the stabilization of the bank under the rear foundation? Paying for an engineer as part of the grant would be possible.

The Council concluded that an engineering plan/approach should be submitted with an application and they wanted to encourage the applicant to reapply in October. In the meantime, they voted low on the current application.

25. **Timothy Frost Methodist Church**

The slides don't really show the work areas. What will happen with the granite posts in basement? Is the building heated in the winter? Is the money requested enough? Why add plywood over the sheathing board?

26. **Strafford Town House**

Towny did a limited report on the building in 1986. He recommended Tom Keefe. The Council felt that Towny should abstain, for possible conflict on interest.

The applicant will provide more definitive information before the Council's next meeting.

27. **Goshen Church**

See if blueboard over ground will work. If not, take piers lower.

How deep are piers? What was nature of drainage work? Need professional advice. Concern that new work is failing.

28. **Unitarian Church, Rutland**

29. **Union Academy**

The Council reviewed the previous application requests and the previous grant project and other work that has been done recently to the building. The Council expressed concern about the condition of the roof. The application includes roof repair.

The Council felt that the building is very important and that it needs a comprehensive plan to guide future work. The Advisory Council would encourage an application after the plan is done.

30. **West Rutland Town Hall**

31. **Paramount Center**

32. **Rutland City Hall**

Did the Division give a grant for painting the building in 1976?

33. **Fair Haven Congregational Church**

Are they planning to fix the cornice near the peeling paint?

34. **Union Methodist Church of Wells**

35. **Joslin Library**

What is causing the deterioration of the slate? Is it ice back-up?

36. **Old Meeting House, East Montpelier**

Watch out for condensation under lead-coated copper--flexible layer between copper and wood--e.g. 2 coats of rosin paper.

37. **Kent Museum**

Eric declared a potential conflict in that the Division is considering acquiring the property from the Vermont Historical Society. The water problem still seems unresolved. Need more information on the water problem.

John Dumville noted that the building sits on a saturated clay soil swamp-like area. Towny asked if a properly placed curtain drain would stop the water from getting into the building and he thought that it would. A curtain drain would cost a lot more. Eric said he would go look at the property before the next meeting.

38. **Putney Federated Church**

Dig perimeter drain one side at a time. Possible to put perimeter drain inside.

39. **Union Hall**

The Council questioned the idea of building new doors to match the existing--better and cheaper to restore existing?

40. **The Victoria - Brattleboro Area Community Land Trust**

Towny again questioned the appropriateness of funding affordable housing projects with this fund. This should be discussed again for next year's guidelines.

41. **Rockingham Meeting House**

42. **Halifax Community Hall**

Possible partial funding--the steps don't seem critical.

43. **Windsor House**

Would curb along edge of parking lot help keep significant amount of water away from building? Do they plan to asphalt present green strip?

Towny noted that he is on the Board of the Preservation Institute and he left the room. Eric is also on the Board and he left the room too. Talk to Judy.

44. **First Congregational Church, South Royalton**

45. **Gates Memorial Library**

Are there three parts to the wall system? Could tie rod ends be used to secure the veneer?

46. **Stockbridge Common Meeting House**

Towny suggested that we revisit the discussion on whether painting should be an eligible activity for the application.

The meeting adjourned at 2:30 p.m.

Summary of Preliminary Choices

12	St. Albans Historical Museum	\$ 10,000
	Strafford Town House	6,750
	Goshen Church	707
	Rutland Unitarian Church	7,250
	Wells United Methodist Church	2,350
	Joslin Library	10,000
	Old Meeting House, East Montpelier	6,250
	Rockingham Meeting House	10,000
	Gates Library	10,000
	Stockbridge Common Meeting House	<u>4,710</u>
		\$ 68,017
11	Pine Street Neighborhood	\$ 10,000
	West Rutland Town Hall	3,000
	Putney Federated Church	10,000
	Union Hall, Newfane	<u>6,500</u>
		\$ 29,500
10 2/3	Shard Villa	\$ 10,000



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on August 21, 1990, beginning at 9:30 a.m. in the Post Mills Congregational Church, Post Mills, Thetford, Vermont.

AGENDA

- I. Minutes of the July 19, 1990, Meeting
- II. Confirmation of Dates for September, October, and November Meetings
- III. Director's Report
- IV. Old Business
- VI. National Register Preliminary Review
 - A. Old Christ Church, Bethel
- VII. New Business
 - A. Selection of Certified Local Government Grants (10:00 a.m.)
 - B. Selection of 1990 State Historic Preservation Grants (10:30 a.m.)
 - C. Burlington Waterfront Project
 - D. Tour of Post Mills Congregational Church
- VIII. Working Lunch



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

August 21, 1990

Members Present: Townsend Anderson
Barbara George
Neil Stout
Martin Tierney (arrived at 10:05 a.m.)
Larry Brickner-Wood (left at 5:00 p.m.)

Members Absent: Glenn Andres
Marjory Power

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson
Mary Jo Llewellyn
Jane Lendway (10:00 to 11:45 a.m.)
Robert McCullough (10:00 to 11:45 a.m.)

The meeting was called to order at 9:55 a.m. by Mr. Gilbertson in the absence of the chair and vice-chair. The Council agreed he would chair the meeting until Mr. Tierney arrived. The meeting was held in the Post Mills Congregational Church in Thetford.

I. Minutes of the July 19, 1990, Meeting

Ms. George made the motion, which was seconded by Dr. Stout, to approve the minutes of the May 22, 1990, meeting, with the correction on page 2 of the name of the American Association for State and Local History. The motion passed unanimously.

III. Director's Report

Mr. Gilbertson told the Council that Ms. Llewellyn and Mr. McCullough are permanent Division employees, as of August 20.

He reported that the Division's program review by the Mid-

Atlantic Regional Office of the National Park Service was held last week. There were six reviewers from the MARO office. Mr. Gilbertson said the Division came through with what he called "flying colors". The Division received two special achievement awards. One is for the Vermont Historic Preservation Plan theme slide shows and the other is for the Certified Local Government final review sheet for National Register nominations. He said the Division has a few things to correct, but that they are minor.

II. Confirmation of Dates for September, October, and November Meetings

The following dates were set: September 20 in Montpelier, October 24, and November 20. A preliminary grants review meeting for the second round of the state grants is tentatively scheduled for November 8.

VII. New Business

A. Selection of Certified Local Government Grants

Ms. Lendway reported that the Division offered a second round of grants for the Certified Local Governments because all of the money available this fiscal year had not been awarded in the first round (May 1990 Advisory Council meeting). Three applications were received. She gave the Council members copies of the applications and the summary sheet showing the grants awarded in the first round (copy attached to the record copy of the minutes). The Council reviewed all the material. Ms. Lendway said Williston and the Mad River CLGs were building on their earlier applications.

Mr. Wood, who is the Shelburne Town Manager, stated for the record that Shelburne is a CLG but that they did not submit an application for this round of grants.

Mr. Anderson stated for the record that he had been contacted by Tom Keefe about submitting a proposal for the Rockingham project if it is funded. He then left the room for the entire discussion and voting on all the CLG applications.

Ms. Lendway then summarized the three applications.

Rockingham: The Town is working on trying to revitalize the Bellows Falls Island industrial area. They are applying for \$15,000 to assist in making measurements and doing a feasibility study on the use of the Adams Grist Mill and the White Mountain Paper Mill. The total cost of the project is \$38,888 and the Town has also applied to the National Trust for a grant for the work. The CLG has met with the Rockingham Job Development Zone board to discuss the project.

Mad River: This is to enhance their original application.

They want to publish and distribute 100 copies of the study done on the archeological resources of the Mad River Valley, to give to the schools, planning commissions, town clerks, selectmen, etc., and to update the original "Mad River Valley Rural Resource Plan" to explain what they've done since the plan was published. The grant request is for \$1,500.

Williston: This proposal is to update the 1976 National Register Historic District nomination, by adding the outbuildings and new information on any of the buildings originally documented. They also want to do an archeological sensitivity map for the town. The request is for \$1,476.

Mr. Wood made the motion, which was seconded by Dr. Stout, to approve the grant applications as follows: Rockingham, whose project meets selection criteria 3, 4, 6, and 7, for \$15,000; Mad River, under criteria 3, 4, 6, and 7, for \$1,500; and Williston, under criteria 1, 2, 3, 6, and 7, for \$1,476. The motion passed, with one abstention.

