



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on March 3, 1994, beginning at 9:30 a.m. in the small conference room, Agency of Development and Community Affairs, fourth floor, Pavilion Building, Montpelier, Vermont.

AGENDA

- 9:30 I. Minutes of the January 27, 1994, Meeting
- 9:45 II. Update on Items from the Previous Meeting
- 9:50 III. Confirmation of Dates for March, April, and May Meetings
- 9:55 IV. Director's Report
- 10:30 V. National Register Final Review
- A. Bennington Fish Hatchery, Bennington
 - B. The Historic and Architectural Resources of St. Johnsbury, Vermont, MPDF
 - C. Cote Apartment House, 16 Elm St., St. Johnsbury
 - D. Benoit Apartment House, 74 Pearl St., St. Johnsbury
 - E. Benoit Apartment House, 76 Pearl St., St. Johnsbury
 - F. Morency Paint Shop and Apartment, 73-77 Portland St., St. Johnsbury
 - G. Maple St./Clarks Ave. Historic District, St. Johnsbury
- 11:00 VI. National Register Preliminary Review
- A. Cooper House and Barn, Charlotte
- 11:15 VII. State Register Review and Designation
- A. Review and Designation of survey for Craftsbury, Orleans County
- 12:00 VIII. Working Lunch
- 1:15 IX. New Business
- A. Environmental Review Update
 - B. Walker Project, Manchester (pending submission of plans)
- 3:00 C. Discussion on Barn Grants
- X. Old Business
- A. Video Exchange
 - B. Main Street Reconstruction Project, Burlington
- 2:00 - 3:00
- 3:45 XI. Advisory Council Report



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AGENDA

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- 10:35 II. Update on Items from the Previous Meeting
- 10:45 III. Confirmation of Dates for February, March, and April Meetings
- 10:55 IV. Director's Report
- V. Old Business
- 11:45 VI. Working Lunch
- 1:00 VII. State Register Review and Designation
- A. Langevin House, Randolph
- B. Guilford Community Church, Guilford
- C. Kurn Hatten Manual Arts Building, Westminster
- 1:30 VIII. National Register Final Review
- A. National Register Update
- B. Fish Culture Resources of Vermont Multiple Property Documentation Form
- C. Roxbury Fish Hatchery, Roxbury
- D. Salisbury Fish Hatchery, Salisbury
- E. Jenks Tavern, Rupert
- F. Major John Taplin Farm, Corinth
- 1:50 IX. National Register Preliminary Review
- A. Minott Timber Crib Dam, Guilford
- B. Hosford/Sherman Farm, Poultney
- X. New Business
- 9:30 to 12:00 A. Meeting with Agency Secretary William Shouldice
- 2:15 B. Advisory Council Policy on Compensation and Conflict of Interest
- 2:45 C. Environmental Review Update
- 3:15 D. Discussion on Barn Grants
- 3:45 XI. Advisory Council Report



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MINUTES

January 27, 1994

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member (left at 2:40)
Glenn Andres, Architectural Historian
Thomas Keefe, Architect (left at 3:15)
David Lacy, Prehistoric and Historic Archeologist
(arrived 9:55)
Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Curtis Johnson, Survey and Publication Manager (12:30 - 3:15)
Giovanna Peebles, State Archeologist (2:25 - 3:00)

Others Present:

William Shouldice IV, Item X.A (9:40 - 11:40)
Robert G. Clark, Item VII.A (1:30 - 2:00)

The meeting was called to order by the chairman at 9:40 a.m. It was held in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

I. Minutes of the December 16, 1993, Meeting

Dr. Stout made the motion, which was seconded by Ms. George, to approve the minutes with the correction of removing the last sentence of paragraph 4, page 8. The motion passed unanimously.

X. New Business

A. Meeting with Agency Secretary William Shouldice

Mr. Anderson made the introductions. He said he had sent to the Council information and copies of the draft of a historic preservation section for the ten year economic plan. He said Mr. Shouldice had been very helpful working on this. Mr. Shouldice

commended Mr. Anderson for his efforts. He then gave the Council background information on how he became executive director of the governor's ten year economic development process, how he became agency secretary, and his agenda for the next year. He expressed concern that he had two maintenance crews on his staff--one for Travel and one for the historic sites. He said the economic development plan (hereafter called the plan) needs the private sector, higher education, and state government. He said historic preservation is a top priority for him. He noted that when traveling around the state for the plan, he didn't hear much about historic preservation but that other constituencies were well organized. He told the Council that historic preservation needed to be represented at the February 15 plan hearing. He also said it was important for sections of the agency to collaborate with each other. We need to create incentives to put old buildings back into use before we build more new buildings. Mr. Shouldice mentioned Lowell, Massachusetts, and the value of its historic resources as an example. He suggested Mr. Gilbertson could be involved with the Economic Development commissioner when he works with business prospects on locating businesses in Vermont. He suggested working with Travel to promote the historic sites, and said he saw opportunities for John Dumville to work with Travel regarding site maintenance.

Mr. Shouldice told the Council that at the February 15 hearing the message should be that historic preservation needs to get put on the map. He said the state can't rely so much right now on big companies to drive the economy, but has to look to smaller efforts. He noted there will also be an interactive TV hearing on February 17.

Mr. Anderson asked who will be the point person to make sure there is coordination with historic preservation and that it is integrated into other efforts. Mr. Shouldice said it needs to be a three point push. Mr. Gilbertson needs to tell him what goes on or what needs to be done, then Mr. Shouldice will be a leader in state government, and he will also bring it to the cabinet level. The Council and higher education also need to be involved. Dr. Stout said he was glad to hear this because the previous secretary gave the impression that he didn't want to hear from historic preservationists or the Council. Dr. Andres agreed and said it has been hard to watch the Division reaching out and being repulsed over the years. He said there are things in the plan that are very encouraging, for example working on the codes. If the Division can become a collaborator with different people, historic preservation will be seen as significant. Mr. Shouldice said we need to work on having all parts of the agency work together, and said he would be trying a non-traditional approach. He talked about lead paint and working with Housing to solve the problem. Mr. Gilbertson gave some background on the Division's efforts with the lead paint issue and said historic preservation was a good hook for getting the recent Housing and Urban Development grant. Dr. Andres said the Division has wonderful people with great resources and that they should be used as a contributing component in what the state is doing. Mr. Shouldice said the historic preservation community in Vermont needs to show strong leadership if the things in the plan are going to happen.

Mr. Anderson noted in the preservation plan there are some items that don't require funding but rather people getting together, and said the effort can't just rest on the Division director. He commented on how beneficial it would be to have \$100,000 from VHCB funding allocated each year to list historic districts on the National Register to have things in place for tax credit projects. He said the Division suffers from the perception that the regulations are obstructionist, but they really do contribute an enormous amount to many aspects of Vermont life.

Mr. Shouldice said that as the agency goes through its year everyone will be assessing their goals and objectives, rather than looking back at the end of the year for such assessments. He wants to see how much staff time it takes to do certain programs, etc. He noted that Mr. Gilbertson often has to act as a staff person at the Division and can't devote the time needed for long range planning, budgetary work, etc.

Ms. George asked if the historic preservation plan draft has to be proposed at the hearing or is it already in the plan? Mr. Shouldice said people interested in historic preservation need to be at the hearing in droves to present these ideas. He wants a strong and thoughtful presentation, expressing the ideas in a positive way. Mr. Lacy asked if this preservation plan should be considered part of the ten year plan or is it a plan just for the direction of historic preservation in the next ten years. He said if it is the latter, it is very incomplete as it does not include archeology or environmental review, which are major efforts of the Division. Mr. Shouldice said the ten year plan is a report to the governor, and the governor will take what he wants to act on. The preservation part of it will require a lot of effort on the part of the preservation constituency to rally people and support. Mr. Gilbertson asked Mr. Shouldice for suggestions on who should come to the hearing to advocate for preservation? Should it be Council members, people in the community, etc.? Mr. Shouldice said the Council first had to decide the agenda, then who should be responsible for the activities, and then have those people come to the hearing. For the historic sites, for example, he said they needed to ask who are the people interested in them.

Mr. Keefe said there is a lack of political sophistication at the local level, which inhibits individuals from getting involved at the state level. He encouraged changing Labor and Industry standards, as appropriate, and said many architects would support this. Regarding any new incentive programs or permits, he suggested keeping them fairly simple. Mr. Shouldice said he needed support on the Labor and Industry code issues. He noted re Act 250, the perception is that the Division is always late into the process and that he has been encouraging people to deal with historic preservation issues early on. The Council and Mr. Shouldice then discussed growth centers. Mr. Anderson suggested to increase acceptance of growth centers, incentives should be created for reinvesting in downtowns. He said downtowns are subtly or not so subtly declining and incentives would improve investments in downtowns, which are the original growth centers.

Mr. Shouldice said he would like the Council to look at the

Corrected as per meeting of March 3, 1994

historic preservation plan, make priorities, assign some specifics and show it to him before the hearing. Mr. Anderson asked if Mr. Shouldice will give the directive for the agency to work together? Mr. Shouldice said he would like to talk about the preservation plan at the next cabinet meeting and ask the governor for his comments. At the agency level, he would like some specifics to work with and then he can develop the environment to make things happen. Mr. Shouldice, Mr. Gilbertson, and the Council discussed the ad Travel is doing regarding history and Vermont, what the fulfilment pieces should be, and working with Vermont Life and the Preservation Trust of Vermont to update and reissue 300 Things to See and Do. Dr. Stout asked about the role of higher education and noted that besides Middlebury College and the University of Vermont there are 15 or 20 other institutions of higher learning in the state. He asked if there was someone who can legitimately speak for higher education. Mr. Shouldice said he didn't know. Mr. Anderson noted other constituencies are easier to define. Dr. Andres said secondary education is also very important. Mr. Shouldice said he knew secondary education was already important for the Division. He was mainly focusing on higher education because they may be more likely to have a greater impact, financial and otherwise.

Mr. Shouldice suggested the Council get copies of the plan and notices of the public hearing so they can distribute them. Ms. George asked if she could get people to submit written comments. Mr. Gilbertson asked Mr. Shouldice how committed he was to the particular form the historic preservation plan draft is in right now. Mr. Shouldice said the process is very important, but he wants the historic preservation community to take ownership of what is in it. Mr. Shouldice asked about the zebra mussel issue at the Grand Isle fish hatchery. Mr. Gilbertson said Ms. Peebles could best answer that question.

Mr. Lacy asked Mr. Shouldice what he thought about charging fees (if allowed) for environmental review work. Mr. Anderson said the Division was probably the only regulator that didn't have a fee schedule. Mr. Shouldice said if it were in state statutes it would be better, but that he is uncomfortable with the idea of taking money from a developer to then fast-track their review. Mr. Gilbertson noted the difficulty the federal government has with us charging fees. Mr. Shouldice said we need a cost unit analysis for environmental review, so we have the data before talking with the governor about what we need.

Mr. Anderson said regarding the draft preservation plan the missing piece is that the Division doesn't have all the staff, or perhaps all the expertise necessary, to develop every idea in the plan. Mr. Shouldice discussed the governor's idea of creating an Agency of Commerce and said historic preservation has to decide where it wants to go. He said he has heard suggested that the Division be moved to the Agency of Natural Resources, with the historic sites moving to Forest and Parks or perhaps State Buildings. He said we needed to be ready for a state reorganization. He noted that the Division is the only division in state government that reports to the agency secretary.

Mr. Lacy asked for Mr. Shouldice's thoughts on the State Historic Preservation Officer position. Mr. Shouldice said with the previous secretary his idea was to have a liaison for historic preservation in the agency. Mr. Shouldice said one of his biggest frustrations is that the leadership train is often personality driven. He said institutionalizing the SHPO position may make some sense, but is willing to look at other suggestions. Mr. Keefe said he was encouraged by this meeting and is looking forward to future dialogue. Mr. Shouldice said he wants the ten year historic preservation plan to be an opportunity to get things down on paper. He noted that regarding the Council's request to do another study, he thought the issues are known well enough and that we should just move forward.

Mr. Anderson asked if Mr. Shouldice is amenable to suggestions for filling the vacancies on the Council. He noted Ms. Ripley's position is vacant and that Dr. Stout will be leaving the Council. Mr. Shouldice said that would be helpful. Mr. Anderson expressed the Council's appreciation to Mr. Shouldice for the opportunity for this discussion and thanked him very much for coming.

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

It was noted that the February 17 meeting conflicted with the Preservation Trust of Vermont board meeting. The following meeting dates were set: March 3 (instead of February 17), March 25, and April 26. The next meeting may be in Manchester.

X. New Business

A. (continued)

After the working lunch the Council spent about 45 minutes to follow up on the morning meeting with Secretary Shouldice. Mr. Anderson said for the hearing they needed to have people to represent and speak for the various proposals in the preservation plan. Council members suggested names of people to contact. Mr. Keefe and Ms. George said they would contact people in their areas to ask them to participate in the interactive TV hearing on February 17. Mr. Gilbertson then gave the Council copies of the latest draft of the preservation plan and the Council made comments on the wording. Mr. Lacy expressed his concern that archeology was being pushed in sideways and that it was an uncomfortable fit. Mr. Anderson said the Council need to find time at each meeting to keep going with the plan. Mr. Gilbertson said he would do another draft based on the Council's comments and then would send them the revision for their further comments.

VII. State Register Review and Designation

A. Langevin House, Randolph

Mr. Clark, president of Vermont Technical College (VTC), was

introduced to the Council. Mr. Johnson gave the Council copies of the survey form. He then showed slides of the house (the Reverend Tilton Eastman House), and gave an overview of the property, highlighting its significant architectural features. He said the property appeared to be eligible for the State Register under criteria 1 and 16. Mr. Gilbertson explained that this issue was before the Council because of an environmental review issue. The Division had been contacted by people in Randolph who were concerned about the house and what was happening to it. Mr. Gilbertson noted the plan was that VTC would be building a new building on the site of this house. Mr. Clark said the property was purchased with an agreement that VTC would deed a portion of the farmland for use as the veterans cemetery and that VTC would take care of the cemetery. The rest of the land was to be used by VTC only for agricultural or educational purposes. The Department of State Buildings had done a study on the house and had found the foundation to be failing. The solution proposed was to move the house, redo the foundation, and put the house back. Mr. Clark said the cost was prohibitive for VTC to save the building. They wanted to have the building dismantled and then build a new structure, two-thirds of which would be used for the school and the other third for their cemetery equipment.

Ms. Boone explained in answer to a question that the State Register consideration has come up because of state environmental review. Mr. Gilbertson said he and Ms. Lendway met with Mr. Clark and State Buildings last week to discuss the issue. The new building can be built on another site. Mr. Clark said the house is a liability issue for the campus. He said they had also studied the building in some of their classes and found it wasn't viable to keep it. Mr. Keefe made the motion, which was seconded by Dr. Andres, to place the Rev. Tilton Eastman House on the State Register of Historic Places under criteria A and 16. Mr. Gilbertson said the house probably hadn't been surveyed in the original survey of Randolph because the road wasn't an open road at that time. Mr. Clark said VTC is not going to restore the building. He asked for clarification on what criterion 1 means. Mr. Keefe answered. Mr. Gilbertson said he would like to work further with VTC about using the house and said there was a lot of local interest in it. Mr. Keefe said as an architect he can see that something probably can be done with the house. The motion passed unanimously.