Mr. Anderson then returned to the meeting. Ms. Lendway explained that there is still \$651 left in CLG funds for this fiscal year. Mr. Wood left the room while this was being discussed and did not vote on this. Ms. Lendway reported that Williston said they would like more funding to help pay for a supervisor for their project and that Shelburne would be interested in funding to do a project for the bicentennial. She asked the Council if they would give the Division the authority to allocate this money to either Williston or Shelburne after the Division gets more information on what they propose to do. Dr. Stout made the motion, which was seconded by Mr. Anderson, to authorize the Division to grant the Williston or Shelburne CLG up to \$1,000 for these purposes. The motion passed, with one abstention.

C. Burlington Waterfront Project

Mr. Gilbertson said that with a previous Burlington waterfront project proposal by the Alden Corporation the Council was very involved in reviewing it. He and Ms. Boone asked what interest the Council has in reviewing the current project and if they have special concerns they want the Division to address. Mr. Tierney stated for the record that his house is near the proposed project.

Mr. McCullough explained the project proposal and showed the Council plans for the initial phase, for which an Act 250 application is pending. No buildings will be affected by this particular part of the project. He said there are archeological sites (cribbing) here, but that they are not affected directly. He said the issue is the long range change on the appearance of the Burlington waterfront.

The Council asked what their role would be in commenting on the project. Mr. Gilbertson said they should possibly consider

looking at if this is a good design for what the city wants to do here. The Council said they needed to be very careful about what the boundaries are in their role and said they didn't see at this point that they should be commenting on the design.

Mr. Anderson discussed a waterfront commentary he had read, written by Tom Cullen, and said that these proposed open green spaces were in opposition to the immediate urban environment and that a dense development might be an extraordinary experience. Mr. Gilbertson and Mr. Tierney noted that the waterfront originally was a very densely developed area.

Ms. Boone said the Division has to make a comment on the Act 250 application for the first part of the project. She asked how far the Division should go in its comments and how detailed the comments should be. Mr. Tierney said the Council should maintain its voice throughout the project, should address the impacts on the historic (both architectural and archeological) resources, and should be clear that they are not making aesthetic critiques or doing city planning.

Mr. Gilbertson asked for this phase of the project where should the Division and Council stop looking at the impact of the project--should they be looking at the area immediately around the project, above the bluff and further east into the city, or the whole city? Mr. Tierney said it should probably be limited to direct visual impact. Mr. Gilbertson said his preference is to restrict it to looking at the impact on the immediate flats around the project. Ms. Boone said the impact on the whole city should be looked at. Mr. Wood said they should look at the specific impact of the project. This issue was not resolved.

The Council and Division agreed that they both want to be able to comment on future plans for the rest of the project, so the wording in the comment on this phase needs to be clear on that.

Mr. Anderson declared for the record that he is currently associated with some work with Emily Wadhams, who is part of the design team on this project.

VI. National Register Preliminary Review

A. Old Christ Church, Bethel

The Council reviewed the history of the building and slides of its interior and exterior. They concurred that it appears eligible for the National Register for its architectural merit.

VII. New Business

B. Selection of the 1990 State Historic Preservation Grants

Ms. Llewellyn gave the Council summaries of the grant

applications, a list of the applicants with the dollar amounts requested, (both attached to the record copy of the minutes), the Secretary of the Interior's Standards for Rehabilitation, and the grant application booklet. Ms. Llewellyn explained the preliminary review process. Four Council members (Dr. Stout, Mr. Tierney, Ms. George, and Mr. Anderson) met with Ms. Llewellyn, Mr. Gilbertson, and Ms. Boone at the Division on August 10. At that review, Ms. Llewellyn presented information and slides on each project. Each Council member voted from 0 (low) to 3 (high) on each project. This determined the preliminary priorities for funding projects. The Council asked questions about the projects and Ms. Llewellyn was to try to get answers to present during the final selection process.

Ms. Llewellyn reported that as part of the grants process, she sent notification letters to the Towns informing them that the Division had received a grant application from a group in their town and that as part of the selection process the Council may be determining the National Register eligibility of the building (if eligibility had not been previously determined). The letter also asked for comments from the town. Ms. Llewellyn received responses from three towns (Putney--a call of support for the Federated Church; Hartland--a letter of support for the Gates Library; and Burlington--an initial contact but no follow up).

Ms. Llewellyn then presented the information and slides on each project. The Council reviewed the summaries and voted 0 to 3 on each project. The Council asked questions and made comments on some of the projects.

Kent Museum: Mr. Gilbertson reported on his site visit to the Kent Museum with John Dumville. He said after reviewing the situation, they think that the proposal will be of some benefit but is not a long term solution to the problem. Ms. George stated that she is opposed to awarding this grant if there is a possibility that the Division will become the owner of the building when the work is being carried out. Mr. Gilbertson said the earliest the Division might get the building (if it does at all) is July 1, and the work would be done before then. Mr. Anderson noted that the proposal is treating the symptoms and not attacking the problem.

Strafford Meeting House: Mr. Anderson declared for the record that he is currently working on three projects for North Hollow Construction, which did the inspection of the building for this application. He abstained from voting on this application.

Goshen Church: Mr. Anderson said that the proposal is treating the symptoms and not attacking the problem. The Council agreed that the problem needed to be addressed.

Joslin Memorial Library: The Council expressed its concern that the application said they would do all the work proposed "if funding permits." Mr. Anderson said if they are awarded a grant for \$10,000 that the Council should get assurance that

they will do both the slate roof and the repointing.

Pine Street Neighborhood Project: Mr. Anderson said the Council should write a letter to Gus Seelig of the Housing and Conservation Trust Fund reminding them that there are three components to their grant program, and that historic preservation is the third component. He said that if there was a historic preservation component to any Housing and Conservation project, Housing and Conservation should fund that work. He pointed out that much of affordable housing is in historic buildings. He said he thought part of the reason the Division receives applications like this one is that Housing and Conservation tells people that preservation funding is available from the Division. Mr. Anderson made the motion, which was seconded by Mr. Wood, that the Council write a letter to Gus Seelig about this matter. Ms. George pointed out that in the letters to grant applicants to inform them of the decisions on their proposals the Division should be sure to say that such projects would be considered for historic preservation grants but that these projects are not a priority. The motion passed unanimously.

Shard Villa: Mr. Anderson declared for the record that he has a conflict of interest and would abstain from voting on this. He has worked on this building and developed a preservation plan for it. He explained the background of the project at the request of the Council. He then left the room during the vote.

Park-McCullough House: Mr. Anderson declared for the record that he submitted a proposal with Tom Keefe to prepare a historic preservation plan for the building, but that the proposal was not accepted.

Mr. Anderson said that the Council should take time at a meeting to review how these historic preservation grants are awarded. He noted that there is more and more competition for the grants, and that there are so many critical need projects. He said the Council should develop criteria on how to evaluate and award grant proposals. The Council concurred, and suggested this discussion take place at a meeting after the November grants awards meeting.

Vermont Studio School: In light of this request, the Council said at the grant discussion meeting they need to address the issue of funding the repair or restoration of steps for a building that is not accessible to the handicapped.

Timothy Frost Methodist Church, Thetford Center: The Council suggested they apply for a technical assistance grant from the Preservation Trust of Vermont to do a preservation plan for the building.

Fitzgerald Block: Mr. Tierney declared for the record that he had done a survey of the building for the applicant. He abstained from the voting.

Lemington Town House: Ms. Llewellyn reported that she had learned the day before that work on this project had been started, therefore the project is not eligible for a grant. Mr. Wood said that because their water problem was caused by work the Agency of Transportation did, AOT really should be charged with fixing the problem.

Canal St. "The Victoria": Mr. Anderson raised a question about the plan for this building to be sold as a co-op to its tenants and therefore it will go out of ownership by a non-profit.

Halifax Community Hall: The grant request was adjusted from \$4,262 to \$3,262 because they decided to repair the front steps instead of replacing them.

Windsor House: Mr. Anderson declared for the record that he would abstain from voting on this proposal because he is on the board of the Preservation Institute for the Building Crafts.

Union Academy: The Council urged them to get a preservation plan for the building and then apply again in October.

After reviewing all the projects, the Council went through the list of applications and voted 0 to 3 on each proposal. They then looked at all the projects that received a vote of 15 points total, and discussed those projects again.

The Council concurred that the Bridport Masonic Hall appears individually eligible for the National Register as a good example of the property type. It also appears eligible as a contributing member of a Bridport Village Historic District.

The Council concurred that the Caledonia Grange Hall in East Hardwick appears eligible individually for the National Register as a good example of the property type. It also appears eligible as a contributing member of an East Hardwick Historic District.

Ms. Llewellyn discussed the potential of archeological concerns for the Caledonia Grange Hall and Putney Federated Church projects, since both will involve ground disturbance.

Ms. George made the motion, which was seconded by Mr. Anderson, that grants be awarded to the following ten applicants in the following amounts, for a total of \$72,076:

St. Albans Historical Museum	\$10,000
Rutland Unitarian Universalist Church	7,250
Old Meetinghouse, East Montpelier	6,250
Rockingham Meetinghouse	10,000
Putney Federated Church	10,000
Shard Villa, Salisbury	10,000
Windsor House, Windsor	1,137
Bridport Masonic Hall	6,339
Caledonia Grange #9, Hardwick	3,600
Gates Memorial Library, Hartford	7,500

August 21, 1990

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Mr. Anderson suggested that at the January or February meeting the Council review the grants process.

Ms. George said she wanted to state for the record that she would have preferred to partially fund the large projects and then award more grants to other smaller projects. She said she hoped to see this kind of approach in the next round of grants for this year.

The motion passed unanimously.

Mr. Anderson made the motion, which was seconded by Ms. George, to authorize the Division to adjust any of these grant amounts downward if it was needed. The motion passed unanimously.

The meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Elsa Gilbertson
Division for Historic Preservation



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION
Preserving Vermont's historic, architectural and archeological resources

MEMORANDUM

TO: CLG Staff Evaluation Committee
FROM: Cheryl DeCelle, Financial Manager *Chf*
DATE: May 15, 1990
SUBJECT: List of FY1990 CLG applications

The following is a list of the applications received by the May 14, 1990 deadline:

<u>CLG</u>	<u>Grant Request</u>	<u>Match</u>	<u>Total Project</u>
Town of Williston* <i>Awarded</i>	\$ 9,423	\$ 9,423	\$18,846
Mad River Valley Planning District <i>Awarded</i>	4,000	4,000	8,000
Town of Bennington <i>Awarded</i>	2,650	2,818	5,468
Totals	\$16,073	\$16,241	\$32,314

* The Town of Williston's previously approved application for FY1989 funds has been resubmitted for FY1990 funds due to staff turnover and time limitations.

If these projects are approved, the Division will need to grant an additional \$18,627 to meet the minimum 10% of \$34,700.



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION

Preserving Vermont's historic, architectural and archeological resources

TO: CLG Staff Evaluation Committee (Gilbertson, Boone, Lendway, Peebles)
FROM: Jane Lendway
DATE: August 16, 1990
SUBJECT: List of FY1990 Round II CLG grant applications

The following is a list of the applications received by the August 3, 1990 deadline. (We did not receive any late applications):

<u>Certified Local Government</u>	<u>Grant Request</u>	<u>Match</u>	<u>Total Project</u>
Mad River Valley Planning District	\$ 1,500	\$ 1,500	\$ 3,000
Town of Rockingham	15,000	23,888	38,888
Town of Williston	1,476	1,319	2,795
Totals	\$17,976	\$26,707	\$44,683

If these projects are approved as funded, the total CLG funds committed will be \$34,049, just \$651 short of the minimum 10% pass-through amount of \$34,700 required by the National Historic Preservation Act.



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on September 20, 1990, beginning at 9:30 a.m. in the conference room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- I. Minutes of the August 21, 1990, Meeting
- II. Confirmation of Dates for October, November, and December Meetings
- III. Director's Report
- IV. Old Business
 - A. Old Mill, University of Vermont, Burlington (10:00 to 11:00)
 - B. Burlington Waterfront Project (11:00 to 12:00)
- V. National Register Preliminary Review
 - A. New Haven Mills Union Church, New Haven
- VI. Working Lunch
- VII. State Register Review and Designation
 - A. Review and Designation of Archeological Sites in Duxbury, Washington County (1:30 p.m.)
 - B. Review of Swanton survey, Franklin County
- VIII. New Business



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

September 20, 1990

Members Present: Townsend Anderson (10:10-1:10; 3:00-3:30)
Glenn Andres
Barbara George
Neil Stout
Martin Tierney
Larry Brickner-Wood (9:55-1:30)

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson
Giovanna Peebles (11:00-12:00; 1:45-3:10)
David Skinas (1:30-3:10)

Visitors Present: Stephen Smith (10:00-11:00, item IV.A)
Diane Gayer (10:00-11:00, item IV.A)
Peter Bourgois (11:00-12:15, item IV.B)
Tom Sweet (1:30-3:10, item VII.A)
George Stearns (1:30-3:10, item VII.A)

The meeting was called to order at 9:45 a.m. by the chairman. It was held in the conference room at 13 Baldwin Street in Montpelier, Vermont.

I. Minutes of the August 21, 1990, Meeting

Ms. George made the motion, which was seconded by Dr. Stout, to approve the minutes of the August 21, 1990, meeting. The motion passed unanimously.

II. Confirmation of Dates for October, November, and December Meetings

The following dates were set: October 24, November 19, and December 20. The preliminary grants review meeting will be November 8. The October or November meeting may be at Shard Villa in Salisbury.

IV. Old Business

A. Old Mill, University of Vermont, Burlington

Stephen Smith of Northern Architects and Diane Gayer of the University of Vermont made a presentation to the Council on the Old Mill project. They showed a model of the proposed project, as well as drawings and sketches. The current proposal is to remove the skin of Lafayette Hall and replace it, possibly with brick or polished concrete block with a base of stone to link it visually with Old Mill. They would build a connecting addition from the back of the middle of Old Mill to Lafayette. This addition would have a hall with rooms on each side. There would be two courtyards--one on each side of the addition.

Mr. Tierney noted that the Council's concern is how the existing historic building is protected. He asked about entrances. Mr. Smith answered that there will be a primary entrance in the addition but that the front doors of Old Mill will continue to be used. Mr. Tierney said his concern is that the front of Old Mill will then be like the back because the rear entrance will be used more. Dr. Stout and Mr. Smith said they felt the front entries would still be used quite a bit. Ms. Gayer said Old Mill will get a lot more use when this project is completed and that the faculty was concerned that if all the traffic was channeled through the two main doors of Old Mill there will be too much wear and tear on Old Mill.

Mr. Smith said that Lafayette Hall will be no wider, but will be one story higher and have an addition on the north end. The connector addition will have two elevators, offices, and classroom space.

Mr. Tierney felt the proposed design of the connector has a strength that makes him feel a little uneasy. He wondered if the architects could consider this as the design evolves. He asked if the back of Old Mill will be diminished because of the strength of the connector. Mr. Smith said he would consider it, but felt that the overall design approach was fairly quiet.

Mr. Gilbertson asked how they were going to treat the juncture between Old Mill and the connector. There will be some kind of reveal. He asked why the connector has a different roof pitch than the rear center gable of Old Mill. Mr. Smith said the same roof pitch would have been too high and it would also have looked like Old Mill being extruded. Dr. Andres said the scale relationships are nice between the connector and Old Mill.

Ms. Boone asked if there will be any sense of transparency looking from Lafayette or the connector to Old Mill. Ms. Gayer said they had not talked about this. Mr. Gilbertson asked if the original back wall of Old Mill will be left where the connector connects. The answer was yes.

The earliest completion date possible is spring of 1994. Mr. Anderson asked if the elevator would serve the fourth floor of

Old Mill. The answer was yes. He then said the most difficult component is the connection of the connector roof to Old Mill. Mr. Smith said perhaps they might hold the connector roof back a few feet from Old Mill.

Dr. Andres pointed out that with all the trees in the courtyard people will be reading the courtyard and not all the subtleties of the design of the connector. He wondered about the connector asserting itself as a separate building. He said he would almost like to see the connector stepping in from Old Mill, then in again, and then back out. Mr. Anderson asked about clipping off the eastern part of the gable roof of the connector. Mr. Smith said they had tried it but it did not work.

The Council concurred that the following concerns should be addressed by the University of Vermont: being clear about whether the addition is a connector or a building, how the entry works in the connector, studying the articulation of the connection between the addition and the rear of Old Mill, how they are going to deal with the rain coming off the roof at the corners in the back, and looking at shifting the entrance in the connector one bay or so to either direction so it will emphasize either Old Mill or that which is modern in the project. The Council thanked Mr. Smith and Ms. Gayer for their presentation and commended them for their good job with the evolving design process.

B. Burlington Waterfront Project

Mr. Bourgois of the Cavendish Partnership made the presentation to the Council on this project. He showed them slides and plans of the waterfront as the City of Burlington envisions it.

He then went over the plan for the waterfront, telling the Council about each component. Ms. Boone asked if there was any discussion by the City about the height of buildings proposed to be built below the bluff. Mr. Bourgois said the height limit was seven stories, but that the Cavendish Partnership would like to see the limit for new buildings be three or four stories.