X. New Business

A. (continued)

The Council continued its discussion of wording for the historic preservation plan. Mr. Anderson said he thought the Council should take the initiative and should do the legwork to line people up for the hearings. He asked that the Division send the Council multiple copies of the historic preservation plan so they can give it out to people. The Council then discussed names of people they could call on.

Before Ms. George left she said she had been working on the annual

report idea and gave the Council copies of what she had come up with so far. She asked given that the economic plan issue has just come up, should the Council wait to do an annual report for the year we are now in rather than a report for the past year? The Council agreed it would be better to do a report for the current year.

B. Advisory Council Policy on Compensation and Conflict of Interest

Due to lack of time, this was postponed until a later meeting.

C. Environmental Review Update

The Council received the update in the mail. Ms. Peebles reported that the VHCB has approved the purchase of a conservation easement for the twelve acre Skitchewague archeological site in Springfield. This is the first time VHCB has had a preservation appraisal done. She said there were two conditions on the easement--New England Power has 90 days to develop a stabilization plan for the site and the sale of flowage rights is pre-empted by the conservation easement. She also discussed the Ko Environmental Board appeal. The Council received information in the mail about this. Mr. Lacy gave the Council the recent CRM bulletin on historic transportation corridors.

D. Discussion on Barn Grants

Due to lack of time, this was postponed until another meeting.

VII. State Register Review and Designation (cont.)

B. Guilford Community Church, Guilford

Mr. Johnson gave the Council survey forms for the property, showed slides, and summarized its history and architectural significance. He said the property appeared to meet State Register criteria 1, 13, and 16. This has come up because of an Act 250 review. Mr. Keefe made the motion, which was seconded by Dr. Andres, to place the Guilford Community Church on the State Register of Historic Places under criteria 1, 13, and 16. The motion passed unanimously.

C. Kurn Hattin Manual Arts Building, Westminster

Mr. Johnson gave the Council survey forms for the property, showed slides, and summarized its history and architectural significance. He said the property appeared to meet State Register criteria 1 and 16. This has come up because of an Act 250 review. Mr. Anderson asked the Council if they are at a point where everything more than fifty years old is eligible for either the State or National registers. Discussion followed. Dr. Stout made the motion, which was seconded by Dr. Andres, to place the Kurn Hattin Manual Arts Building on the State Register of Historic Places under criteria 1 and 16. The motion passed. Mr. Lacy abstained from voting.

VIII. National Register Final Review

A. National Register Update

Ms. Gilbertson had sent the Council copies of a letter from Carol Shull, Chief of Registration, that urged state preservation offices to talk to their review boards about how they can help make National Register nomination preparations and listings more accessible. She said this was something we had to discuss. She also extended the invitation of the National Park Service and the National Conference of State Historic Preservation Officers to attend the National Register workshop they are having on March 17 and 18 in Washington, D.C.

The Council received copies of all the forms before the meeting.

B. Fish Culture Resources of Vermont Multiple Property Documentation Form

Ms. Gilbertson said this MPDF and three hatchery nominations were the result of an environmental review project with the Department of Fish and Wildlife (F & W). The Division found a volunteer to help do the research and thus cut down on the project cost. She said the Council would be reviewing the Bennington Fish Hatchery nomination next month, after the Bennington CLG has completed its review. Mr. Gilbertson said the Bennington nomination has caused considerable interest in the local press. Dr. Andres made the motion, which was seconded by Mr. Lacy, to approve the Fish Culture Resources of Vermont MPDF. The motion passed unanimously.

C. Roxbury Fish Hatchery, Roxbury

This is the State of Vermont's oldest fish hatchery. The nomination meets nomination priorities 9, 14, and 15. Dr. Andres made the motion, which was seconded by Dr. Stout, to approve the Roxbury Fish Hatchery nomination under criteria A and C. The motion passed unanimously.

D. Salisbury Fish Hatchery, Salisbury

Dr. Andres noted that the glass wouldn't have been made in Salisbury since the Salisbury glass factory went out of business in the 1830s. Ms. Gilbertson said she would change that reference. The nomination meets priorities 9, 12, 14, and 15. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the Salisbury Fish Hatchery nomination under criteria A and C. The motion passed unanimously.

E. Jenks Tavern, Rupert

Dr. Andres suggested in section 7, page 1, changing the number of stories from 3 to 2 1/2. The Division will make the change. The nomination meets priorities 6 and 12. Dr. Andres made the motion, which was seconded by Dr. Stout, to approve the Jenks Tavern nomination under criterion C. The Council noted the good research. The motion passed unanimously.

F. Major John Taplin Farm, Corinth

Ms. Gilbertson read aloud verbatim the objection letter of the property owners. She explained that the owners had pursued this nomination, but now are deciding if they will be selling the farm. If they do sell, they want the next owners to decide whether or not they want the farm to be on the National Register. The Division and Council discussed sending the nomination to NPS for a determination of eligibility. Ms. Gilbertson and Ms. Boone noted that this would be the easiest way to set it up for either the current or new owner to withdraw the objection and get the farm listed. Dr. Stout made the motion, which was seconded by Dr. Andres, that the Council acknowledged the owner's objection to the nomination, that they felt the Major John Taplin Farm in Corinth is eligible for the National Register under criterion C for local significance, and that the nomination be sent to the National Park Service for a determination of National Register eligibility. The motion passed unanimously.

IX. National Register Preliminary Review

A. Minott Timber Crib Dam, Guilford

Ms. Gilbertson presented the slides, historic maps, and information supplied by the owner about this dam. The Council looked at the survey form. She discussed the relative scarcity of timber crib dams in Vermont that retain their historic integrity. Mr. Gilbertson noted any nomination would be strengthened by including the mill foundations nearby. The Council concurred that the timber crib dam appeared eligible for the National Register.

B. Hosford/Sherman Farm, Poultney

The Council looked at the survey form and the research and photographs supplied by the owner. Ms. Gilbertson summarized the history and significance of the property, and said it appeared to meet the registration requirements for the farmstead property type. The Council concurred that the property appeared to be eligible for the National Register.

C. Wall House, Berlin

Ms. Boone showed the Council slides of the house and discussed its current appearance. It is located in the Berlin Corners Historic District, which is on the State Register. Dr. Andres said it didn't appear to be individually eligible for the National Register although it would be contributing in a historic district. Ms. Boone said that was her feeling. She said there would be difficulties in trying to pull together a district nomination. The Council looked at the survey book for Berlin. Mr. Anderson noted the appendages to the building were very important. Discussion followed. It was noted that if this were a tax credit project very little could be changed on the building, or its significance would be compromised. Mr. Lacy, Mr. Anderson, and Dr. Stout said the property appeared to be individually eligible for the National Register. Dr. Andres said he did not feel it was

individually eligible for the National Register. The Council said the nomination form would need to be very strong, with a very good context statement. They said the property owner should be told that the eligibility of the house was the subject of discussion and that they were not unanimous in their decision.

IV. Director's Report

Mr. Gilbertson noted many issues have already been covered in the weekly reports. He said the subject of the Manchester development project may come up and the Council may have to have its next meeting in Manchester.

XI. Advisory Council Report

Mr. Lacy said the Forest Service had a presentation on its barn project in Rochester, which was very interesting and well attended. He thanked Ms. Boone for coming.

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

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



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MINUTES

March 3, 1994

Members Present:

Townsend Anderson, Chair, Citizen Member
Glenn Andres, Architectural Historian (arrived at 11:00)
Thomas Keefe, Architect (arrived at 10:00)
Neil Stout, Historian (left at 3:40)

Members Absent:

Barbara George, Citizen Member
David Lacy, Prehistoric and Historic Archeologist

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Curtis Johnson, Survey and Publication Manager (1:15 - end)
MaryJo Llewellyn, State Grants Manager (1:40 - 2:20)

Others Present:

Emily Wadhams, Item V (10:30 - 11:50)
Polly Nichol, Item V (10:30 - 11:50)
Christine Owre, Item V (10:30 - 11:50)
Jeffrey Glassberg, Item V (10:35 - 11:50)
Mike Richardson, Item V (10:35 - 11:50)
Pat Arno, Item X.B (1:20 - 3:30)
John Hannah, Item X.B (2:00 - 3:30)
Bob Penniman, Item X.B (2:00 - 3:30)
Leonard Locke, Item X.B (2:00 - 3:30)
Greg Edwards, Item X.B (2:00 - 3:30)
Steve Goodkind, Item X.B (2:20 - 3:30)

The meeting was called to order by the chairman at 9:40 a.m. It was held in the small conference room, fourth floor, Pavilion Building, Montpelier, Vermont.

VI. National Register Preliminary Review

A. Cooper House and Barn, Charlotte

The Council reviewed the survey form, and photographs and information supplied by the owner. Mr. Anderson asked about the

interior. Discussion followed. Mr. Anderson suggested that at the next meeting, the Council should review its policy on determining National Register eligibility. Ms. Gilbertson said she would be going to a National Park Service workshop in a few weeks, and Mr. Anderson asked her to write a synopsis of the training and send it to the Council before the next meeting. The Council concurred that they would postpone their preliminary determination of National Register eligibility on this property until the next meeting.

I. Minutes of the January 27, 1994, Meeting

Mr. Keefe made the motion, which was seconded by Dr. Stout, to approve the minutes with the correction that on page 3, next to last paragraph, Mr. Keefe's sentence be changed at the end to "lack of political sophistication at the local level which inhibits individuals from becoming involved at the state level." The motion passed unanimously.

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

Mr. Anderson noted that item IX.B on the Walker project in Manchester was postponed due to the winter storm. The Council decided to have a special meeting on Friday, March 11, at 1 p.m. in Manchester to discuss the Manchester project. Other meeting dates set were: March 25, April 26, and May 26.

IV. Director's Report

Mr. Gilbertson reported on the two hearings for the governor's state economic plan. He congratulated Mr. Anderson for all his work on getting people together to testify about the importance of historic preservation. He said the points were well made from many different points of view. Mr. Anderson sent out about 70 packets of information and about 25 people responded, either by attending the meeting or submitting written testimony.

Mr. Gilbertson has been asked by Jeff Squires to be on the Agency of Transportation long range planning committee.

John Dumville and Audrey Porsche had an exhibit on Mount Independence in the Statehouse card room on March 2.

The Division may get some state funding to study the effect of zebra mussels on underwater shipwrecks.

The Division is working on some more historic bridge projects using the Milton Bridge Memorandum of Agreement approach. The Division is working on a way to apply for ISTEAs funding for historic preservation projects (such as Main Street revitalization, purchase and development of historic transportation-related properties, brown sign program, archeology survey and planning work, and state-owned historic sites). Mr. Gilbertson is going to Pownal this coming Monday with all the agency department and

division heads, primarily to look at the race track.

Ms. Boone reported re the Middlebury in-town bridge project that the engineers costing out the two options have found the cable stay bridge is cheaper than the haunched girder bridge that AOT uses as a baseline.

V. National Register Final Review

The Council received copies of all nominations to review before the meeting.

Ms. Gilbertson gave background on the St. Johnsbury nominations, why they were undertaken, and about the informational meeting on the Maple Street/Clarks Avenue Historic District. The nominations were needed because of an extensive housing rehabilitation project that made use of the investment tax credit program. Ms. Owre, director of Northern Community Housing Corporation, provided background information on the housing project and the local planning process that was developed to get affordable housing fixed up in St. Johnsbury. She said the whole thing was a very public process. She noted that after the Division sent out notification letters for the district, she wrote (for the St. Johnsbury Housing Partnership) a follow up letter explaining the results of National Register listing. Ms. Gilbertson gave the Council members copies of the objection letters. Seventeen of the forty private property owners objected to the nomination. Mr. Gilbertson said this is the first time the Division has ever received so many objections to a district. He said the housing rehabilitation project the partnership did is just the type of project the Division likes to do with the housing and development community. He hopes these objections don't set a bad precedent. Mr. Anderson said historic preservation has a vested interest in studying the backlash, and asked what can we do to prevent this from happening again. Mr. Richardson suggested more education in a large public forum, and noted how this specific project benefitted the community. Mr. Glassberg said he thought one shouldn't tie historic districts as an economic tool directly with such projects, and that districts should be nominated separately. Ms. Boone noted that the Division had talked about trying to nominate the three buildings in the districts individually, but that one on Summer Street (to come up at the April meeting) is clearly not individually eligible. Discussion followed.

B. The Historic and Architectural Resources of St. Johnsbury, Vermont, Multiple Property Documentation Form

Dr. Andres made the motion, which was seconded by Mr. Keefe, to approve the Historic and Architectural Resources of St. Johnsbury, Vermont, MPDF, for submission to the National Register of Historic Places. The motion passed unanimously.

C. Cote Apartment House, 16 Elm St., St. Johnsbury

Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the Cote Apartment House nomination under criteria A and

C. Ms. Gilbertson read aloud the letter of support from the owner, the St. Johnsbury Housing Partnership. This letter also applies to items D, E, and F. The motion passed unanimously.

D. Benoit Apartment House, 74 Pearl St., St. Johnsbury

Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the nomination for the Benoit Apartment House at 74 Pearl St. under criterion C. The motion passed unanimously.

E. Benoit Apartment House, 76 Pearl St., St. Johnsbury

Dr. Andres made the motion, which was seconded by Mr. Keefe, to approve the nomination for the Benoit Apartment House at 76 Pearl St. under criterion C. The motion passed unanimously.

F. Morency Paint Shop and Apartment, 73-77 Portland St., St. Johnsbury

Mr. Keefe made the motion, which was seconded by Dr. Stout, to approve the nomination for the Morency Paint Shop and Apartment under criterion C. The motion passed unanimously.

G. Maple St./Clarks Ave. Historic District, St. Johnsbury

Ms. Gilbertson gave the Council copies of all the letters of objection. The Division determined that less than a majority of the private property owners in the proposed district objected to the nomination. Dr. Stout made the motion, which was seconded by Mr. Keefe, that the nomination for the Maple St./Clarks Ave. Historic District be approved under criteria A and C. The motion passed unanimously. The Council encouraged Ms. Owre to continue the public education process in the district. They thanked all the visitors for coming to the meeting.

VIII. Working Lunch

Mr. Gilbertson thanked Mr. Anderson again for his efforts in getting people to testify about the importance of historic preservation in the economic development plan hearings. The Division presented Mr. Anderson with a cake to thank him.

IV. Director's Report (continued)

Ms. Boone gave the Council members copies of an "Interim Transportation Enhancement Program: Historic Preservation Category" that was developed by the transportation subcommittee of the Preservation Roundtable in order to try to get some ISTE A funding for historic preservation. She discussed the types of ISTE A projects that can be funded under the law. Discussion followed. It was noted that on March 22 the National Trust is putting on their Main Street program in Montpelier.

V. National Register Final Review (cont.)

A. Bennington Fish Hatchery, Bennington

Ms. Gilbertson reported on the Bennington CLG Commission's favorable review of the nomination. Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

VII. State Register Review and Designation

A. Review and Designation of the Survey for Craftsbury, Orleans County

Dr. Andres reviewed this survey. He made the motion, which was seconded by Mr. Keefe, to put the Craftsbury survey on the State Register of Historic Places. The motion passed unanimously.