Mr. Bourgois then showed slides of the plan for the waterfront park, which is in the Act 250 process now. The promenade along the water will be on top of stepped stone that goes to the water's edge. He noted the oil and metal contamination of the soil. In this project they can only go down to the high water line, identified by the Army Corps of Engineers as being 98 feet. He then showed slides of the model.

Mr. Gilbertson asked if under Act 250 the City would be asked to submit a master plan for the whole waterfront project. Mr. Bourgois did not know.

Ms. Peebles summarized the three issues to be addressed by the Division and the Advisory Council. They are: 1) physical

impacts to archeological resources, 2) continued diving access to the lake's resources, and 3) how can the public perceive Burlington's historic waterfront heritage? She handed out a copy of a map of the underwater archeological survey done in 1984 for the Alden project proposal. Ms. Peebles suggested that the crib structure could be the basis for the future dock or pier; the upper portions could be reconstructed rather than destroying it. She noted that she didn't know the current condition of the crib structure.

Ms. Peebles suggested to the Council that the City be asked to do the following: 1) do an overview study, including overlay maps showing the historic context of the waterfront project area (similar to the one Peter Thomas and Thomas Visser did for a study for the water treatment plant just to the south of this area). This could be used for planning and for interpretation; 2) understand the proposal's impact on the known existing archeological resources, fully documenting the crib structure if it will be disturbed; and 3) make available to the public the historic information using various interpretive methods in the park.

Mr. Tierney said the edge of the water was a concern to him since there are things at the edge that are historic. He asked how they would be affected.

Ms. Peebles said the possible resources under the fill could be shipwrecks, as historically they were often used for fill on the waterfront. There may also be piers and breakfronts. Ms. Boone also noted that there were buildings scattered between the lumber piles (as seen in historic photos and views), so there may possibly be remains of those in the fill area.

Mr. Gilbertson noted that one of the impressions he got from the discussion at the last Advisory Council meeting about this proposal was recapturing the feel of the historic waterfront.

Mr. Bourgois said the City wants to be under construction this spring. He noted that the impact of Ms. Peeble's proposal had to be considered--how much it would cost and how much time it would take. He said the City recognized that this was going to be a high maintenance park. He said nothing was currently built into the budget for interpretive signage, etc. He had been considering old photographs and maps etched into metal and put along the boardwalk and maps on the ground. He said the Cavendish Partnership wanted to do interpretive things, but said the City would indeed ask about cost.

Mr. Tierney commented that the plan for this park was relatively low impact. Mr. Anderson encouraged Mr. Bourgois to pursue the idea of the concrete floating dock because it would mean no impact to the crib structure. He said he also hoped the plantings will not cut the lake off from the park and that the vistas should be opened up rather than closed off.

Mr. Wood made the motion, which was seconded by Dr. Stout, that the Division for Historic Preservation make the following

comments as part of the Act 250 proceedings for the park: that it be noted that the impact of this plan appears to be relatively minimal, that an archeological study be done for the area, that an overlay map showing the historic context of the waterfront project area be prepared-- for both planning and interpretive purposes, that the proposal's impact on the known existing archeological resources be determined and that the crib structure be fully documented if it will be disturbed, and that the historic information about the area be interpreted and made available to the public in the park. The motion passed unanimously.

Mr. Bourgois also showed the Council the computer generated model of the waterfront plan. The Council thanked him for his presentation.

VIII. New Business

A. Proposed Historic Preservation Policy of Housing and Conservation Board

Ms. Boone gave the Council copies of a draft of a letter written by Mr. Anderson for the Advisory Council to the Housing and Conservation Board regarding the historic preservation issue brought up during the grants review at the last Council meeting. She also gave them copies of a memo to the Housing and Conservation Board by Gus Seelig and Polly Nichol about the draft of the proposed policy position on historic preservation, and a draft of the proposed policy. The Council made a quick review of these items.

Mr. Anderson said they are taking a lot of liberties to prioritize in the policy when they have their mandates described by the law. The Council and Mr. Gilbertson said the board was going against the law in the very last sentence of the policy proposal.

Mr. Gilbertson asked for the Council's comments on the policy and asked if Ms. Boone could bring these concerns to the Housing and Conservation Board meeting on September 28. The Council listed their issues (as follows): interiors--do they have to be reviewed; fully funding historic preservation projects under the dual goal projects; and not dismissing historic preservation if they are unable to accommodate historic preservation issues (the last sentence of the policy). The Council also said it should be put in the policy that where there is a conflict, the Advisory Council should be consulted. The Council concurred that Ms. Boone would draft a letter with these comments and that Mr. Tierney would sign the letter.

III. Director's Report

Mr. Gilbertson reported that the Division had two public hearings on the proposed State sites use policy. He gave the

Council copies of the draft policy. He said the major issue was section 3.5, which forbids simulated battles. He said this is included because of safety issues and because it is impossible to accurately interpret battles. He said this is also consistent with the National Park Service policy of treating battlefields as hallowed grounds. He said the Living History Association is against this part of the policy.

Mr. Gilbertson said that as the State plans for the budget next year they are currently looking at level funding. He is trying to get money to do survey work back into the budget.

Mr. Gilbertson went to a reception at the Manley-Lefevre House in Dorset honoring its placement on the National Register.

The Preservation Trust of Vermont granted the Division \$1,700 to convert the slideshows developed for the State Historic Preservation Plan into videotapes. The Division has also received \$10,000 for archeological work on soil conservation projects.

Mr. Gilbertson thanked Ms. George for officially receiving the American Association for State and Local Histories award of merit for the Rutland County publication project at the AASLH meeting in Washington, D.C.

Dr. Stout commented that in looking at the sites use policy, he would suggest in section 3.7 adding mountain bikes before the "etc.". He said mountain bikes really can tear up the earth. Mr. Gilbertson noted the Division now had to draft the final rules. The rules would then go before the legislative rules committee, which holds another public hearing.

VII. State Register Review and Designation

A. Review and Designation of Archeological Sites in Duxbury, Washington County

Mr. Skinas introduced Mr. Sweet of the New England Land Association, which owns the property being considered, and Mr. Stearns, who represents the association. Mr. Skinas made a slide presentation about the Dowsville Brook area (South Duxbury) and proposed to the Council that this area be designated to the State Register as an archeological historic district. He said the boundaries are roughly the Moretown town line to the east, the Fayston town line to the south, Camel's Hump State Park to the west, and to the north a line between the mountain ridges and the line between the historic school districts 3 and 4. The archeological sites are mostly the remains of once thriving farmsteads, mill-related sites, and many archeological deposits. Mr. Skinas said that Duxbury does not have a published town history and that the late 1800s Child Gazetteer really only mentions North Duxbury, so the proposed district becomes more significant because of the information it can yield about the early history of South Duxbury.

Mr. Skinas explained that this district came up as a result of a project that is in the Act 250 process. New England Land Association proposes to divide this large site into 33 lots. Mr. Skinas said that the archeological sites on this land need to be inventoried and examined before the subdivision occurs. He went on a four hour site visit, which was hampered by rain, with Mr. Sweet. He took soil cores to determine integrity, took photographs, and inspected the sites. Later he talked to Alice DeLong, lifelong Duxbury resident, who provided some information on the area that was passed down to her by her grandfather.

Mr. Skinas provided background information on the area, including the factors that led to the abandonment of this hill farm area, and then specific information on the individual sites within the proposed historic district. He said the soil borings showed no soil disturbance to these sites, so they have very good integrity. He then summarized the significance of the proposed Dowsville Brook Archeological Historic District.

Ms. Peebles said State Register criteria 11a, b, c, d, and e apply to the district.

Mr. Sweet asked why an area such as Dowsville is different in its value than North Duxbury or Little River, which are not designated and there does not appear any intention to do so. Mr. Stearns, the lawyer representing the association, asked what is an archeological district as opposed to an individual site, why are there other archeological districts that have not been designated, why put this district on the State Register and not the others, and what are the effects and official procedures for designation.

Mr. Gilbertson and Ms. Peebles answered these questions, explaining the environmental review and State Register processes. Mr. Gilbertson said that in this case the sites relate to each other historically, that they are part of a pattern, and that they can best be understood as a historic district. Mr. Stearns said the property owners were being imposed with a burden as a result of this designation. Mr. Gilbertson said the Division would like to be able to do the survey but that there are no funds available for the work. Dr. Andres said that regarding the historic district, here there is evidence of a community frozen at an early period and that that is very important.

Mr. Anderson declared for the record that he has a conflict of interest because he is an adjoining land owner and has party status in the Act 250 process. He said he would abstain from voting on this designation.

Mr. Stearns said it is the feeling of the property owners that the need is not here yet for a study, but that that time will come when the land is divided up and the new owners decide to do something with their lots.

Ms. George asked why the boundary goes so far to the west. Mr. Skinas explained that it marks the Dowsville watershed. It is a natural line, it contains the district to the west, and that to define a boundary he went to the furthest environmental boundary that contained all that was significant.

Ms. George made the motion, which was seconded by Dr. Andres, to place the Dowsville Brook Archeological Historic District to the State Register of Historic Places under criteria 11 a, b, c, d, and e. The motion passed, with Mr. Anderson abstaining.

VIII. New Business

A. White River Junction Senior Citizen's Housing Project

Ms. Boone told the Council that this project was under Division review under the Section 106 process. She explained the project and the area. Ms. Gilbertson told the Council she made a site inspection and summarized the history and architecture of the area. She and Ms. Boone said the area appears eligible for the National Register as a historic district. The Council looked at photographs and maps of the area. Ms. Boone told the Council she wanted them to know about this project and that the Division might bring the project back for further discussion.

V. National Register Preliminary Review

A. New Haven Mills Union Church, New Haven

The Council reviewed the survey information and other photographs supplied by the person who takes care of the church. Ms. Gilbertson summarized the history of the church and said it appears eligible under criteria C. The Council concurred unanimously.

B. Ben Thresher's Mill, Barnet

The Council looked at the survey photo of the building. Mr. Gilbertson described its interior and noted that it is remarkably intact. Ms. Gilbertson said the property appears eligible for the National Register under criteria A and C. The Council concurred unanimously.

VII. State Register Review and Designation

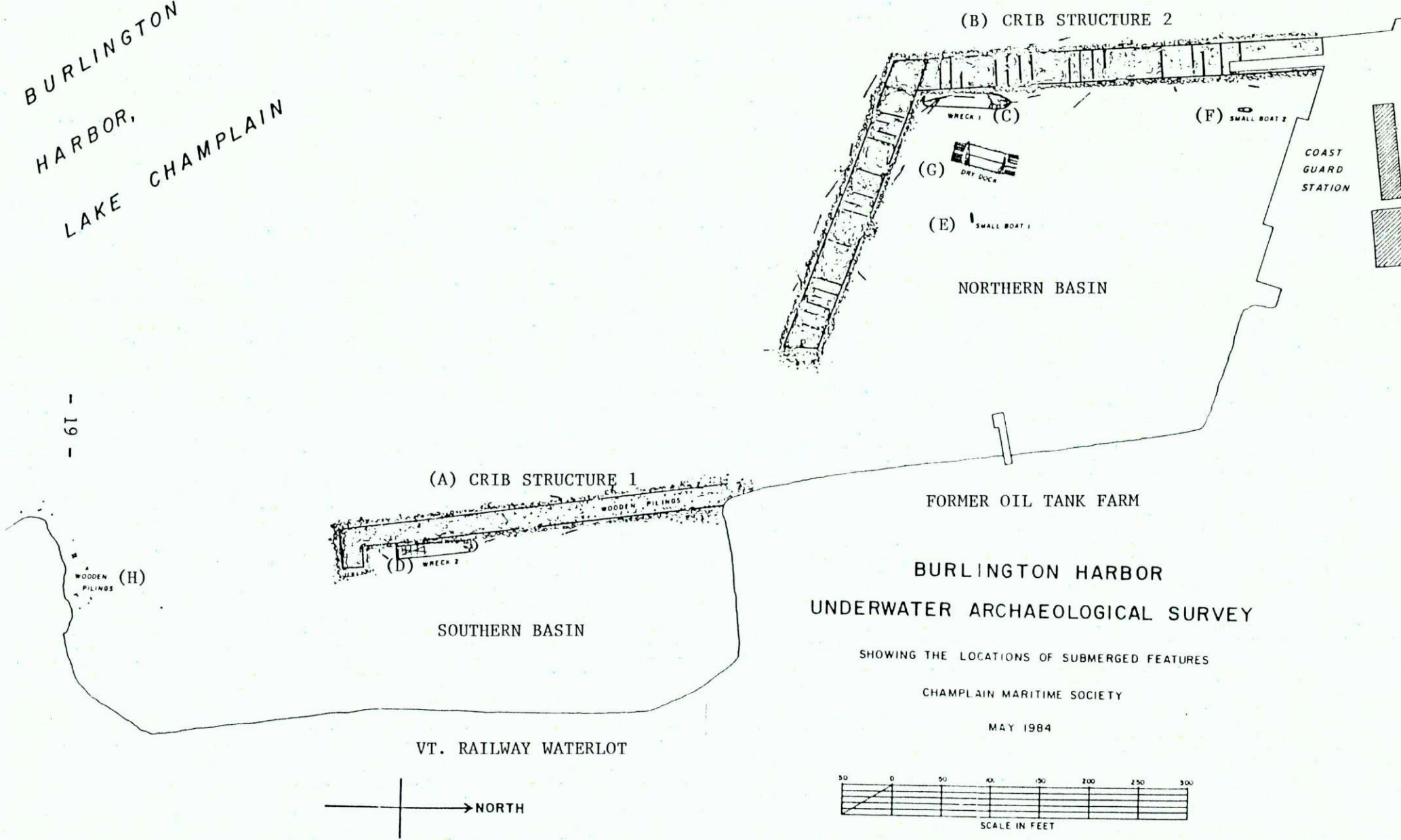
B. Review of Swanton survey, Franklin County This was postponed until another meeting.

Dr. Stout made the motion, which was seconded by Dr. Andres, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 3:30 p.m.

Respectfully submitted by Elsa Gilbertson and Nancy E. Boone

BURLINGTON
HARBOR,
LAKE CHAMPLAIN

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BURLINGTON HARBOR
UNDERWATER ARCHAEOLOGICAL SURVEY

SHOWING THE LOCATIONS OF SUBMERGED FEATURES

CHAMPLAIN MARITIME SOCIETY

MAY 1984

Figure 9

Ken Curran 6-16-84



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION

Preserving Vermont's historic, architectural and archeological resources

TO: Advisory Council Members
FROM: Elsa Gilbertson *EG.*
DATE: October 16, 1990

RE: October 24 Advisory Council Meeting

This is to let you know that the October 24 Advisory Council meeting has been cancelled. There were so few items for the agenda that it seemed best to cancel the meeting.

The next Advisory Council meeting will be on Monday, November 19. It probably will be held at Shard Villa in Salisbury. The main agenda item for that meeting is awarding the second round of historic preservation grants. The preliminary grants review meeting is scheduled for Thursday, November 8. Mary Jo Llewellyn will keep the "preliminary review team" posted about that meeting.

Enclosed are the minutes for the September 20 meeting. See you in November.



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on November 19, 1990, beginning at 9:30 a.m. at Shard Villa in Salisbury, Vermont.

AGENDA

- I. Minutes of the September 20, 1990, Meeting
- II. Confirmation of Dates for December, January, and February Meetings
- III. Director's Report
- IV. Old Business
 - A. Killington/Appalachian Trail
 - B. Housing and Conservation Trust Fund Historic Preservation Policy
- V. National Register Final Review
 - A. Norwich Village Historic District, Norwich
- VI. Working Lunch
- VII. New Business
 - A. Selection of Second Phase of 1991 State Historic Preservation Grants



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

November 19, 1990

Members Present: Townsend Anderson
Glenn Andres (arrived 10:40)
Barbara George
Neil Stout
Martin Tierney

Members Absent: David Lacy
Larry Brickner-Wood

Staff Present: Eric Gilbertson (arrived 10:45)
Nancy Boone
Elsa Gilbertson
Mary Jo Llewellyn

The meeting was called to order at 9:45 a.m. by the chairman.
It was held at Shard Villa in Salisbury.

I. Minutes of the September 20, 1990, Meeting

Ms. George made the motion, which was seconded by Dr. Stout, to approve the minutes of the August 21, 1990, meeting, with the correction that on page 4, paragraph 2, item 1) it say "do an overview study, including overlay maps..." The motion passed unanimously.

II. Confirmation of Dates for December, January, and February Meetings

The following dates were set: December 13 in Montpelier,
January 16, and February 20.