XI. Advisory Council Report

Mr. Anderson reported that the videotape Ann Cousins was working on regarding Wal-Mart has been completed. It is narrated by Ron Powers. He asked the Council for ideas for replacements for the vacant and about to be vacant Council positions. Discussion followed. The Council wants to have a discussion on their criteria for National Register eligibility at an upcoming meeting.

IX. New Business

C. Discussion on Barn Grants

Ms. Llewellyn made the presentation. She noted the large number of applications that were received last year. She asked the Council if they wanted to do the individual preliminary reviews of the barn grant applications as they did last year, or have a preliminary grant review meeting. Ms. Boone said the Council could also delegate making the first cut to the staff, although the staff would prefer not to do it that way. Mr. Anderson asked about a different format for the grant summaries so there wouldn't be so much to read at the meeting. Ms. Llewellyn noted there was no script for the barn grants this year. The Council concurred that the grant manual and application should specify that the maximum number of slides to be submitted per application is 24. The Council concurred doing the individual preliminary reviews of barn grants, and for the regular grants they would have the usual preliminary review meeting but that this meeting would include making a preliminary cut.

The Council discussed the meaning of "local landmark" and if it meant publicly visible. Mr. Keefe suggested taking it out altogether. Ms. Boone explained why it was in there. The Council said public visibility was what mattered. They suggested changing it in the regular grants to "readily visible to the public." They also suggested adding local significance. It was suggested using

this criteria for a tie breaker, but Mr. Anderson said he felt geographic distribution was more important for a tie breaker. The Council asked Ms. Llewellyn and Ms. Boone to come up with some language for the Council to approve at the next meeting.

Regarding handicapped accessibility, Mr. Keefe said he felt they should use the ADA standards. Mr. Gilbertson suggested asking directly in the application if a person in a wheelchair can get into the building by him/her self. Dr. Andres suggested asking is the building accessible and then asking how it is accessible. Mr. Keefe suggested the Council be sure to look at accessibility in the preliminary grants review, so the issues can be clarified before the grant awards meeting. The Council then suggested, as had been done once before, that the Division staff pre-score the grants for accessibility.

Ms. Boone and Ms. Llewellyn brought up the issue of bridges receiving the regular grants, and noted that such projects always scored high. The Council was asked if bridges should be removed from the regular grants program since bridges have other sources of funding. The Council said they would think about it.

X. Old Business

B. Main Street Reconstruction Project, Burlington

Visitors and Council members were introduced. Mr. Johnson provided background information on the project and gave the Council a list of mitigating measures currently under consideration. He said the median is the basic issue remaining. He showed the Council the plans they had looked at previously, and reviewed each version. The Council has received copies of correspondence on the project since August. He asked the Council if the outstanding issue can be resolved or should the project now be sent to the Federal Advisory Council. Mr. Gilbertson said he is still uncomfortable with the median, but that we have come a long way in improving the project. Because the Council had expressed concerns about the median, he wanted to bring the issue back to the Council.

Mr. Goodkind, City of Burlington engineer, noted the refinements that had been made since the April 1993 Council meeting. He discussed the local concerns about the project. Re the median, he said manuals don't say you must have a median but many suggest it as a good idea. The City is looking for a safe crossing. He said he thought the clear directive from the Council had been for the Division and the City to work on this issue and find a solution, and not that each side was going to get everything they wanted. He said the City has given up a lot already. He said they were not interested in building the project without the median. The City is trying to create "desire lines" for pedestrians, making straight lines to desired locations. Mr. Penniman said there would still be signalled crosswalks at Main and Prospect streets. Dr. Stout questioned if the median will encourage people to cross between signals. The Council then looked at the August 1993 minutes for their resolution on the project. Mr. Goodkind said the median can't be less than six feet wide. Dr. Andres asked why

extend the median for such a long distance because it is an invitation for students to cross at other points. He asked what is aesthetic about it. Mr. Goodkind said it was going to be a landscaped median. Dr. Andres said a boulevard needs a big median with trees and plantings and that now it would be a sidewalk. Mr. Edwards said they videotaped the area for seven hours and found that of the approximately 1,400 crossings here 47 were illegal crossings. Dr. Andres noted the issue of medians in English city planning and cited his own observations of them. He doesn't see the need for having an extended median, which increases the road width for several blocks. Mr. Keefe said the Council's problem with the length of the island is that it increases the width of the road as it enters the historic district. Mr. Goodkind said he didn't think the road could be narrowed much even if the island were to be foreshortened. Not much of the median will be for holding pedestrians. Most of it will be landscaped. Dr. Andres said the visual effect will be like five lanes of traffic.

Mr. Anderson asked the Council what might be gained through involvement of the federal Advisory Council. Dr. Stout said he is still not convinced that a median is required for safety, but that he would concede an island at the crossing. He said once the median gets beyond 20 feet or so it has nothing to do with safety, and said the obvious compromise is to have a traffic island at the crossing. Dr. Andres noted the good changes to the project, said he didn't like the long median going into the district and widening the road, but said he didn't see that a lot would be achieved by going to the federal Advisory Council. Mr. Goodkind said the median will never be bald during growing season. Mr. Penniman said the university will want to see plantings on the median. Mr. Keefe said the median is still excessive and that if the federal Council could sculpt it down further it would be worth it. He said it had an unquestionable negative effect on the historic character of the district. Ms. Boone and Mr. Arno, from the Federal Highways Administration, discussed section 106 and the 4F process and how the federal Advisory Council might handle this case. Mr. Arno said federal highways has to consider all feasible alternatives. In answer to a question, Mr. Edwards said if the median were eliminated they still would not be able to cut that amount of width from the road width. Mr. Anderson noted the extraordinary amount of work done by a lot of parties.

Mr. Keefe made the motion, which was seconded by Dr. Stout, to reaffirm their motion of the August 1993 Council meeting regarding the Main Street, Burlington, road widening project. (On plans dated August 2, 1993, this is alternative 4 without the median). There were two Council members in favor of the motion and two opposed. Mr. Gilbertson suggested he be allowed to work it out with the City. The Council concurred. Mr. Gilbertson said he would answer the City either Friday or the following Tuesday.

The meeting was adjourned at 3:40 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a special meeting on Friday, March 11, 1994, beginning at 1:00 pm in the Conference Room on the 4th Floor of Pavilion Building, State Street, Montpelier, Vermont

AGENDA

- I. New Business
 - A. Walker House Project, Route 11/30, Manchester

PLEASE NOTE - LOCATION OF MEETING HAS BEEN CHANGED FROM ORIGINAL AGENDA



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a special meeting on Friday, March 11, 1994, beginning at 1:00 pm in the Multi-Purpose Room of the Manchester Town Offices, Route 7A North, Manchester, Vermont.

AGENDA

- I. New Business
 - A. Walker House Project, Route 11/30, Manchester

CHANGED



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

Minutes

March 11, 1994

Members Present:

Townsend Anderson, Chair, Citizen Member
Glenn Andres, Architectural Historian
Barbara George, Citizen Member
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian

Members Absent:

Thomas Keefe, Architect

Division Staff Present:

Eric Gilbertson, Director
Curtis Johnson, Architecture Survey and Publication Manager

Members of the public present:

James Sparkman, Sally Greene, Lee A. Krohn, Ed Morrow,
Natalee Everett, Kirk Moore, David and Lorna Chang (the
Changs left at 3:30p.m.)

The meeting was called to order at 1:05 p.m. in the large conference room, fourth floor, Pavilion Building, Montpelier, Vermont.

Chairman Anderson outlined how the meeting would proceed to consider the proposed "Walker Project" in Manchester as follows: an overview of the project area by Mr. Johnson, questions by the Council, presentation of the proposed project by Mr. Moore of KTM Consulting, questions by the Council, comments by the Town and Planning Commission, questions by the Council, comments by Mr. Sparkman and other members of the public, questions by the Council, a closing of public input to the Council, followed by deliberation by the Council and any resolutions. Mr. Anderson noted that the project is being considered as a possible Act 250 application and the council's comments relative to Criterion 8 were being sought.

Mr. Johnson gave a summary of determinations of historic status made by the Council in the project area and followed with an overview slide presentation of the project area. Mr. Lacy questioned in what context were the properties determined National Register eligible by the Council. Mr. Johnson summarized the owner requests and environmental reviews that prompted earlier Council determinations of historic status.

Kirk Moore of KTM Consulting, representing the project developer, then spoke. He stated that he has been working with the Division for Historic Preservation and shares a concern for historic preservation, and has learned a lot about historic preservation in the last six months. He reviewed the evolution of the project from the original plans, which called for moving designated historic buildings to another site and revamping the area along Route 30, through the next proposal, which saved some buildings on Elm Street, to the current proposal, which leaves all buildings on Elm Street, but still requires removing the Walker House.

Mr. Moore summarized reasons why the site of the Walker House is needed for access to the project. He stated that the possibility of moving the Walker house had been discussed with Mr. Gilbertson and that he wished the Council to consider such a proposal. He then showed a proposed elevation concept for the project, with the idea that the Walker House might be integrated as part of the larger design scheme. Mr. Moore summarized the history of the Walker house and its renovations. He stated that they wished to move most of the Walker House, but not the later porch and other additions after 1920.

Mr. Lacy asked whether parking for this project might help prospects for revitalization of Elm Street and Highland Avenue. Mr. Moore from the Planning Commission stated that the Commission thought this project might have that added benefit. Mr. Moore also said that many prospective purchasers of property on Elm Street are interested in whether this project will go forward. Mr. Lacy asked about how the backs of new buildings will look from Elm Street. Mr. Moore responded that they will look like period buildings.

Dr. Andres asked whether the developer had considered moving the Walker House to Elm Street. Also if it is moved and incorporated in a commercial block, won't the interior be lost? Mr. Moore answered yes, the interior would be lost. Another possibility would be to move it to a property on Richville Road, and restore it as a house. Mr. Moore stated that they had considered moving the building to Elm Street, but that Mr. Gilbertson had questioned whether that would be a good idea.

Lee Krohn summarized the comments of the Town and Planning Commission on this project. In short, the town and commission believe the project conforms with the directives and intent of the Town Plan and design review ordinance. Mr. Morrow followed to state that the Planning Commission considered impacts to historic resources and the need for their economic vitality, and supports this project as proposed, feeling that the developer has been very receptive to making changes in the project. He stated that the Commission generally would prefer the Walker House moved to another site and restored as a home, rather than incorporated into a larger structure.

Mr. Anderson asked for elaboration on the Town's concerns for development in the area should the project not happen. Mr. Moore responded by outlining the perils of redeveloping this area parcel-by-parcel.

Mr. Sparkman spoke about his concerns for historic preservation in Manchester, and for the Walker House in particular. He related the various proposals for the Walker House since 1987, one of which seemed feasible, but was thwarted by an option on one of the buildings that was beyond the developer's control. Mr. Sparkman presented plans that had been prepared for restoring the Walker House, bike shop, and Walker garage buildings. He presented a tree inventory of the proposed project parcel and stated his concern for the trees to be removed. He stated his opinion that all of the buildings in the project area should be considered historic and merit preservation and that the proposed project is a "Disneyland"-type version of history. He stated that the site proposed for relocation of the Walker House is not appropriate; some discussion of the exact site ensued.

Mr. Sparkman pointed out that everyone who uses the post office gets to appreciate the Walker House on its present site. Mr. Sparkman questioned the traffic study's conclusion about the need for access exactly where the Walker House stands. Mr. Krohn replied that the Town believes that the conclusions of the study are correct. Mr. Sparkman summarized that this project appears to be historic destruction not historic preservation and that it would create a false sense of the history of the depot area. Mr. Sparkman stated his opinion that the project does not conform to the Town Plan, and concluded by having Mr. Chang read a letter which he presented to the Council.

Mr. Morrow responded to Mr. Sparkman's comments by summarizing his restoration activities in Manchester and why he joined the Planning Commission. Ms. Greene stated that the Council should consider revising the existing buildings rather than approving a new development which would not be authentic.

Mr. Anderson asked whether existing commercial development on Route 30 replaced historic buildings. Mr. Krohn replied that most existing commercial enterprises remodeled earlier buildings out of existence and that although there are not really more buildings, they are used more intensively.

The meeting was recessed from 3:10 to 3:20 p.m.

Mr. Anderson reconvened the meeting and directed Mr. Moore to answer Council member's further questions about the project.

Dr. Stout asked about the occupational status of the Walker House. Mr. Moore said it has been unoccupied for 5 years, and is now owned by the developer. Dr. Andres asked if the possibility of entering locating the entry next to the Walker House had been considered. Mr. Moore replied that visibility and offset alignment argue strongly against this. He further stated that the economic viability of this project is an issue; the current proposal is for one-half of the originally proposed retail space. He also further clarified the proposed alternate site for the Walker house and offered to discuss the moving issues further. Mr. Moore then stated that if the Walker house cannot be moved, the developer will abandon the project. Ms. Greene commented that in her experience with transportation issues some modifications to the intersection might be possible. Mr. Moore partially disputed this.

Mr. Anderson ended the public input portion of the meeting and Council consultation began. Mr. Gilbertson gave background on similar cases requiring moving buildings, stating that it was less than once a year that such cases were considered. He stated that he felt changes on Route 30 had destroyed the historic context of the Walker House. Mr. Lacy stated that judging by the presentation he concurred, as did Dr. Stout.

Dr. Andres noted this project probably has a good impact on preserving Elm Street, but that the proposal for the Walker House raises the question, "Do we love it better in place, or do we love it better intact?" He stated that the Walker garage appears to be a historic building, but that the proposed project might improve the visual character of Route 30. He said he was "not thrilled" with the proposed historically imitative streetscape design, and others concurred. Mr. Lacy pointed out that Council may recommend redesign of the proposed streetscape. Dr. Andres stated that the new design should be less imitative and more a product of its own time, and others concurred.

Mr. Anderson said he thinks the issue here is whether sacrificing the Walker house will help preserve Elm Street or will ultimately hurt the Depot district. Mr. Krohn pointed out that zoning in the Elm Street area allows commercial developments on one floor of the building.

Eric Gilbertson gave a summary of Council comments so far, noting that there appears to be a consensus that the Walker house has lost its historic context, that Elm Street has retained its context but appears threatened by piecemeal development, and that the proposed project may enhance the preservation of Elm Street. Council discussion then developed a consensus that although the project has an adverse effect on the Walker House, since it has lost most of its historic context, it may be moved without the adverse effect being an undue adverse effect.

The Council then began working on a resolution. Dr. Stout made the following motion, which was seconded by Ms. George:

Resolved: That the Council advises the Division to recommend to the District Commission in the event of an Act 250 review that it is the opinion of the Council that the proposed "Walker Project" has a clear adverse effect on the Walker House and historic resources on Elm Street, but that it appears that the project will not have an undue adverse effect on condition of the following:

1. Renovations to all buildings on Elm Street shall meet the "Secretary of the Interior's Standards for Rehabilitation" and shall be reviewed and approved by the Division.
2. The Walker House should be used on-site if its historic interior and exterior can be preserved; if not, it may be moved to an appropriate site where its historic interior and exterior shall be preserved.
3. All buildings moved or demolished in the project area shall have their historic features documented prior to moving or demolition.
4. An interpretive display outlining the history of the project

area should be developed as part of the project design in conjunction with the Manchester Historical Society.