IV. Old Business

B. Housing and Conservation Fund Historic Preservation Policy

Ms. Boone gave the Council copies of Mr. Tierney's letter to the Housing and Conservation Fund Board regarding revising their historic preservation policy and copies of the revised policy. She told the Council about the board meeting she and Mr. Gilbertson attended. She said the board did not like the idea of interior review or interior easements and that in the revised policy there is just a reference to "easements" rather than specifying interior and/or exterior easements. She said the board reminded them that the goal of historic preservation is the third goal of the fund and is a minor goal. She also said that the board staff made it clear that this policy can indeed be amended by the board.

Ms. Boone suggested the Council review section 7 for conflicts between project goals. Mr. Anderson stated that historic preservation has as good and specific and enduring standards as any in the federal government, and not to tie those standards to affordable housing projects is a real mistake. He said that from the development side, people would rather work in a game with rules rather than no rules. He said he didn't think it was too much to ask that the Secretary of the Interior's Standards be linked to this policy. Ms. Boone said the board feels they will protect properties as need be. Mr. Anderson said that leaving it to the board makes it political, and it would be much better to tie it to specific standards. Ms. Boone asked the Council what we can do? She discussed the State Historic Preservation Act and the Division's review responsibilities. Mr. Anderson said he didn't think the Division and the Council should agree to a policy that compromises historic preservation. Mr. Tierney said the board should be asked to take out the last sentence in section 7. The Council concurred. Ms. Boone said the Division had wanted a positive statement in the policy saying that projects that harm historic buildings should score less. Mr. Anderson said there should be a statement in the policy saying that state law is always applicable, that by state law the Division for Historic Preservation has an opportunity to comment. Ms. George suggested it be put in the preamble. It was suggested that the wording in the preamble include the first sentence of section 7, paragraph 2, and then add: in addition, state law binds the board in projects affecting historic properties. Ms. Boone suggested that the Council suggest they have a joint meeting with the new board in the new year. The Council will think about this again after the new year.

VII. National Register Final Review

A. Norwich Village Historic District, Norwich

The Council received copies of the nomination before the meeting. Ms. Gilbertson said this nomination was a joint

project of the Division and the Norwich Historical Society. Ms. Boone explained that this was the last of the nine historic districts targetted in the early 1980s by the Division to be top priority to be nominated to the National Register. Ms. Gilbertson said she held an informational meeting in Norwich on November 13th, which was well attended. People appeared to support the nomination. She read the objection letters from the owners of Dan & Whit's to the Council. The Council reviewed the photographs. The nomination meets nomination priorities 1, 5, 6, 8, 9, 12, and 14. Ms. George made the motion, which was seconded by Dr. Stout, that the Norwich Village Historic District nomination be approved under criteria C. The motion passed unanimously.

IV. Old Business

A. Killington/Appalachian Trail

Mr. Gilbertson reported that he met two weeks ago with the National Park Service, which is doing an environmental impact study on the trail. He said he insisted that they assess the historic significance of the trail. He explained in answer to a question some of the philosophical origins of the trail. He said the Park Service still has questions on whether they need to contact the Division for comments regarding acquisition, and that he has told them they have to. He also told the Council that the Park Service wanted to tear down their historic ski warming hut in Woodstock, but that the Division has said they must maintain it.

III. Director's Report

Mr. Gilbertson told the Council that on November 20 the governor would be appointing a Native American Affairs Commission. He was involved in supplying names for people to serve on the commission.

David Lacy, the Green Mountain National Forest Service archeologist, has been appointed to the Advisory Council. He will fill the historic and prehistoric archeologist positions on the Council.

Ms. Boone said that in October the Department of Education came out with revised rules for state aid to education for construction. She made written comments on these rules, and gave copies of these comments to the Council. Discussion followed.

Ms. Boone gave the Council copies of the draft historic context for "Architecture and Patterns of Community Development". Eighty-nine members of the public came to the workshop on the same subject hosted by the Division in October. She complemented Mr. Tierney for his job as moderator of the afternoon session on compatible new design. She pointed out

that in the context is a section on how to determine the significance of a historic property. Dr. Stout suggested that on page 35 log cabins should be changed to log houses or log structures.

Mr. Gilbertson told the Council that the last public workshop in the series the Division has been holding for the Vermont Historic Preservation Plan will be on December 4 in Burlington. The topic is archeology.

VII. New Business

A. Selection of Second Phase of 1991 State Historic Preservation Grants

Ms. Llewellyn gave the Council copies of summaries of each application (attached to the record copy of the minutes), the Secretary of the Interior's Standards for Rehabilitation, and the state grant criteria. She then quickly ran through the slides of all the projects. The Council then looked at slides of Adamant in Calais, to see if the Adamant Co-op is eligible for the National Register of Historic Places and therefore eligible for the state grants program. This discussion was continued later on. Ms. Llewellyn then summarized the applications. The amount requested is \$263,132. There are 48 applications. Nine are exact resubmittals from the summer, and several more have been revised slightly from the summer. She sent notification letters to all the towns that had applicants and received seven comments. The Council noted that geographic distribution may be an issue. They then went over the grant selection criteria.

Mr. Tierney explained that the preliminary review team (Mr. Anderson, Ms. George, and Mr. Tierney) did a preliminary ranking of the applications at a meeting on November 8. They voted from 3 down to 0 on each application. Ms. Llewellyn then went through the grant requests and slides again, and answered questions. The Council had specific comments about some of the grants, as follows.

4. Strafford Town House: Mr. Anderson declared for the record that he had looked at this building several years ago, but had not looked at the lantern. He said he is involved with North Hollow Construction on other projects. The Council felt this was not a conflict of interest.

5. Goshen Church: It was pointed out that this application is for a temporary measure. The question was raised as to whether the grant program funds temporary repairs. The Council also asked if they should fund temporary repairs without the assurance that the permanent work will be done? They also asked if there will be increased damage if this work is not done. Mr. Anderson suggested granting money just for the jacking and not for the sash work. The Council concurred.

9. United Church of Bethel: The Council questioned the amount requested, since they are not clear on what they need to do for the project. Ms. Llewellyn reported that John Dumville had been to look at the building. He found that most of the brick deterioration was on the front, where it was worn because of water splashing up. He found that the wooden trim and the window sashes, frames, and sills have deteriorated and need attention. Mr. Tierney suggested the church start their search now for replacement brick for the front, since it will take some time to find a good match. Mr. Gilbertson asked Mr. Anderson about waterproofing the lower part of the front of the church to see if that would save the brick for a number of years more, rather than taking the step now to replace those bricks. Mr. Gilbertson suggested repointing the front as needed and then waterproofing. The Council concurred and suggested that they also be funded to fix the windows and exterior wood.

10. Black River Academy: The Council suggested funding the exterior work as that was a critical need and taking out the cost of the interior painting.

11. Reading Historical Society: The Council questioned the appropriateness of replacing the slate roof with a standing seam metal roof, especially since the slate is probably original to the building and the historical society did not ask a slater to look at the roof. The Council encouraged them to have a slater look at the roof and apply again next year.

15. Riverside School: The Council suggested funding all but the roof work.

16. Old Brick Church, Williston: The Council questioned whether there was enough money for the project.

17. Brownington Congregational Church: The Council questioned whether they were planning to make all new windows or just repair the windows. They suggested that they make some extra panes of etched glass while making the replacements and that they not install the polycarbonate protective windows. They also questioned the high cost estimate for repairing the window sash.

18. West Rutland Town Hall: The Council pointed out that there is not yet a guarantee of public access to the room in which the balcony to be strengthened is located. The room needs a second means of egress, which has yet to be worked out. They asked if they should be funding projects for which public access is not yet assured.

19. Barre Opera House: It was suggested they make more progress with the grant money they were awarded last year.

20. Adamant Co-op: The staff suggested this building may be individually eligible for the National Register for its historic significance as the first consumer co-operative in the

state. The Council concurred with this. They also said that based on the information available to them at this meeting, it did not appear that Adamant was eligible for the National Register as a historic district.