The Council also recommends that the Town work with the developer towards a design for the new buildings that will be less imitative and more a product of its own time.

The motion passed unanimously.

Ms. Greene then questioned why the existing streetscape isn't worthy of preservation? Mr. Anderson responded that it is the sense of the Council that the Walker house and Walker garage have effectively lost most of their historic context.

No further business was discussed.

The meeting was adjourned at 4:28 p.m.

Submitted by,

Curtis Johnson
Division for Historic Preservation

Bennington
PROJECTS 1 + 2

Grant Selection Criteria Ranking System

Each application will be scored according to the following rating system. While it is the intent to distribute funds to the maximum number of CLGs possible, funds will not be awarded to projects which do not meet the program goals and administrative requirements of the CLG grant program. The rating system will also prioritize projects in the event that funds requested exceed the amount available. Every attempt will be made to award the amount of funds necessary to accomplish individual project goals.

Top priority in the selection of projects and award of grant funds will be given to the Priority I projects of survey, National Register, preservation planning and public awareness and education. If the Vermont Advisory Council on Historic Preservation is unable to award the available CLG funds to Priority I projects, it will next consider Priority II projects for pre-development work. As a last priority, if the full fy94 CLG set-aside is not entirely awarded to first or second priority projects, the Council will consider grant applications for Priority III development grant projects. A CLG may apply for a grant in more than one Priority category, assuming that it has the matching share and administrative capabilities to complete more than one project should they be selected.

SELECTION CRITERIA for Priority I Projects

Points

- 1 1. For **SURVEY** project, there is no survey or the survey is incomplete.
- 1 2. For **NATIONAL REGISTER** project, the survey is complete.
- 1 3. For **PRESERVATION PLANNING** project, the survey is complete and eligible historic districts have been nominated to the National Register of Historic Places. - CLG training workshops
- 1 4. **PUBLIC AWARENESS AND EDUCATION** is a planned, budgeted part of the project. - interpretive signs in HD
- 1 5. The project does not meet the recommended sequence of Survey-National Register-Preservation Planning, but the applicant has demonstrated that the project will significantly contribute toward the community's ability to identify, evaluate and protect its historic and archeological resources.
- 1 6. The project scope, budget and schedule are sufficient to achieve the project's goals and produce useful products.
- 1 7. The applicant has demonstrated financial and program management skills that will be available for the project.

<u>4</u>	TOTAL POINTS	DHP REVIEW 3/17/94	TOTAL	REQ	MATCH
		CLG WORKSHOP-VIT (NO MATCH)	\$525	\$525	0
		INTERPRETIVE SIGNS	\$6100	3660	244

Grant Selection Criteria Ranking System

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SELECTION CRITERIA for Priority I Projects

Points

- $\frac{1}{1}$ 1. For **SURVEY** project, there is no survey or the survey is incomplete. *50 PROPERTIES (150 IN FY 93 PHASE I)
36CFR CONSULTANT SUPERVISING BPC STAFF*
- $\frac{1}{1}$ 2. For **NATIONAL REGISTER** project, the survey is complete.
- $\frac{1}{1}$ 3. For **PRESERVATION PLANNING** project, the survey is complete and eligible historic districts have been nominated to the National Register of Historic Places. *MUNIC. PLAN UPDATE (1980s)*
- $\frac{1}{1}$ 4. **PUBLIC AWARENESS AND EDUCATION** is a planned, budgeted part of the project.
- $\frac{1}{1}$ 5. The project does not meet the recommended sequence of Survey-National Register-Preservation Planning, but the applicant has demonstrated that the project will significantly contribute toward the community's ability to identify, evaluate and protect its historic and archeological resources.
- $\frac{1}{1}$ 6. The project scope, budget and schedule are sufficient to achieve the project's goals and produce useful products.
- $\frac{1}{1}$ 7. The applicant has demonstrated financial and program management skills that will be available for the project.

5 TOTAL POINTS DHD REVIEW 3/17/94

TOTAL PROJ. COST
REQUEST
MATCH

28,770-
17,262-
11,508

Hartford
PROJECT 4

Grant Selection Criteria Ranking System

Each application will be scored according to the following rating system. While it is the intent to distribute funds to the maximum number of CLGs possible, funds will not be awarded to projects which do not meet the program goals and administrative requirements of the CLG grant program. The rating system will also prioritize projects in the event that funds requested exceed the amount available. Every attempt will be made to award the amount of funds necessary to accomplish individual project goals.

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SELECTION CRITERIA for Priority I Projects

Points

- | | |
|---|---|
| 1 | 1. For SURVEY project, there is no survey or the survey is incomplete. |
| 1 | 2. For NATIONAL REGISTER project, the survey is complete. |
| 1 | 3. For PRESERVATION PLANNING project, the survey is complete and eligible historic districts have been nominated to the National Register of Historic Places. |
| 1 | 4. PUBLIC AWARENESS AND EDUCATION is a planned, budgeted part of the project. |
| 1 | 5. The project does not meet the recommended sequence of Survey-National Register-Preservation Planning, but the applicant has demonstrated that the project will significantly contribute toward the community's ability to identify, evaluate and protect its historic and archeological resources. |
| 1 | 6. The project scope, budget and schedule are sufficient to to achieve the project's goals and produce useful products. |
| 1 | 7. The applicant has demonstrated financial and program management skills that will be available for the project. |

4 TOTAL POINTS DHP REVIEW 3/17/94

TOTAL #	2534	w/out Brewery	\$1784	PROGRESSIVE MARKET - VACHP PRELIM. REVIEW 10/93 FOR NR
REQ.	1520		1070	OLD 494 LOCOMOTIVE (TENDER + CABOOSE) - HHS+SS 1973
MATCH	1014		714	CATAMOUNT BREWERY - 1884 SWIFT CO. MILL, NOW SURROUNDED BY ADDITIONS

POOR QUALITY

ORIGINAL_____

\$15,000 study
ARCH'L+ENG'G

SELECTION CRITERIA for Priority II Projects
For Pre-development project:

Points

$\frac{3}{1 \text{ to } 3}$ points

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

$\frac{3}{1 \text{ to } 3}$ points

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

$\frac{3}{1 \text{ to } 3}$ points

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

$\frac{3}{1 \text{ to } 3}$ points

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

$\frac{0}{1 \text{ to } 3}$ points

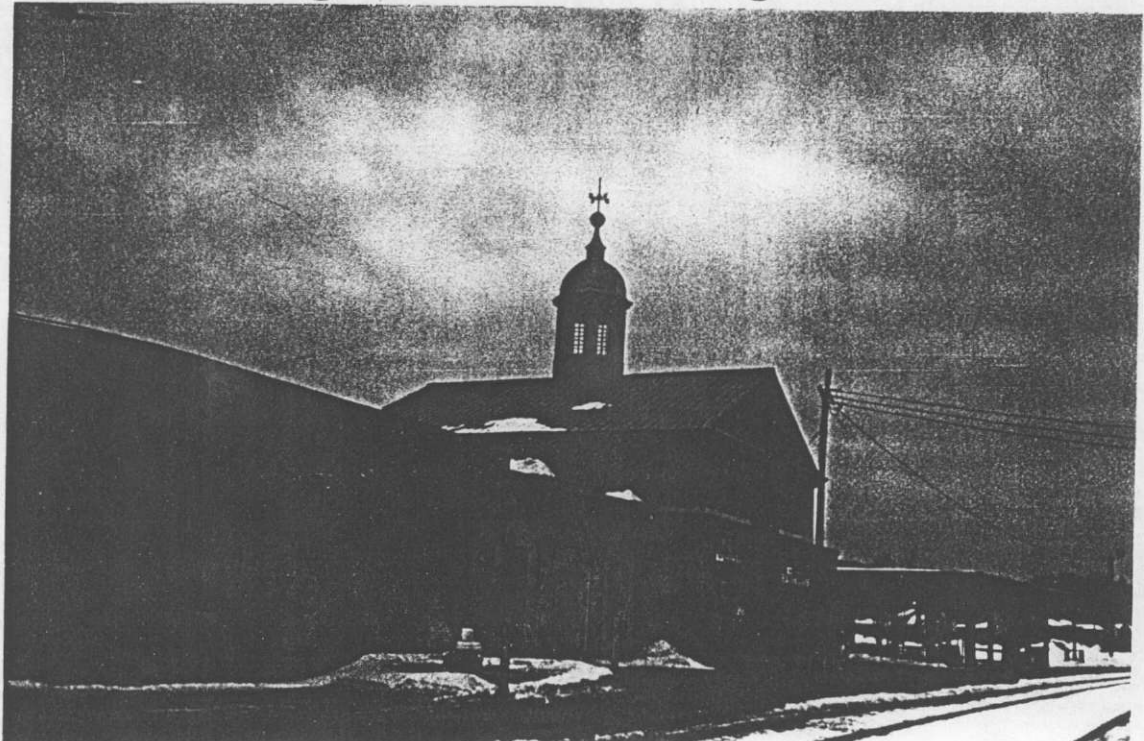
5. The applicant's matching share exceeds 40% of the total project cost.

12

TOTAL POINTS DHP REVIEW 3/17/94

15,000 TOTAL
9,000 REQ
6,000 MATCH

easement or covenant condition if station
passes into private ownership



Grant Selection Criteria Ranking System

Each application will be scored according to the following rating system. While it is the intent to distribute funds to the maximum number of CLGs possible, funds will not be awarded to projects which do not meet the program goals and administrative requirements of the CLG grant program. The rating system will also prioritize projects in the event that funds requested exceed the amount available. Every attempt will be made to award the amount of funds necessary to accomplish individual project goals.

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daily scope - not just carriage barns?
SELECTION CRITERIA for Priority I Projects
condition that architectural surveyor be involved

Points

1
1

1. For **SURVEY** project, there is no survey or the survey is incomplete.

1
1

2. For **NATIONAL REGISTER** project, the survey is complete.

1
1

3. For **PRESERVATION PLANNING** project, the survey is complete and eligible historic districts have been nominated to the National Register of Historic Places. - "SAVING PLACE IN WINDHAM CO." WORKSHOP

1
1

4. **PUBLIC AWARENESS AND EDUCATION** is a planned, budgeted part of the project. *public presentation on outbuildings of Supton's level + Bellows Falls*

1
1

5. The project does not meet the recommended sequence of Survey-National Register-Preservation Planning, but the applicant has demonstrated that the project will significantly contribute toward the community's ability to identify, evaluate and protect its historic and archeological resources.

1
1

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

5
1

7. The applicant has demonstrated financial and program management skills that will be available for the project.

TOTAL POINTS DHP REVIEW 3/17/94

	TOTAL	REQ	MATCH
"SAVING PLACE IN WINDHAM CO."	\$75	75	OUTSIDE MAT
SURVEY, NR PHOTOS, PLANNING	7823	4694	3130

3/22/94
CONFIDENTIAL
W/CLG
SIGNED
APPROV.
APPLICATION
TO FOL

POOR QUALITY
ORIGINAL_____

SELECTION CRITERIA for Priority II Projects
For Pre-development project:

Points

3
1 to 3 points

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

3
1 to 3 points

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

3
1 to 3 points

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

2
1 to 3 points

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

1
1 to 3 points

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

11

TOTAL POINTS DHP REVIEW 3/17/94

*include recommendations for prioritizing work
covenant if passed into private hands*

FACADE IMPROVEMENTS - Building No. 32

ANDREW'S INN
44The Square

BUILDING USE
Hotel/Commercial

DATE(S)
1932-1933

CONSTRUCTION
Load Bearing Brick

BUILDING STYLE
Colonial Revival



SELECTION CRITERIA for Priority II Projects
For Pre-development project:

Points

3
1 to 3 points

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

3
1 to 3 points

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

3
1 to 3 points

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

3
1 to 3 points

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

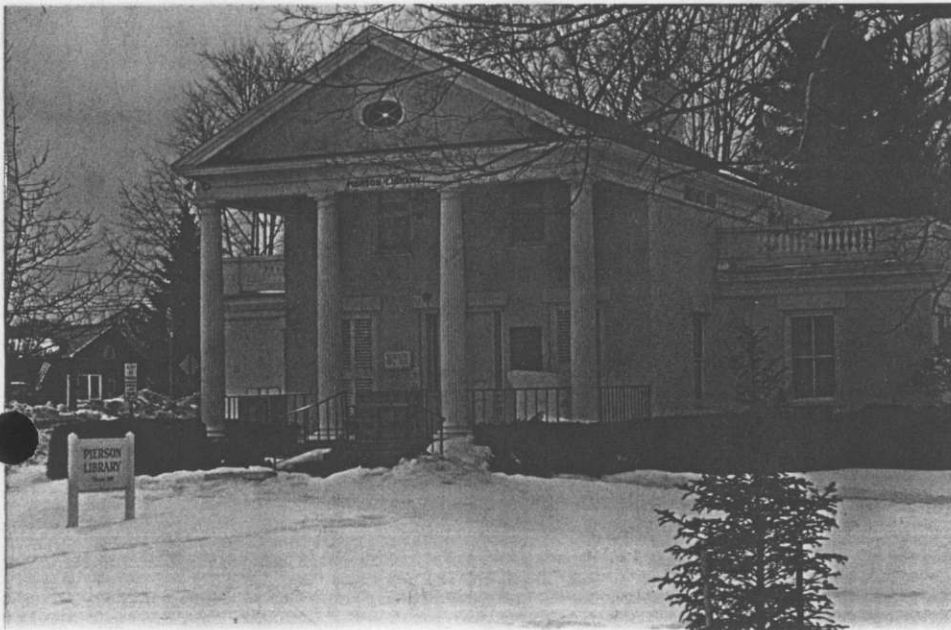
0
1 to 3 points

5. The applicant's matching share exceeds 40% of the total project cost. (STAFF TIME TO ADMINISTER PROJECT, PUBLICIZE, + CIG COMMISSION OVERVIEW DONATED)

12 TOTAL POINTS

- SPACE NEEDS FOR EXISTING + FUTURE COLLECTIONS + PROGRAMS
- ADA COMPLIANCE
- TOWNWIDE SUPPORT TO KEEP LIBRARY IN BUILDING
- ORIGINAL BLOCK 1816 - STORE + PARSONAGE UNTIL 1911 WHEN IT BECAME LIBRARY W/ FRONT PORTICO ADDED; SIDE WINGS 1927; REAR ADDITION 1975.

TOTAL - \$ 8,000
 REQ 4,800
 MATCH 3,200



WILLISTON
PROJECT II MAP

Grant Selection Criteria Ranking System

Each application will be scored according to the following rating system. While it is the intent to distribute funds to the maximum number of CLGs possible, funds will not be awarded to projects which do not meet the program goals and administrative requirements of the CLG grant program. The rating system will also prioritize projects in the event that funds requested exceed the amount available. Every attempt will be made to award the amount of funds necessary to accomplish individual project goals.

Top priority in the selection of projects and award of grant funds will be given to the Priority I projects of survey, National Register, preservation planning and public awareness and education. If the Vermont Advisory Council on Historic Preservation is unable to award the available CLG funds to Priority I projects, it will next consider Priority II projects for pre-development work. As a last priority, if the full fy94 CLG set-aside is not entirely awarded to first or second priority projects, the Council will consider grant applications for Priority III development grant projects. A CLG may apply for a grant in more than one Priority category, assuming that it has the matching share and administrative capabilities to complete more than one project should they be selected.

SELECTION CRITERIA for Priority I Projects

Points

- 1 1. For **SURVEY** project, there is no survey or the survey is incomplete.
- 1 2. For **NATIONAL REGISTER** project, the survey is complete.
- 1 3. For **PRESERVATION PLANNING** project, the survey is complete and eligible historic districts have been nominated to the National Register of Historic Places.
- 1 4. **PUBLIC AWARENESS AND EDUCATION** is a planned, budgeted part of the project.
- 1 5. The project does not meet the recommended sequence of Survey-National Register-Preservation Planning, but the applicant has demonstrated that the project will significantly contribute toward the community's ability to identify, evaluate and protect its historic and archeological resources.
- 1 6. The project scope, budget and schedule are sufficient to to achieve the project's goals and produce useful products.
- 1 7. The applicant has demonstrated financial and program management skills that will be available for the project.

3

TOTAL POINTS DHP REVIEW 3/17/94
 - 2 SIDED; COLOR; 7000 COPIES
 - INFO. COMPUTERIZED FOR UPDATES
 - TOWN PAYS \$2050 ADD'L FOR RECREATIONAL SHARE

\$ 7438 - TOTAL
 4463 - REQUEST
 2975 - MATCH

~~7,000~~
~~\$9,000~~
~~\$5,000~~



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on March 25, 1994, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

- 9:30 I. ANNUAL MEETING--ELECTION OF OFFICERS
- 10:00 II. Minutes of the March 3 and March 11, 1994, Meetings
- 10:10 III. Update on Items from the Previous Meeting
- 10:15 IV. Confirmation of Dates for April, May, and June Meetings
- V. New Business
- 10:20 A. Environmental Review Update
- 1:10 B. Selection of FY'94 Certified Local Government Grants
- C. Advisory Council Policy on Compensation
- 12:00 VI. Working Lunch
- 1:30 VII. Director's Report
- 1:45 VIII. National Register Final Review
- A. Rockledge, Swanton
- 1:50 IX. National Register Preliminary Review
- A. Discussion on National Register Criteria and Preliminary Determinations of Eligibility
- B. Cooper House and Barn, Charlotte
- 2:40 X. State Register Review and Designation
- A. Review and Designation of Survey for Highgate and Montgomery, Franklin County
- 3:00 XI. Old Business
- A. Video Exchange
- B. Discussion on State Historic Preservation Grant Programs
- 3:30 XII. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

March 25, 1994

Members Present:

Townsend Anderson, Chair, Citizen Member
Glenn Andres, Architectural Historian
Barbara George, Citizen Member
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director (out 1:45 - 2:20)
Nancy Boone, Architecture Section Chief (out 1:45 - 2:20)
Elsa Gilbertson, National Register Specialist
(out 1:45 - 2:30)
MaryJo Llewellyn, State Grants Manager (9:45 - 10:20)
Jane Lendway, Preservation Planner (10:15 - 1:45, 2:30 -
3:00, 3:00 to end)

Others Present:

William Shouldice IV, Agency Secretary (12:30 - 1:15)
Jay Swainbank, State Buildings, Item V.A (2:55 - 3:25)

The meeting was called to order at 9:40 p.m. by the Division director. It was held in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

I. Annual Meeting--Election of Officers

Mr. Gilbertson called the annual meeting to order. Mr. Lacy suggested postponing the election of officers until after the discussion on conflict of interest. Discussion followed. It was decided to proceed. Ms. George nominated Mr. Anderson for chairman. The nomination was seconded by Dr. Stout, who then moved to close the nominations. That motion was seconded by Mr. Keefe. The motion passed unanimously. The Council voted to elect Mr. Anderson chairman. Dr. Andres nominated Mr. Keefe for vice-chair. Mr. Keefe said he would not like to accept the nomination until after the conflict of interest discussion. Dr. Stout made the motion to table the vote on vice chair until after the conflict of interest discussion. Ms. George seconded the

motion, and tabling was passed unanimously.

XI. Old Business

B. Discussion on State Historic Preservation Grant Programs

Ms. Llewellyn gave to the Council proposed wording regarding the landmark and accessibility criteria for the grant programs (a copy is attached to the record copy of the minutes). Ms. Boone said re the landmark issue they are trying to get at the issue of public benefit. Mr. Keefe asked if A.D.A. should be referenced in the accessibility section. Ms. Boone said the staff thought it would be burdensome on both the applicant and the Division to deal directly with the definition of A.D.A. Mr. Keefe said he felt including it would send a strong message to the preservation community. Ms. Boone suggested strengthening what is in the manual about accessibility and A.D.A., and offer technical assistance. Discussion followed. Mr. Gilbertson said he could check the proposed wording with the architectural barriers board. Various wording changes were suggested. It was agreed to put more information about A.D.A. in the manual. Mr. Anderson suggested the heading of the question in the application be changed to "Accessibility for Persons with Disabilities." Ms. George said re public benefit that "readily visible to the public" still doesn't solve the problem. After much discussion the Council concurred with Dr. Stout's suggestion, with minor modifications by other members, to "is it easily visible to the public from a public way?" There was further discussion.

Ms. Llewellyn reported that the \$10,000 grant awarded in 1992 to the Burroughs House in Bradford has been returned. Because more than a year has passed since the award, the Division is suggesting awarding the money to the first alternate of 1993--the Studio School in Johnson. Dr. Stout made the motion, which was seconded by Mr. Lacy, to award \$10,000 to the Studio School in Johnson. The motion passed unanimously.

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

The following meeting dates were set: April 26 at 10:00 a.m. in Rutland, May 26 (perhaps in Woodstock), and June 23.

V. New Business

B. Selection of FY'94 Certified Local Government Grants

Ms. Lendway had sent to the Council before the meeting the summary of all the applications. She gave the Council the scoring sheets and the summary. She noted that there were a large number of applications this year, that they asked for more than the minimum amount available (10% by law of the yearly federal appropriation), and that the Division had other Federal money it is unable to match otherwise, which could be used for CLG grants. Mr. Anderson stated for the record that he is

involved in the Town of Hartford railroad study, his name has been submitted for the Hotel Windham project, and he has also applied for a scholarship for the National Trust for Historic Preservation leadership training. Mr. Gilbertson and Ms. Lendway said the last item was not of concern. Mr. Anderson said he would leave the meeting for this discussion and would not vote on the CLG grant awards. He turned over the meeting to Ms. George, and left the room. Ms. George said she would like to endorse the Division's scoring of the projects and accept the recommendations for funding.

Ms. Lendway then went through the projects, and noted how the Division scored each project. The Division does not recommend funding the priority 3 (development) grant requests. Re the Hartford proposals for National Register nominations, the Council looked at the photographs for the old 494 steam locomotive, tender, and caboose. Ms. Lendway summarized its history. It was the consensus of the Council that it appeared eligible for the National Register. The Council then looked at the photographs for the Catamount Brewery on South Main Street. Ms. Lendway summarized its history, architecture, and current state. It was the consensus of the Council that the building had lost its historic architectural integrity and that it did not appear eligible for the National Register.

Dr. Stout made the motion, which was seconded by Mr. Keefe, to adopt the Division's scoring of these projects and recommendations for the CLG grants, as follows:

Bennington	\$ 4,185
Burlington	17,262
Hartford	10,700
Rockingham	13,768
Shelburne	4,800
Williston	4,463
National Trust Leadership Workshop	4,200
	<hr/>
TOTAL	\$ 58,748

The motion passed unanimously. Mr. Anderson returned to the room and resumed chairing the meeting.

VI. Working Lunch

Agency Secretary Shouldice joined the Council for lunch. He discussed advancements in heritage tourism promotion and asked the Council for suggestions. He said regarding the Main Street program they will try to tinker with the program to get it to apply to Vermont. He said the testimony for historic preservation in the ten year economic plan hearings was very strong. He said he was meeting with AOT Secretary Garahan the next day to discuss ISTEA and using it for historic preservation projects. There was discussion on what to do next re ISTEA. He asked the Council for help with the Growth Centers initiative. Mr. Lacy asked him about the State Historic Preservation Officer position.

He said he had decided the position should not lie with the agency general counsel any more, but still was undecided about whether it should be the agency secretary or the Division director. He asked the Council to discuss it today, and said he would later contact Mr. Anderson for the Council's thoughts.

II. Minutes of the March 3 and March 11, 1994, Meetings

Dr. Andres made the motion, which was seconded by Dr. Stout, to approve the minutes of the March 3, 1994, meeting. The motion passed. Ms. George and Mr. Lacy abstained.

Dr. Andres made the motion, which was seconded by Mr. Lacy, to approve the minutes of the March 11, 1994, meeting. The following changes were made: page 3, last paragraph, delete "entering" in line 4; page 2, paragraph 4, Dr. Andres said he had asked the developer if he had considered moving the building back from the highway thirty feet but still facing the road and on axis with Richville Road; page 2, paragraphs 2 and 6, change Moore to Morrow; and page 3, last paragraph, add that Mr. Krohn partially disputed this. Mr. Keefe pointed out that the Agency counsel's opinion on conflict of interest said the reason for Mr. Keefe's absence at the meeting should be recorded in the minutes. Mr. Gilbertson reported on the letters received from Ms. Everett and Mr. Sparkman regarding the minutes. They asked that on page 2, paragraph 5, first sentence "Town and" be deleted. Discussion followed. Mr. Anderson suggested asking Mr. Sparkman for a copy of the tape made at the meeting. Ms. George suggested checking the law about changing meeting minutes based on a tape. Dr. Stout made the motion, which was seconded by Ms. George, to table the motion on the minutes of the March 11, 1994, meeting. The motion passed; Mr. Keefe abstained.

V. New Business (cont.)

D. Advisory Council Policy on Conflict of Interest

Mr. Keefe made the motion, which was seconded by Mr. Lacy, to go into executive session, as per Title 1, ch. 5, sect. 313 (a) (1), to discuss conflict of interest. The motion passed unanimously. The Council went into executive session at 1:45 p.m. Other meeting attendees left the room. Mr. Keefe made the motion, which was seconded by Dr. Andres, to go out of executive session. The motion passed unanimously. The Council went out of executive session at 2:20 p.m.

The Council and the Division director concurred that it is desirable for the Council to have members who are active in their respective fields and that this sometimes results in potential conflicts of interest for members of the Council. The feeling was that the Council would suffer as a group if members active in their fields were precluded. Mr. Keefe asked how to address the requirements of NPS 49, Chapter 3, in light of a desire to have active professionals on the Council. Should the Council create a conflict of interest policy that satisfies its

concerns or should the Council try to influence the National Park Service (NPS) to be more flexible than is indicated in NPS 49? Mr. Gilbertson said it would be important to determine the legal status and authority of the conflict of interest provisions in NPS 49. Are they NPS guidelines, policies, requirements of federal law, etc.? Mr. Keefe pointed out that the case in Manchester arose under state law, so asked if it would be appropriate for state law to rule in such cases. Mr. Gilbertson replied that since the Council is reimbursed with federal funds NPS 49 still applies. Mr. Keefe asked who could supply a second opinion on the conflict of interest issue in response to the Agency counsel's opinion. Mr. Gilbertson responded that an opinion might be sought from the Attorney General. Mr. Keefe asked, "Does the professional work product of Council members get automatically excluded from consideration by the Council?" He noted that that happened in the case of Manchester. Dr. Andres suggested that the question be worded, "Under what terms can the work product of a Council member be considered by the Council?" He noted that the Council simply can not operate with a stringent narrow interpretation on this matter, given the small scale and population of the state. Mr. Anderson noted that the policy relies on the integrity of members to announce and discuss potential conflicts. He suggested that the Council ask the Attorney General's office to help it develop a policy that allows for professional involvement and active participation by Council members outside of Council duties, in a positive vein as Dr. Andres suggested. Mr. Keefe observed that NPS 49, page 11, H, second paragraph, emphasizes "patterns of conflict of interest," and that that may be a second issue to investigate. Ms. George suggested that the issue be resolved before new Council members are appointed. Mr. Keefe said that it is essential to him that the matter be resolved as soon as possible. Mr. Gilbertson will speak with the agency secretary and possibly the agency counsel about the matter.

I. Annual Meeting--Election of Officers (cont.)

Dr. Stout made the motion, which was seconded by Mr. Lacy, to remove from the table the nomination and vote for vice-chair of the Council. The motion passed unanimously. Dr. Stout made the motion to move the question. The motion was seconded by Dr. Andres and was passed. The Council then voted to approve Mr. Keefe as vice-chair of the Council. Mr. Keefe thanked the Council.

VIII. National Register Final Review

A. Rockledge, Swanton

The Council received copies of the nomination before the meeting. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the Rockledge nomination under criterion C. Discussion followed. The motion passed unanimously.

IX. National Register Preliminary Review

A. Discussion on National Register Criteria and Preliminary Determinations of Eligibility

Ms. Gilbertson suggested postponing this discussion until new members are appointed. The Division will then use this topic as an opportunity for a training session. The Council agreed.

B. Cooper House and Barn, Charlotte

This will be postponed until a later meeting. The Division asked for more information, which has not yet been received.

V. New Business

A. Environmental Review Update

The Council received their update in the mail.

Ms. Boone introduced Mr. Swainbank from State Buildings to the Council. She said the issue at hand was the State Register-listed building at 12 Pine Street in Rutland City. The house is very close to the location of five old buildings that were demolished by State Buildings a few years ago. It is near the courthouse complex. She showed the Council maps and site plans, as well as photos of the building and the State Register listing for the property. The legislature is considering an appropriation to buy the property and demolish the building. Ms. Boone said this is currently a transitional residential/commercial area and that historically some of the houses were occupied by workers from the railroad nearby. Mr. Swainbank said the request for the funding has come from the Rutland legislative delegation, and noted that the lot will not provide much parking space. Mr. Keefe stated for the record that his firm is working on a number of buildings for State Buildings in Bennington and Windham counties, but not in Rutland County. Mr. Keefe said he would recuse himself from voting on this issue.

Mr. Lacy discussed the character of the area and said much of that side of the block on Pine Street has lost its historic context. Mr. Gilbertson noted the context has been lost because the other buildings have been torn down by State Buildings. He commended State Buildings for coming to the Division at an early stage on this issue. He also said this shows we ought to try to bring up the issue of a Memorandum of Agreement with State Buildings again. Ms. Boone stated that the house gives an indication of what that side of the street used to be. Mr. Anderson asked what the future of this building would be otherwise, given its proximity to the court. Dr. Andres asked if the house would make a difference in the landscape plan for the court. Mr. Gilbertson said he recognized there are arguments to keep this house, but given its isolation and apparent poor condition it may be difficult to make the arguments to all the interested parties to preserve the building. He suggested requiring State Buildings to document the building and to offer

the building for moving to another location in the neighborhood. The Council concurred with Mr. Gilbertson's suggestion. Mr. Lacy said it would be nice to see the other side of Pine Street revitalized. The Council concurred that the MOA with State Buildings should be revived. Mr. Swainbank thanked the Council for their time, and they thanked him for coming.