21. Halifax Community Club: Mr. Tierney suggested that with the concrete stairs a cut should be made in the concrete away from the building and that some flashing be installed that goes from under the skirtboard and into the cut. The Council suggested only funding the chimney and roof work.
23. River Road Stone Box Culvert: Mr. Gilbertson suggested digging down a few feet and pouring a concrete slab. He had suggested to the Town of Woodstock that they monitor this culvert for a few years to see if it is indeed moving. He said the road is sagging because the retaining wall is failing, and that the retaining wall is what should be repaired. He said they also should not change the grade. Ms. Boone said if the project was done as proposed, the culvert wouldn't be eligible for the National Register for its engineering merit.
24. Shoreham Congregational Church: Ms. Llewellyn reported that the work has already started on this project, and therefore it is not eligible for a grant.
25. Southern Vermont College: The Council asked if they have demonstrated what the funds from the Division have and will leverage for other funding? The Council wants to address this as an issue in the grants discussion next month.
26. Prospect Center: The Council asked how much public accessibility this place has.
32. Stark Hose Fire Company: It was suggested removing the painting from this grant request (total of \$5,500, matching share of \$2,750).
33. Holland Historical Society: Ms. Llewellyn reported they received a Cultural Facilities Grant for the interior painting. Mr. Anderson noted that there would probably be a need for woodwork repair for the belfry and steeple.
36. Main Street Arts, Saxton's River: The applicants have a ten year lease on this building. Mr. Anderson questioned awarding grants to applicants who don't own buildings. What happens when the tenant can't pay the rent any more? Is there a provision for return of the grant funds? In this case, the building is privately owned and the Council decided it was not eligible to receive a grant.
38. Readsboro Historical Society: Ms. Llewellyn reported that they received a Cultural Facilities grant for part of this work.
39. Union Meeting House, Huntington: They received a Cultural Facilities grant for this work.

41. Burlington City Hall: Mr. Tierney declared for the record that he has been hired to develop construction drawings and bid documents for this project. He then left the room during the discussion and abstained from voting. Mr. Anderson asked that next month the Council discuss the issue of leveraging money with these types of projects. Should you discourage people who can leverage a lot of money from applying for a grant or not? Is the grant program ending up being mainly for rural areas or is it for urban areas too?

45. Fitzgerald Block and 47. Barrett Block: Mr. Anderson repeated his concern from the summer round of grants regarding affordable housing projects and the Housing and Conservation Fund. He said that since historic preservation is a part of the Housing and Conservation Fund's program, they should be paying for historic preservation work that is a part of any project they fund. He said he was also concerned that the affordable housing people consider historic preservation to be elitist. Ms. George questioned the public access of these buildings. Mr. Tierney noted for the record that he did an architectural/historic preservation survey of the Fitzgerald Block.

43. Northfield Village Elementary School: Dr. Andres stated that it was the job of school boards to do routine maintenance on their buildings.

44. Bridport Masonic Hall: The Council asked that at the next meeting, they discuss the appropriateness of giving an applicant two grants in the same fiscal year.

45. Barlow House: The Council raised the question of giving a grant to another state agency, which has the same access to capital funding as the grants.

46. East Montpelier Meeting House: It was noted that they had already received a grant this year.

After this review, the Council then looked at all the projects that had received a total vote of 15.

The Council then raised several more question they want to talk about at the grants discussion next month. Should they ask that when a number of projects are being proposed for one building the projects all be related or is it acceptable to propose a variety of projects (eg. foundation work, roof repair, and painting)? The Council noted they were often handicapped in making decisions because of lack of specific bid amounts, and asked if they should ask for more details on dollar figures in the grant applications. It was also asked if the technical discussions should be separated from the issue of worthiness of projects.

The Council then discussed partial funding of some grants. Ms. Boone and Ms. Llewellyn noted the projects that have potential archeological concerns. The Council then concurred that the

Halifax Community Hall appears individually eligible for the National Register and that the Tunbridge Congregational Church appears eligible for the National Register as a contributing building in an eligible Tunbridge Village Historic District.

Mr. Anderson made the motion, which was seconded by Dr. Stout, that the following grants be awarded:

Strafford Town House	\$ 7,750
Goshen Church, Bradford	500
Tunbridge Congregational Church	2,000
Wallingford Town Hall	10,000
United Church of Bethel	3,750
Black River Academy Historical Museum, Ludlow	3,737
Union Church of New Haven Mills, New Haven	10,000
Stannard Town Hall	1,250
Riverside School, Lyndon	8,000
Old Brick Church, Williston	10,000
Brownington Congregational Church	3,545
Halifax Community Club	1,863
Stark Hose Company, Bennington	7,250

TOTAL	<u>\$69,645</u>
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and that the three alternates be the Springfield Art and Historical Society, the Adamant (Calais) Co-op, and the Joslin Memorial Library in Waitsfield. The motion passed unanimously.

Ms. George made the motion, which was seconded by Dr. Andres, that the Council authorize the Division to make minor adjustments in the grants as necessary. The motion passed unanimously.

The Advisory Council thanked Shard Villa and Carol Ferland, the director, for hosting the meeting.

The meeting was adjourned at 5:20 p.m.

Respectfully submitted,

Elsa Gilbertson
Division for Historic Preservation



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on December 13, 1990, beginning at 9:30 a.m. in the Vermont Statehouse, Room 17, in Montpelier, Vermont.

AGENDA

- I. Minutes of the November 19, 1990, Meeting
- II. Confirmation of Dates for January, February, and March Meetings
- III. Director's Report
- IV. Old Business
 - A. Vermont Housing and Conservation Board Historic Preservation Policy
- VI. National Register Preliminary Review
 - A. East Charleston Village Historic District
- VII. Working Lunch
- VIII. State Register Review and Designation
 - A. Review of historic bridge survey (10:00 a.m.)
- IX. New Business
 - A. Discuss Status of Designating Archeological Sites to State Register and Develop Process for Moving Designations Along (10:45 a.m.)
 - B. Discuss Possible Expansion of Number of Members on State Advisory Council on Historic Preservation
 - C. Discuss State Historic Preservation Grants (1:15 p.m.)



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

December 13, 1990

Members Present: Townsend Anderson (arrived at 10:30)
Glenn Andres
Barbara George (arrived at 10:25)
David Lacy (arrived at 11:40)
Neil Stout
Martin Tierney

Members Absent: Larry Brickner-Wood

Staff Present: Eric Gilbertson (arrived at 11:15)
Nancy Boone
Elsa Gilbertson
Curtis Johnson (10:00 to 11:45)
Giovanna Peebles (11:15 to 12:25)
Mary Jo Llewellyn (arrived at 1:15)

The meeting was called to order at 9:45 a.m. by the chairman.
It was held in Room 17 in the Vermont Statehouse in Montpelier.

II. Confirmation of Dates for January, February, and March
Meetings

The following meeting dates were set: January 16, February 20,
and March 27.

III. Director's Report

Ms. Boone reported on the archeology workshop on December 4.
She said it was a very successful event; with a wide variety of
people in attendance. Ms. Boone suggested that the Advisory
Council see the slide show that was developed for the workshop.
The Council agreed that was a good idea.

Mr. Tierney extended an invitation to the Advisory Council
and Division for Historic Preservation staff to attend the

opening for the Cedar Creek Room in the Statehouse on Friday, January 4, at 3:00 p.m.

Ms. Boone talked about the transition to the new administration. The transition team had asked each agency to work out what a 21.79% cut would be for the next fiscal year. She said Mr. Gilbertson would explain more in the director's report. The Division has done this exercise. She explained that special accounts are one of the things being looked at in the budget process and may be targetted for recapture. The Division has such a fund for the publication project. In preparation for this, the Division is focusing on finishing the Addison County publication. Mr. Johnson and Ms. Gilbertson have been working on the book, but for the next few months will be working almost solely on this project. Mr. Johnson then explained what was involved in completing the book.

Mr. Johnson reported that on November 28th the American Association for State and Local History awards of merit for the Vermont recipients were presented in a ceremony at the Billings Farm and Museum in Woodstock. The Division received an award for the Rutland County book project. There were 130 nominations from the United States and Canada for these awards of merit, and only 25 were awarded.

VIII. State Register Review and Designation

A. Review of historic bridge survey

Ms. George reviewed the historic bridge survey. Mr. Johnson handed Council members copies of Ms. George's report, and the National Register registration requirements for metal truss, masonry, and concrete bridges. The Council read her report. Ms. Boone talked about the management plan process for these historic bridges.

The Council discussed the registration requirements and agreed to use them as a basis for State Register designation as well. They then reviewed the bridges Ms. George asked the Council to take another look at. Ms. George made the motion, which was seconded by Dr. Andres, that the bridge survey be placed on the State Register of Historic Places with the exception of the following: BN-09, CH-05, OG-05, WH-14, WH-27, WS-33, OG-08, RU-06, WH-05, and BN-06; and that RU-26, RU-06, OG-08, WH-05 and WH-34 not be listed at this time pending further information. The motion passed unanimously. The Advisory Council thanked Ms. George for her review. The Advisory Council concurred that the Connecticut River bridges appear National Register eligible. Mr. Johnson will present further information on RU-26, RU-06, OG-08, WH-05, and WH-34 at a later meeting.

IX. New Business

B. Discuss Possible Expansion of Number of Members on State Advisory Council on Historic Preservation

Mr. Gilbertson said he has been thinking about this for several years. He asked if it were easier to get a quorum if there are nine Advisory Council members rather than seven? Dr. Stout asked what rules of the State were regarding quorums. This discussion was continued later.

III. Director's Report (cont.)

Mr. Gilbertson introduced Mr. Lacy to the Council. He will be the historic and prehistoric archeologist on the Advisory Council. The Council welcomed Mr. Lacy to the Council.

IX. New Business

A. Discuss Status of Designating Archeological Sites to State Register and Develop Process for Moving Designations Along

Ms. Peebles explained the process of designating archeological properties to the State Register. Ms. Boone then explained the survey and designation process for the Vermont Historic Sites and Structures Survey. Ms. Peebles noted that there are 1,800 archeological sites that need to be reviewed for the State Register. She said putting archeological sites on the State Register will be a good opportunity for more and better public relations in towns, since according to the State Register notification policy, all towns are now informed after sites from old surveys are placed on the Register. Ms. Peebles noted that the process of review has been a long one in the past. She therefore recommended asking professional archeologists working in Vermont to review the archeological survey under the supervision of Mr. Lacy, and then have Mr. Lacy make recommendations to the Advisory Council. Mr. Anderson asked how these reviewers would get paid. Mr. Gilbertson said he did not know yet. He pointed out that traditionally the whole Advisory Council looked at everything in the survey and then designated it, then this evolved to one Advisory Council member doing reviews and then making recommendations to the Council, and that the proposed approach of Ms. Peebles is moving one step beyond that.

Mr. Lacy asked if the Council could make a statement about the potential eligibility of, for example, prehistoric sites, saying such and such sites are potentially eligible for such and such reasons. This way at least the eligibility issue has been addressed. Ms. Peebles noted that the Council has previously addressed this issue in some respects. The Council concurred that it would be desirable to have Ms. Peebles and Mr. Lacy look at this proposed process together and make a

report back to the Council on how to proceed.

IX. New Business

B. Discuss Possible Expansion of Number of Members on State Advisory Council on Historic Preservation (cont.)

Mr. Gilbertson said another reason why this idea came up is the need for an archeologist to help with archeological State Register review. Ms. Peebles said she felt more discussion was needed at Council meetings on environmental review issues, etc., and suggested perhaps inviting people to come to meetings to make presentations on various subjects of importance.

Mr. Gilbertson asked the Council to be thinking about numbers of additional members, if any, and what kind of qualifications they should have. Ms. George noted that the professionals need to be in the majority of the review board. She also said in the meantime the Advisory Council should ask themselves what the current members can do to be more effective. Mr. Gilbertson said he would not pursue expansion of the Council this year.

III. Director's Report (cont.)

Mr. Gilbertson said the rules for the state-owned sites passed the legislative rules committee today.

Mr. Gilbertson reported that he appeared before governor-elect Snelling last Friday during the budget hearings. He was asked for more information on how to increase income at historic sites. He said the transition team and Governor Snelling were very negative about closing any sites. Mr. Gilbertson talked about the need for promotion of heritage tourism. The Council agreed.

He said for the next fiscal year there is a Kunin service level budget proposed and also the Governor Snelling budget scenario. The latter would mean the Division would outright lose two positions. The Division also must look into making the grants program meet federal standards so the grants administrator can be paid in part with federal money.

He reported the Division's federal appropriation for this fiscal year is \$370,000, \$20,000 more than last year.

Mr. Gilbertson briefly mentioned the Division reorganization and the difficulties the Division is having with the Department of Personnel. He complimented the Division staff for their continuing dedication despite all the current difficulties. The Council offered to help the Division in the reorganization matter if it would be of help.

I. Minutes of the November 19, 1990, Meeting

Mr. George made motion, which was seconded by Dr. Stout, to approve the minutes as written. The motion passed unanimously.

IX. New Business

D. Cedar Creek Room, Statehouse, Montpelier

Mr. Tierney brought the Advisory Council to see the work in progress in the Cedar Creek Room.

C. Discuss State Historic Preservation Grants

Ms. Boone explained that because of the possible budget situation, the Division wants to try to fund the grants administration position with Federal funds. This means the Division must bring the grants program into compliance with federal standards. She said this will mean a lot of bureaucratic overview, but the alternative may be to lose the position. Ms. Boone and Jane Lendway have been looking into what the Division needs to do to put the grants program into federal compliance. If it works, it would take effect in the next grants cycle. The Division has to have precise selection criteria (preferably a numerical rating system), properties have to be actually listed on the National Register (not just determined eligible by the Council), and there have to be management criteria. Ms. Boone asked the Council to keep this in mind when reviewing the current grant criteria.

Ms. Llewellyn had sent the Council copies of a list of questions that had been raised in the grants process this year. The Advisory Council went over these (copy attached to record copy of minutes).

1. Ms. Boone asked what do you do with this information once you get it? Mr. Anderson said it is hard to look at applications from large municipalities or large non-profit groups that are submitted year after year. Ms. George asked for total clarity in the applications on total costs, grant request, and match. She suggested asking on the application for the yearly operating costs of the applicant. The Council asked if financial need should be a criteria. Mr. Lacy said an application could ask what other sources for funding the project have been considered. Ms. Boone said to meet the Council's concerns it could say in the criteria, for example, preference is given to municipal projects in rural areas, and non-profit organizations with an annual operating budget below X amount. The Council concurred they did not want to have that preference in the criteria. Ms. Boone said the criteria had to be clear so that people not likely to get a grant will know it. Mr. Anderson suggested saying something like--is there anything else you'd like to say re what efforts you are making to make this project happen? The Council concurred that on question 1 the application should ask a question regarding

efforts people are making to make the project happen and that in the manual the instructions for that question it should state something to the effect that competition for the grants is very competitive, and financial need will be considered, so this section is very important to fill out.

2. Mr. Gilbertson suggested temporary repairs only be funded under extraordinary circumstances. Mr. Anderson suggested also asking that the applicant put in writing an outline for how and when the rest of work is going to be done.

3. Ms. George suggested saying projects must have public access. Mr. Anderson brought up cases when a property currently in non-profit ownership may be converted in the future to go out of non-profit ownership. What should be done? Should the grant money be recaptured? Ms. Boone said it would probably not be worth all the effort it would take to recapture the money.

Ms. George stressed that she felt that the intent of the legislature in voting for this grant money is to enhance public buildings, buildings that have public access, and she feels that grants to affordable housing projects do not meet this intent. The Council suggested that the grants program will only fund projects that are publicly accessible (inside and out). Mr. Gilbertson suggested giving preference to buildings with public access.

Mr. Anderson suggested if affordable housing projects are funded that it be required that the entire project meet the historic preservation standards. Ms. Boone pointed out criteria 7. She also said such projects usually get other state or federal money and so come under the Division's review anyway. The Advisory Council concurred with criteria 7. The Division needs to alert affordable housing applicants about this. The Council also said to delete the section on top of page 4 regarding affordable housing.

5. The Council concurred that routine maintenance of municipal buildings should not be funded. Mr. Anderson said regarding painting, if it is associated with significant repairs the grant funding should be for the repairs not the painting. Mr. Gilbertson suggested that grants pay for painting if associated with significant repairs. Mr. Anderson disagreed, but later withdrew his objection. The Council concurred that painting in itself is not a priority and that painting be funded only if associated with significant repairs.

Mr. Stout suggested saying municipalities are expected to pay for their own routine maintenance. The Advisory Council will discuss this again later.

6. Ms. Boone said this may not be an issue because the Division may go back to one grant cycle each year, not two. Dr. Stout suggested that applicants will not be given grants in successive years unless there are extraordinary

circumstances. The Advisory Council suggested just not addressing this.

7. The Council said no on this.

The Council will continue discussing these grants questions at the next meeting.

VI. National Register Preliminary Review

A. East Charleston Village Historic District, Charleston

Ms. Gilbertson showed the Council the State Register survey for this district and also current slides of the village. She discussed the history of the village.

The Council first discussed the individual eligibility of the store complex and concurred that it appeared eligible for the National Register as a good example of a rural village commercial property. After discussion, the Council said they needed to know more about the archeological potential of the mill sites in the village in order to determine the National Register eligibility of the historic district. They said the church appeared individually eligible for the Register. Ms. Gilbertson will ask the Charleston Historical Society if they would like to pursue this further. If so, the Division will gather the information on the mill sites when the snow is gone and bring this back to the Council next year.

Mr. Lacy made the motion, which was seconded by Dr. Andres, that the meeting be adjourned. The motion passed unanimously.

The meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Elsa Gilbertson
Division for Historic Preservation