VII. Director's Report

Mr. Gilbertson reported on the annual meeting of the National Conference of State Historic Preservation Officers, which he attended last week. The NCSHPO is coming to Vermont for their summer meeting on July 16-18.

Mr. Gilbertson said New York State has requested that New York and Vermont have a joint review board meeting some time. The Council did not respond to the request.

Mr. Gilbertson invited Council members to come to the National Register informational meeting on March 29 about the proposed Summer Street Historic District in St. Johnsbury. This nomination is coming up at the April meeting. There is a great deal of local controversy about this nomination.

V. New Business (cont.)

C. Advisory Council Policy on Compensation

Ms. Lendway said this issue has come up because some Council members are interested in donating their time to provide the Division with some match for its federal funds. She researched the topic at the federal and state level. She gave the Council copies of the state law on salaries and fees for bodies such as the Council. She said re compensation for special meetings or members doing special projects, the minutes need to note that the meeting was called for by the chair or that Council members have been assigned by the chair to a specific project. Re the latter, the minutes are also supposed to give an expected amount of time to complete the project. If a Council member wants to volunteer his/her services for an assigned project, their time is counted at \$6.25 an hour (per diem prorated). If Council members are working on their own and are not specifically assigned to a project, then they can donate their services at their professional hourly rate. Discussion followed.

XII. Advisory Council Report

Mr. Anderson brought up the issue of State Historic Preservation Officer since the agency secretary had asked the Council to discuss it. Discussion followed on the pros and cons of having the SHPO be the Division director or the agency secretary. The Council also discussed the possibilities for replacements of two positions on the Council.

Mr. Gilbertson summarized Division activities in the past month regarding trying to get ISTEPA funding for historic preservation projects. He, Ms. Lendway, and Ms. Boone prepared an implementation plan for the fourteen projects that the Division has suggested. Mr. Gilbertson discussed the proposal for starting a Main Street program.

Mr. Anderson reported on the Main Street conference on Tuesday. He said Paul Bruhn of the Preservation Trust of Vermont would like to have a debriefing session. Mr. Anderson said that in hindsight the presentation probably should have been organized differently to have more of a dialogue since many of the attendees were very sophisticated about Main Street issues.

Ms. George reminded the Council that National Historic Preservation Week is coming up in May and said she is working on two projects.

Mr. Anderson invited Council members after the meeting to watch the "Back Against the Wal" videotape produced by Ann Cousins.

The meeting was adjourned at 4:35 p.m.

Submitted by,

Elsa Gilbertson
Nancy Boone

Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MEMORANDUM

TO: Advisory Council Members
FROM: Eric Gilbertson, Director *EG*
DATE: March 17, 1994
SUBJECT: Agenda for March 25th meeting

At our March 25th meeting under New Business please add:
D. Conflict of Interest

I have enclosed material for you to read over. Thank you.

Several Council members have reported this.



State of Vermont
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135 State Street
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Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on April 26, 1994, beginning at 10:00 a.m. in the conference room of the USDA Forest Service offices, 231 North Main Street, Rutland, Vermont.

AGENDA

- 10:00 I. Minutes of the March 25, 1994, Meeting
- 10:15 II. Update on Items from the Previous Meeting
- 10:30 III. Confirmation of Dates for May, June, and July Meetings
- 10:45 IV. Director's Report
- 10:55 V. Old Business
 - A. Video Exchange
- 11:00 VI. National Register Preliminary Review
 - A. Merritt House, New Haven
 - B. Cooper House, Charlotte
- 11:30 VII. State Register Review and Designation
 - A. Review and Designation of Surveys for Highgate and Montgomery, Franklin County
- 12:00 VIII. Working Lunch
- 1:30 IX. New Business
 - A. Environmental Review Update
- 2:00 X. National Register Final Review
 - A. Tunbridge Village Historic District, Tunbridge
 - B. Summer Street Historic District, St. Johnsbury
- 2:30 XI. Archeology Report
- 2:45 XII. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

April 26, 1994

Members Present:

Townsend Anderson, Chair, Citizen Member
Barbara George, Citizen Member
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian (left at 3:35)

Members Absent:

Glenn Andres, Architectural Historian

Division Staff Present:

Eric Gilbertson, Director (arrived 10:30)
Nancy Boone, Architecture Section Chief (arrived 10:30)
Elsa Gilbertson, National Register Specialist

Others Present:

Terry Hoffman (2:30 -3:05)

The meeting was called to order at 10:15 p.m. by the chairman. It was held in the conference room of the USDA Forest Service Office, 231 North Main Street, Rutland, Vermont.

I. Minutes of the March 25, 1994, Meeting

Ms. George made the motion, which was seconded by Mr. Keefe, to approve the minutes as written. The Council discussed the request from the State of New York to hold a joint review board meeting. The motion passed unanimously.

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

The following meeting dates were set: May 26 (perhaps in Woodstock), June 23, and July 21. The preliminary grants review meeting was scheduled for July 11 in a central location. The Council agreed if there was a quorum, the preliminary review would include winnowing down the list of applicants.

IV. Director's Report

Mr. Gilbertson said he would talk to the New York State preservation office about a joint review board meeting and some potential dates. He said he will suggest Bennington as the location.

Mr. Gilbertson reported there was no news about appointing an SHPO. He said the grants are currently in the House and Senate budgets for \$200,000 and the barn grants are in the Senate for \$50,000. Today the Division is sending letters to key people with buildings on the National Register encouraging them to apply for the special grants. The Division needs these special grants to use as match for its federal dollars. He reported on the capital budget: Mount Independence is in for a lower amount, there is \$40,000 for other sites, there is \$10,000 for a study of the underground railroad (sponsored by Sen. Illuzi), and on the house side there is \$10,000 for a zebra mussel study on historic shipwrecks. Also being considered is authorization for State Buildings to buy an option for the Boucher burial site.

Ms. Boone reported that a draft of an ISTEPA enhancements program has been prepared using the Pennsylvania system and the Division's suggestions for criteria. There will be a public meeting this Thursday to discuss the proposal. The program wouldn't take effect until FY'95. She said there will be a selection committee, which should include at least one historic preservationist. She offered copies of the proposed program to the Council. The secretary of the Agency of Development and Community Affairs has asked Mr. Gilbertson to write a memo for him to the AOT secretary about what ideas and projects the Division would like to pursue. The Division has suggested a Main Street program, which Housing and Travel are also interested in.

Ms. Boone reported the Division received a grant from the National Trust to do a program with planner Phil Herr in Windham County. The program will focus on downtowns and growth, and probably will be held on June 15 in Grafton.

Mr. Gilbertson reported that Jane Lendway is doing a training session on interactive television on May 4th for all the certified local government commissions on design issues.

Mr. Gilbertson said he spoke to the agency general counsel on the Council's conflict of interest issue. The counsel said the Council could implement its own conflict of interest rules. Mr. Gilbertson said he would try to draft some wording and asked the Council for their ideas. Mr. Keefe and Ms. George offered their assistance, and Mr. Anderson said he would make comments on draft language. Discussion followed.

There is no news about appointments to the Council.

Mr. Gilbertson reported that the governor's office is interested in reissuing Governor Kunin's executive order on downtowns. Mr. Gilbertson will send a copy to Council members. Mr. Anderson discussed the plans for downtown revitalization in White River

Junction and the parking issue. Mr. Gilbertson said the executive order could include such things as urging facilitation of things such as planned pooled parking. Mr. Anderson suggested broad brush language.

VII. State Register Review and Designation

B. Manchester Depot Railroad Depot, Manchester

Ms. Boone showed the Council the survey form and recent photographs of the building. She said the building came up in an Act 250 review. She asked the Manchester Planning Commission for input, and reported they said they thought it was a good idea to put the building on the State Register. Dr. Stout made the motion, which was seconded by Mr. Keefe, to place the Manchester Depot Railroad Building on the State Register of Historic Places. The motion passed unanimously.

IV. Director's Report (cont.)

Mr. Gilbertson gave the Council copies of a letter from Jim Sparkman of Manchester asking questions about proposed language to change the Manchester zoning ordinances to cover moving historic buildings. Mr. Gilbertson noted re the Walker project that he had received new plans and at a first, quick glance they appear to be an improvement. He said he has also received a letter from the Bennington Regional Trust asking questions about how the decision on the Walker project was arrived at. It was noted that the Division does get requests from local planning commissions to offer assistance on zoning ordinances, but hasn't before gotten requests, as in this case, from a private citizen. Discussion followed. The Council said if the proposed wording for the ordinance was supposed to come out of the Council's decision re moving the Walker building, it does not reflect the Council's thinking and decision. Mr. Gilbertson suggested writing the Manchester planner, with a copy to Mr. Sparkman, saying the proposed wording is a misinterpretation of the Council's decision. The Council stressed the need to make sure their decision is clear, and that the zoning ordinance change is not a reflection of what the Council decided re the Walker project. Mr. Keefe noted his concern that the Regional Trust is in the position to take the high road for historic preservation in this case, and that the Council, a broader-based group, is not since the Council has already made its decision on the issue. Mr. Gilbertson felt it was good that a local group gets involved in such issues. Discussion followed.

Mr. Lacy introduced Terry Hoffman, the U.S. Forest Service supervisor for the Green Mountain/Finger Lakes region, to the Council.

X. National Register Final Review

The Council received copies of the nominations before the

meeting.

A. Tunbridge Village Historic District, Tunbridge

The Council received copies of the three letters of support for the nomination. Ms. Gilbertson gave background information of the nomination and showed slides of the district. Mr. Lacy brought up the issue of archeology and integrating it into National Register nominations. Discussed followed. Mr. Keefe made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

B. Summer Street Historic District, St. Johnsbury

The Council received copies of the comment letters for this nomination. They read all the letters. The Division director determined that more than half the private property owners have objected to the listing of the proposed district. Ms. Gilbertson explained the background of the proposed nomination and showed slides of the street. Mr. Keefe made the motion, which was seconded by Dr. Stout, that the Summer Street Historic District meets National Register criteria A and C. The Council said Summer Street is a good, significantly intact example of a turn of the century middle class neighborhood in Vermont and is similar in significance to other neighborhood historic districts in Vermont already listed on the National Register. They said it was clearly worthy of inclusion. Mr. Gilbertson noted the federal regulations state that in cases where a majority of private property owners object to listing, the nomination will be forwarded to the National Park Service for a determination of eligibility. The motion passed unanimously.

IX. New Business

A. Environmental Review Update

The Council received copies of the update in the mail.

B. Schliffler Barn, Greensboro

MaryJo Llewellyn had sent the Council a memo regarding the proposal the owner of this barn had made for the cupola. The barn was awarded a barn grant in December 1993. Ms. Boone reported the owners have already torn down a shed on the barn and are rebuilding on the same footprint. The Division feels the proposal for the cupola louvers does not meet the Secretary of the Interior's Standards, and is bringing the case to the Council. Mr. Keefe said the proposal is inappropriate and doesn't meet the standards. Mr. Anderson argued that the work should be allowed. Ms. Boone reminded the Council that the context is awarding grants for doing the best preservation work. Discussion followed. Ms. George made the motion that grant money can not be used to alter the design of the cupola louvers, that the owners should be encouraged to repair those louvers that can be repaired, and that those that can't be repaired can be

replaced by louvers with double hinges if they look like the originals from 50 feet away. The motion died for lack of a second. Dr. Stout made the motion, which was seconded by Mr. Keefe, that the Council disapprove the proposal to split the louvers. Mr. Anderson offered a friendly amendment, which was accepted by Dr. Stout, that the recipients of this grant be made aware that the barn grants are very competitive and that restoration must take priority over adaptive reuse. The motion passed.

VI. National Register Preliminary Review

A. Merritt House, New Haven

The Council looked at the photographs and historic information supplied by the owner. They concurred that the property appears eligible for the National Register.

B. Cooper House, Charlotte

A decision on this property had been postponed from a previous meeting pending more information about the interior. The Council reviewed the new photos provided by the owner showing the interior, as well as the photos submitted previously. Discussion followed. The Council concurred that this is still not a strong candidate for the National Register, but that the property might be eligible in a larger context if a lot more research is done and an MPDF is established for the town.

XI. Archeology Report

Mr. Lacy said he would like to see an archeology report every Council meeting. Mr. Keefe made the motion, which was seconded by Mr. Lacy, that the Council express its appreciation to David Skinas, Division Survey Archeologist, for his years of service. Mr. Skinas is moving to a job with the Soil Conservation Service and will be based in Berlin. The motion passed unanimously. Mr. Anderson said he was always impressed by Mr. Skinas's presentations to the Council.

Mr. Lacy reported that estimates for stabilizing the Skitchewague site in Springfield run as high as \$100,000. It is currently in the Senate side of the capital bill for \$25,000. Mr. Lacy gave Council members copies of the order form for the first volume of The Journal of Vermont Archeology. He reported that one of the two National Park Service training sessions on archeology for managers will be held this summer at Basin Harbor. Art Cohn, director of the Lake Champlain Maritime Museum, Giovanna Peebles, and Mr. Lacy will have a role in the training. Mr. Keefe suggested it would be helpful to also have a one day training session on archeology. Mr. Lacy said there also will be a training session in the Forest Service Office on the archeological resources protection act.

Mr. Lacy summarized the Vermont Archeological Society spring meeting last week. He also reported on the first Vermont

April 26, 1994

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Archeology Week (May 8 to 14), and handed out materials and posters that are being sent out all over the state. Many activities are planned.

IV. Director's Report (cont.)

Mr. Gilbertson read aloud his draft letter re the Manchester zoning question. The Council made some suggestions on wording. Mr. Anderson said he would take the draft, review it, and then forward it to Mr. Gilbertson. The letter will go to Jim Sparkman, with copies to the Manchester planning commission and Council members.

Ms. Gilbertson reported on the Division's plans to celebrate National Historic Preservation Week (May 8 to 14).

The Council and Division thanked Mr. Lacy for arranging the meeting. The meeting was adjourned at 4:20 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on May 26, 1994, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

- 9:30 I. Minutes of the April 26, 1994, Meeting
- 9:50 II. Update on Items from the Previous Meeting
- 10:00 III. Confirmation of Dates for June, July, and August Meetings
- 10:20 IV. Director's Report
- V. Old Business
- 10:05 A. FY'94 Grant to Danville Town Hall, Danville
- 11:00 B. Update on SOS Sculpture Grants Program
- 11:15 VI. National Register Final Review
- A. Crystal Lake Falls Historic District, Barton
- B. Mad River Valley Rural Historic District, Waitsfield and Moretown
- 11:50 VII. Working Lunch
- 1:00 VIII. State Register Review and Designation
- A. Church House, Cornwall
- B. Review and designation of the surveys for Highgate, Montgomery, and Sheldon, Franklin County
- C. Finish review and designation of Burlington survey
- IX. New Business
- 11:30 A. Environmental Review Update
- 2:30 B. Discussion with David Tansey
- 3:00 X. Archeology Report
- 3:15 XI. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

May 26, 1994

Members Present:

Townsend Anderson, Chair, Citizen Member
Glenn Andres, Architectural Historian
Barbara George, Citizen Member (left at 3:00)
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
(left at 3:30)

Members Absent:

Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
MaryJo Llewellyn, State Grants Manager (9:55 - 10:35)
Jane Lendway, Preservation Planner (9:55 - 10:10, 11:30 -
11:45)
Suzanne Jamele, Environmental Review Coordinator
(11:30 - 11:45)
Curtis Johnson, Architecture Survey and Publication
Manager (1:15 - 2:35)

Others Present:

David Tansey, Item IX.B (2:25 - 3:30)

The meeting was called to order at 9:45 p.m. by the chairman.
It was held in the fourth floor conference room, 135 State
Street, Montpelier, Vermont.

I. Minutes of the April 26, 1994, Meeting

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

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

The following meeting dates were set: June 23 (perhaps in

Woodstock), July 21, and August 4. The awards meeting for the state grants was postponed from July to August. There will be no preliminary grants review meeting, due to scheduling difficulties. The alternate date for the grants selection meeting is September 6. The July meeting may be cancelled.

V. Old Business

A. FY'94 Grant to Danville Town Hall, Danville

Ms. Llewellyn said the Council had awarded this project a \$10,000 grant last year. Since the work is going to cost much less than expected, the selectmen have written the Division to ask if the rest of the money can go toward other priority work on the project. The work would be to reinforce the rafters in the north end of the building and support and stabilize the floor of the upstairs auditorium. Discussion followed. Ms. George made the motion, which was seconded by Mr. Keefe, to approve the request of the Danville selectmen to use the rest of the grant money on the work they have outlined. The motion passed unanimously.

B. Update on SOS Sculpture Grants Program

Ms. Boone will give copies of the SOS grant application form to Council members who want one. She reported that Ann Lawless, head of Vermont SOS, has gotten some money from the National SOS organization and the state legislature for a grants program. The Division worked with her on the application and guidelines. Ms. Boone outlined the two phase grants program. The first round deadline is May 30 and the second round deadline is July 30. SOS will have a selection committee that will come up with a slate that Ms. Lawless will present to the Council, which needs to approve the grants. Ms. George is on the selection committee. The Council will look at the first round at the June meeting and the second round in September. There will be an SOS workshop on June 3.

II. Update on Items from the Previous Meeting

Mr. Keefe will be working on language for the Council conflict of interest policy. Mr. Gilbertson said the agency general counsel, who needs to be consulted, will be very busy with the legislature until they adjourn. Mr. Keefe asked Council members for their input. The Council will try to discuss this at the next meeting.

Mr. Gilbertson will be working on new Council appointments. He gave the Council a copy of Governor Kunin's executive order on downtowns. Governor Dean wants to reissue it. He asked Council members to give him input before the next Council meeting.

Regarding the possible joint New York/Vermont review board meeting, it was suggested that the meeting be held in September, perhaps at Fort Ticonderoga. Mr. Lacy suggested there be a discussion on the Lake Champlain Basin Program. Mr. Anderson suggested the Division give the Council a brief paper on talking

points for the meeting.

There was discussion on Vermont's first Archeology Week, which went very well. Mr. Lacy suggested the Council send Kathy Callum, who coordinated the event, a letter of thanks.

IV. Director's Report

Mr. Gilbertson reported that the July meeting of the National Conference of State Historic Preservation Officers will be held in Montpelier. He will send a schedule for the meeting to Council members. Council members also will be invited to the Sunday night reception, which is being hosted by the Division. He said this is going to be a very important meeting as the National Park Service is now going through some significant changes. Another important topic is the move by some states to redo the federal apportionment formula for the state offices. Mr. Gilbertson outlined what the the Division is doing to entice meeting attendees to spend extra time in Vermont.

Mr. Gilbertson strongly urged Council members to see the new exhibit, "The Light of Dawn: An Abenaki World View," which just opened up at Chimney Point. He said it was a world class art exhibit. Council members were also given invitations to the opening of the new Morrill exhibit in Strafford on June 4.

He reported on the Abenaki reburial proposal. The legislature will be giving the State the authority to buy an option on the property in question.

Mr. Gilbertson reported the legislature is going to be cutting \$1.3 million in personal services for the next fiscal year and discussed their directive that people who spend 75% or more of their time directly serving the public shall not be laid off.

The Division has hired a temporary employee, Scott Dillon, to fill David Skinas's position for a few months until a permanent replacement can be found. Mr. Gilbertson said the Division has to fill out numerous forms to hire its summer temporaries. A temporary has also been hired to deal with the archeology inventory backlog.

The Division is getting a new computer system.

Mr. Gilbertson said at the last meeting of the Agency of Transportation long range planning committee for design issues, they discussed VT Route 125 and the Tunbridge bridge. Jim Wick of Tunbridge has written a guidebook for towns on dealing with AOT, and that AOT has taken exception to it. The guidebook is an effort of the Preservation Roundtable transportation subcommittee.

Ms. Boone reported that the ISTEAs enhancements program is taking shape and the first round of applications is due on August 30. There will be an insert about the program in the upcoming Historic Vermont newsletter. She will give Council members a copy of the insert.

Mr. Gilbertson reported the legislative conference committee has agreed today on \$200,000 for the state grants and \$50,000 for the barn grants. This still needs to be voted on by the full legislature.

VI. National Register Final Review

The Council received copies of both nominations before the meeting.

B. Mad River Valley Rural Historic District, Waitsfield and Moretown

The Council received copies of all the comment letters and the final review report of the Mad River CLG Commission. The CLG Commission gave their enthusiastic support to the nomination. Ms. Gilbertson provided background on the project and introduced Ms. Jamele, one of the UVM graduate students who prepared this nomination and the Mad River MPDF. The Council reviewed the photographs. This will be Vermont's third rural historic district. Ms. George made the motion, which was seconded by Mr. Keefe, to approve the nomination under criteria A and C. The motion passed unanimously.

A. Crystal Lake Falls Historic District, Barton

The Council received copies of all the comment letters. There were six private property owners who objected to the listing. This is less than a majority. Ms. Gilbertson provided background on the project and reported on the informational meeting the sponsor (Crystal Lake Falls Association) and she held a few weeks ago. Mr. Keefe made the motion, which was seconded by Mr. Lacy, to approve the nomination under criteria A, C, and D. There was discussion on how archeology was included in the nomination. The motion passed unanimously.

VII. Working Lunch

The Council and Division thanked Ms. George for providing the delicious lunch.

V. Old Business (cont.)

C. Other

Mr. Keefe showed the Council the application the developer for the Walker House project has made to the Town of Manchester. Mr. Keefe asked if the Council felt their decision was accurately represented in the application. Discussion followed. Mr. Anderson said the application has not been submitted to the Council and that they should not comment on it at this time.

VIII. State Register Review and Designation

A. Church House, Cornwall

The Council received a copy of the form before the meeting. Mr. Johnson showed them slides of the building, which had been overlooked in the previous survey of Cornwall. There was discussion on the term Cape Cod. Dr. Andres made the motion, which was seconded by Mr. Keefe, to place the Church House on the State Register of Historic Places. The motion passed unanimously.

B. Review and Designation of the Surveys for Highgate, Montgomery, and Sheldon, Franklin County

Mr. Johnson reported that Ms. George had reviewed these surveys and Dr. Andres then went over her questions.

Highgate: Mr. Lacy said the causeway in question was significant and worthy of inclusion. The Council looked at the rest of the survey. Ms. George made the motion, which was seconded by Dr. Andres, to place the Highgate survey on the State Register of Historic Places. The motion passed unanimously.

Montgomery: The Council looked at the survey. Ms. George made the motion, which was seconded by Mr. Keefe, to place the Montgomery survey on the State Register of Historic Places. The motion passed unanimously.

Sheldon: The Council looked at the buildings there were questions about, as well as the rest of the survey. Mr. Keefe made the motion, which was seconded by Dr. Andres, to place the Sheldon survey on the State Register of Historic Places. The motion passed unanimously.

C. Finish Review and Designation of Burlington Survey

Mr. Johnson reported that the Burlington CLG Commission had reviewed the buildings the Council had questions about. The CLG Commission said the Manhattan Drive buildings should be placed on the State Register and concurred with the Council that the properties listed in the first motion below should not be included in the State Register. Mr. Keefe made the motion, which was seconded by Dr. Andres, to affirm that the following properties in Burlington are not placed on the State Register: 27 Bradley Street; 107-109 Buell Street; 169 Cherry Street; 25-27 Church Street; 54, 60 Cliff Street; 140, 148, 161-163, 191, 202 Howard Street; 105 Hyde Street; 61 Main Street; 237 Maple Street; 181-183, 215, 360 Pearl Street; 216 Pine Street; 219, 223 St. Paul Street; 455, 506-510, 522 South Union Street; 174, 470 South Willard Street; and 347, 348, 351-353 South Winooski Avenue. The motion passed unanimously.

Dr. Andres made the motion, which was seconded by Mr. Keefe, to place 135, 141, and 321 Manhattan Drive on the State Register of Historic Places. The Council received copies of the survey forms in the mail. The motion passed unanimously.

X. Archeology Report

Mr. Lacy reported that the Lake Champlain Basin Cultural Heritage Coordinator position is now being advertised. He said Ms. Peebles has completed the draft chapter on cultural heritage for the Lake Champlain plan. Archeology Week was a great success. He discussed the Native American remains that were found recently eroding out of the bank of the Connecticut River. He also reported on the para-professional archeology training session in Pennsylvania that the U.S. Forest Service held last week. Mr. Lacy was one of the trainers. He said it was very successful and that one of the attendees had found several sites immediately after returning from the training session.

VIII. State Register Review and Designation (cont.)

D. Review and Designation of the Bakersfield Survey

Ms. George did the review. The Council looked at the buildings she had questions on. Mr. Keefe made the motion, which was seconded by Dr. Andres, to place the Bakersfield survey on the State Register of Historic Places, with the exception that sites 10 and 56 in the village historic district not be included pending more information. The motion passed unanimously.

IX. Old Business

B. Discussion with David Tansey

Mr. Tansey gave the Council an update on the Naulakha project. It was designated a National Historic Landmark last November. He said that the Landmark Trust program offers such buildings a future that doesn't compromise their integrity. Public access is somewhat of a question, but they will be having an open week each year. He is now working with the Town of Dummerston on a proposal that will include public access to get some kind of tax stabilization. The selectmen approved the proposal last night, which now has to go to a town vote. He noted the house was built to be relatively inaccessible, but that the stable with its wide doors is well suited to public access. The Brattleboro Museum now has an exhibit on Kipling, which when finished will be given to Landmarks. He would like to put the exhibit in the barn, not now usable due to poor repair. He discussed the state grants program and asked how he could do a better application. He suggested under the criteria for innovative solutions to common problems that the Council might look beyond technical solutions to unique uses of a building, and outlined how the use of Naulakha was a unique preservation solution. Regarding the barn, he said there is now nothing in the plans or budget to do anything with the Holbrook part of the barn. Any money they can raise will go to the Kipling part of the barn. He stressed that once this project is finished, they will never again be approaching the state for a grant. He said Naulakha will not be receiving any more money from the Landmark Trust for this project, so they have a lot of fundraising to do to finish the

project.

Mr. Tansey said Naulakha is one of only eleven NHLs in Vermont, and probably the only one or one of a few asking for grants. He discussed upcoming fundraising projects, and showed the Council posters for the events and activities, the catalog for the museum exhibit, the May 1994 Architectoral Digest article, and their new postcards.

Mr. Keefe asked for clarification on the plans for the barn. Mr. Tansey said the money is to be concentrated on the Kipling section, which is to be stabilized. Mr. Lacy noted that with the barn grants, the Council usually asks if the building has an agricultural purpose. He and Dr. Andres said they thought the Naulakha project fit more comfortably in the regular grant program. Mr. Tansey agreed. Discussion followed. Mr. Gilbertson said he wanted to see either a concrete argument to remove the Holbrook section of the barn or a plan to save the whole building. Mr. Tansey outlined the major problems that were caused by the Holbrook addition to the Kipling barn, and explained the expense to fix the whole barn and why they wanted to concentrate their limited resources on the Kipling section. Mr. Anderson said he thought their problems may not be insurmountable and noted that the current thought is to preserve the layers of history. He would like to see a long range plan for the barn and then a grant application that shows a compelling need. Mr. Tansey said they want to stabilize the barn, which he noted is probably unique in Vermont for having had a story written about it (Kipling's "The Walking Delegate"). He said if they put the exhibit in the Kipling section of the barn, there is more reason to keep the Holbrook section because they would need a storage space for maintenance equipment, etc. Mr. Keefe said his personal feeling is that it is not the concern of the Council how Naulakha fundraises and where their other funding comes from. The Council needs to look at all the grant criteria and see if they all come together.

Mr. Tansey said the National Park Service has declared the whole property an NHL, so the barn is part of this whole, which is recognized as one of the most historically significant properties in the state. He said the barn is in desperate condition and that they have a use for the building the community is enthusiastic about.

Mr. Gilbertson repeated that they need to address how they are going to deal with the Holbrook section for the long term. Dr. Andres said one question that has come up in the past is the handicapped accessibility. Mr. Tansey said being a barn it is definitely handicapped accessible, with its ground level opening and wide doorways. Mr. Anderson encouraged Mr. Tansey to apply again for a grant and to look very hard at a long term plan for the barn. Mr. Tansey said he would have it in the next application. He thanked the Council for their time, and the Council thanked him for coming.

XI. Advisory Council Report

Mr. Anderson said he will be a student at the National Trust's Preservation Leadership training workshop in Saratoga the first full week in June. Mr. Gilbertson will be on a panel one day.

IX. New Business

A. Environmental Review Update

The Council received the update in the mail.

Ms. Boone showed the Council slides and a map of a site in Townshend where a grocery store project is coming up under Act 250. She showed the Council slides of the setting and the buildings (which are on the State Register). Mr. Keefe said the field where the store would go is part of the context of the historic farm buildings. The Council concurred with Ms. Boone that the project will have a negative impact on the historic character of these properties.

The meeting was adjourned at 3:50 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on June 23, 1994, beginning promptly at 9:45 a.m. in the Wilder House, Plymouth Notch Historic District, Plymouth, Vermont. (Please park in the Visitor's Parking Lot.)

AGENDA

- 9:45 I. Minutes of the May 26, 1994, Meeting
- 10:00 II. Update on Items from the Previous Meeting
- 10:15 III. Confirmation of Dates for July, August, and September Meetings
- 10:30 IV. Director's Report
- 11:00 V. National Register Final Review
A. Caleb Marshall House, 53 Summer St., St. Johnsbury
B. Shearer and Corser Double House, 81-83 Summer St., St. Johnsbury
- 11:15 VI. National Register Preliminary Review
A. Hotel Block, Derby
B. Kidder Block, Derby
- 11:30 VII. Archeology Report
- 11:45 VIII. Advisory Council Report
- 12:00 IX. Working Lunch
- X. New Business
1:00 A. Selection of Round 1 of SOS Grants
1:45 B. Environmental Review Update
- 2:00 XI. State Register Review and Designation
A. Review and designation of the surveys for Berkshire, Enosburg, and Swanton, Franklin County
- 2:45 XII. Old Business
A. Advisory Council Conflict of Interest Policy
- 3:15 XIII. Tour of Plymouth Notch Historic Site and Recent Projects



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

June 23, 1994

Members Present:

Townsend Anderson, Chair, Citizen Member
Glenn Andres, Architectural Historian
Barbara George, Citizen Member (left at 3:00)
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian (left at 3:00)

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
John Dumville, Historic Sites Operation Chief
(10:00 - 10:10, 12:10 - 2:00)
Bill Jenney, Regional Site Administrator
(10:00 - 10:10, 12:10 - 2:00)
Curtis Johnson, Architecture Survey and Publication
Manager (arrived 2:00)

Others Present:

Liz Marks, Item V (11:00 - 11:20)
Jack Anderson (12:10 - 2:00)

The meeting was called to order at 10:00 a.m. by the chairman. It was held in the Wilder House, Plymouth Notch Historic District, Plymouth, Vermont.

I. Minutes of the May 26, 1994, Meeting

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

II. Update on Items from the Previous Meeting

Mr. Gilbertson is trying to follow up on the suggestion of a joint Vermont-New York review board meeting in September. He said the New York office has been restructured, so he is not sure if they are still interested. He has some names to forward to the governor for new Council appointments.

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

The July meeting has been cancelled. The following dates were set: August 4 (grants selection meeting starting at 8:30), September 20 or 22 (changed from September 6), and October 18.

IV. Director's Report

Mr. Gilbertson reported on the capital budget: \$200,000 for the regular grants, \$50,000 for the barn grants, \$335,000 for Mount Independence, and \$25,000 for other sites-related projects. He said other funding was also put in the Division's capital budget: \$10,000 for a study of the underground railroad in Vermont, \$20,000 for the Newbury church, \$14,000 for the Bennington bell, \$15,000 to help purchase land at the Cedar Creek, VA, battlefield, and money for a historic sites marker to be put up at Huntington Gorge. The State also was given authority to buy an option on land in Highgate for the Boucher site reburials.

Mr. Gilbertson gave the Council copies of an article from the Mountain Villager on the Underhill Center Bridge.

Mr. Gilbertson said the Main Street program our agency is trying to set up is moving forward very slowly. Housing has been trying to take the lead on it. A plan is going to be presented to the agency secretary at the end of the month.

Ms. Boone said she has applied for a grant to have a study done on testing rehabilitated windows for energy efficiency and comparing them to new window systems. She noted the problem with windows is particularly acute in the affordable housing realm. She discussed what the grant would cover. A decision will be made on the grant by September 30.

Mr. Gilbertson gave the Council information about the National Trust's latest list of most endangered historic places. Vermont is on the watch list. He discussed the issue. He said he has been asked to testify in the St. Albans Wal-Mart State Environmental Board appeal in July.

Ms. Boone reported on the courthouse workshop she did recently and said it was well received. She also said the Saving Place workshop in Grafton last week went well.

V. National Register Final Review

The Council received copies of both nominations before the meeting. Ms. Gilbertson introduced Ms. Marks, who was representing the St. Johnsbury Housing Partnership. Ms. Gilbertson gave the Council copies of an article in The Caledonian Record about the nominations. She explained the background of the nominations and read verbatim the comment letter from the Housing Partnership. Ms. Marks reported on what they have done on the buildings and their future plans. The

Council discussed the nominations.

A. Caleb Marshall House, 53 Summer St., St. Johnsbury

Dr. Stout made the motion, which was seconded by Mr. Lacy, to approve the nomination under criteria A and C. The motion passed unanimously.

B. Shearer and Corser Double House, 81-83 Summer St., St. Johnsbury

Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the nomination under criterion C. The motion passed unanimously.

VI. National Register Preliminary Review

- A. Hotel Block, Derby
- B. Kidder Block, Derby

The Council reviewed the information and photographs supplied by the Gilman Housing Trust. Ms. Boone reported on her field visit to these buildings and discussed their architecture. The Council encouraged the Trust to apply for a Division grant as well as to the Vermont Housing and Conservation Board for funding to restore the porch on the Hotel Block. The Council concurred that these properties appear individually eligible for the National Register for their architectural merit.

Mr. Anderson said the Council and Division needed to go into these housing projects with their eyes open, and said he gets a sense that the Council is looking at these buildings slightly differently than they would other buildings. The Division said they did not think that was the case and cited examples of other types of building projects and National Register nominations in which they are involved. Ms. Boone noted many of these other projects don't come before the Council. Discussion followed.

VII. Archeology Report

Mr. Lacy gave out the brochure, "Opportunity for Action," and the working draft of the action plan for protecting the cultural resources of Lake Champlain. He said Ms. Peebles welcomed comments from the Council on the plan. Ms. Peebles will be on the team selecting the Lake Champlain coordinator. The Division has received applications for the survey archeologist position. The National Park Service workshop on archeology for managers will be held in July at Basin Harbor. Mr. Lacy said the Vermont archeology week committee met this week to plan for the events for next year. They will be applying for grants to fund some of the work. Mr. Lacy reported on prehistoric sites on Bald Mountain and his experiences in developing an understanding of their entire complexity. He discussed his efforts with the membership of NEARA and the global positioning system the Forest Service will be getting.

IX. Working Lunch

Ms. Gilbertson introduced Jack Anderson, a second year historic preservation graduate student at the University of Vermont, to the Council. Mr. Jenney described the work Mr. Anderson is doing for his internship at Plymouth this summer.

Ms. Boone then lead a discussion on historic windows, first providing background information on the issues associated with them (inc. energy, lead, operability, cost of rehabilitation vs. replacement, etc.). She said the cost for rehabilitating historic windows has risen considerably. She described the research David Carris has been hired to do on the subject. Ms. Boone showed the Council a new window that is being considered for use in a number of housing units in St. Johnsbury. Mr. Anderson noted that we are facing trying to fit historic preservation into other social programs, such as affordable housing. There was a discussion on the merits of storm windows. Mr. Keefe noted that the designers of new window need to solve the biggest problem of air/heat loss in the area where the two sashes meet. He said he would be interested in seeing a breakdown of the costs of rehabbing a historic window and said he thought the figures were too high. Ms. Boone said the figures were consistent around the state. The Council noted the difficulties with the model window, including the somewhat too wide muntins and no relief on the outside. They also discussed how one repairs such a window should a pane of glass be broken.

XIII. Tour of Plymouth Notch Historic Site and Recent Projects

Mr. Jenney and Mr. Dumville led the group on a tour of the Plymouth Notch Historic Site, paying particular attention to those projects that had been completed since the last time the Council met in Plymouth. The Council looked at the church and discussed the handicapped access issue. They saw the subtle accessibility solution for President Coolidge's birthplace. The Council looked at the access to the post office and the post office rehabilitation. Mr. Jenney discussed the work done on the Aldrich House, showed the group his new office and the other ground floor rooms, and discussed his plans for year round exhibits in the other rooms. The group then looked at the Blanchard Barn and the stabilization project. The Council thanked Mr. Jenney and Mr. Dumville for the tour and for hosting the meeting in Plymouth.

X. New Business

C. State Grants

Ms. Boone reported that two years ago the Council awarded a \$10,000 grant to the Addison County Courthouse. The Division has received a letter from the side judges saying they do not want to incur any more costs for the historic building (a new courthouse is being built soon). Ms. Boone said the Division recommends the grant be called back and put into the new round of grants. Mr.

Keefe made the motion, which was seconded by Dr. Andres, to call back the \$10,000 grant to the Addison County Courthouse and put it into the new rounds of grants. The motion passed unanimously.

A. Selection of Round 1 of SOS Grants

Ms. George, a member of the SOS selection committee as a representative of the Council, made the presentation. Two applications for treatment proposals were received--one for the Swanton Civil War monument and the other for the Brattleboro Civil War monument. Requests are for \$250 each. Applicants must match the amount. She said the members of the SOS grants selection committee were polled and the entire group recommended both applications be approved. The Council looked at slides of both monuments. Ms. George made the motion, which was seconded by Dr. Stout, to accept the recommendations of the SOS grant selection committee and award \$250 to the Swanton Civil War monument and \$250 to the Brattleboro Civil War monument. The motion passed unanimously.

D. Other

Mr. Gilbertson announced the opening of a new exhibit, "Nous Parlons Francais," at the Chimney Point State Historic Site on Friday, June 24. He invited all Council members to attend.

XIII. Old Business

A. Advisory Council Conflict of Interest Policy

The Council received copies of Mr. Keefe's memo regarding the proposed Council conflict of interest policy. The Council read the memo. Mr. Keefe discussed the background for wanting to adopt a conflict of interest policy for the Council that deals with the issue of Council member's work products. Discussion followed. It was noted that NPS-49 is very restrictive. Ms. Gilbertson noted the manual for review boards states that each year review board members must sign a statement saying they are aware of the state's conflict of interest rules. Mr. Keefe proposed writing a draft of a policy for discussion purposes and have others, including the Attorney General's office, review it. Ms. George said she thought the Council should not write a separate policy. She suggested they take the issues that aren't clear and for those issues write their own interpretations and clarifications. Dr. Stout concurred. She said then the Council could ask others to check out their interpretations. It was agreed that Council members would submit their comments to Mr. Keefe on his memo. The subcommittee would then write their interpretations on the issues they would like to clarify.

XI. State Register Review and Designation

A. Review and designation of the surveys for Berkshire, Enosburg, and Swanton, Franklin County

Mr. Johnson reported that Ms. George reviewed the surveys for

Corrected as per 8/4/1994 meeting.

Berkshire and Enosburg and then Dr. Andres reviewed her questions. He discussed the Berkshire survey. Mr. Lacy made the motion, which was seconded by Mr. Keefe, to place the Berkshire survey, with the exception of site 9 (which has been moved to the town of Barnard), on the State Register of Historic Places. The motion passed unanimously.

The Council reviewed the questions for Enosburg. Dr. Andres made the motion, which was seconded by Ms. George to place on the State Register of Historic Places the Enosburg survey, with the exception that in the Enosburg Falls Downtown Historic District sites 20, 21, 30, 61, 64, and 91 be changed from non-contributing to contributing; that in the Enosburg Falls Orchard St./Main St. Historic District site 14 be changed to contributing; and that a decision on the Enosburg Falls Railroad Historic District be postponed until a later date. The motion passed unanimously.

VIII. Advisory Council Report

Ms. George reported she attended the Vermont Council on the Art's "Design Institute." She said it was excellent and encouraged Council members to get their local planners and others to attend.

Mr. Anderson reported on the National Trust for Historic Preservation's preservation leadership training workshop he attended in Saratoga. He summarized the issues discussed, and said the session was excellent. He reported that Middlebury has received a federal planning grant for developing the Otter Creek waterfront.

Ms. Boone thanked Dr. Andres for going to a meeting with the Agency of Transportation and Town of Royalton on the South Royalton bridge issue. Discussion followed.

XI. State Register Review and Designation (cont.)

A. Review and designation of the surveys for Berkshire, Enosburg, and Swanton, Franklin County (cont.)

Dr. Andres reviewed this survey. Mr. Johnson showed the Council the buildings about which there were questions. Mr. Keefe made the motion, which was seconded by Mr. Lacy, to place the Swanton survey on the State Register of Historic Places, with the exception of site 96 and that in the Swanton Village Historic District (0615-141) sites 9, 33, and 49 be changed from non-contributing to contributing and sites 11, 15, 69, 87, and 88 be changed from contributing to non-contributing. The motion passed unanimously.

The meeting was adjourned at 3:45 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on August 4, 1994, beginning promptly at 8:30 a.m. in the Transportation Board Room, fourth floor, 133 State Street, Montpelier, Vermont.

AGENDA

- I. Minutes of the June 23, 1994, Meeting
- II. Update on Items from the Previous Meeting
- III. Confirmation of Dates for September, October, and November Meetings
- IV. Director's Report
- V. Old Business
- VI. National Register Final Review
 - A. Historic Government Buildings in Vermont Multiple Property Documentation Form
 - B. Irasburg Town Hall
- VII. New Business
 - A. Selection of FY'95 State Historic Preservation Grants
- VIII. Working Lunch
- IX. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

August 4, 1994

Members Present:

Townsend Anderson, Chair, Citizen Member
Glenn Andres, Architectural Historian
Barbara George, Citizen Member
Thomas Keefe, Architect
David Lacy, Prehistoric and Historic Archeologist
Neil Stout, Historian

Division Staff Present:

Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
MaryJo Llewellyn, State Grants Manager

Others Present:

Tamira A. Martel (left at 4:05)
Jeff Larry (left at 4:05)

The meeting was called to order at 8:45 a.m. by the chairman. It was held in the Transportation Board Room, fourth floor, 135 State Street, Montpelier, Vermont.

I. Minutes of the June 23, 1994, Meeting

Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the minutes. Ms. George asked that on page 5 under the SOS grants it be clarified that she was a member of the SOS selection committee for the Council and that she was bringing the information to the Council. The motion passed unanimously.

II. Update on Items from the Previous Meeting

Ms. Boone reported that ISTEA grant applications and manuals are out. Mr. Anderson suggested a collective grant application for four railroad hotels in Vermont that are at risk. He asked the Council to endorse pursuing this idea.

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

The following meeting dates were set: September 22, October 18, and November 15.

IV. Director's Report

Mr. Gilbertson reported that the NCSHPO board meeting in Montpelier was a great success. He outlined issues discussed at the meeting. Mr. Gilbertson was elected to the NCSHPO board for a term that expires in March 1995. He reported that the Division hosted a bus tour, a hike, a sail, and a walking tour, as well as gave rides to and from the airport.

Mr. Gilbertson said the Main Street program concept has been approved by the Agency secretary. There are some tentative workshops set up for late August and early September.

The Council is invited to attend the "Living History at Mount Independence" program this weekend.

VI. National Register Final Review

The Council received copies of the MPDF and the nomination before the meeting.

A. Historic Government Buildings in Vermont Multiple Property Documentation Form

Ms. Gilbertson noted because of the time frame for the review some of the MPDF needs further revision. Dr. Andres noted that the screen painter's last name is spelled Andrus and that the date of the Bennington Congregational Church is 1804-05. Ms. George made the motion, which was seconded by Mr. Keefe, to approve the MPDF. The motion passed unanimously.

B. Irasburg Town Hall, Irasburg

Ms. George made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

VII. New Business

A. Selection of FY'95 State Historic Preservation Grants

Ms. Llewellyn gave the Council a list of the applicants, a list of those applying for special grants, a summary of all the applications, the grant criteria, and the Secretary of the Interior's Standards for Rehabilitation. She reported there were 50 applications this year. This year there is \$220,000 available (a \$200,000 appropriation this year, and \$20,000 from two old grant projects that didn't happen). The Division would like to

see four special grants. The Council read the standards and criteria before reviewing the application.

Ms. Llewellyn showed the Council a slide of every building to be considered. She then described each proposal, one by one, and showed slides for each project. The Council scored the applications as they went along, using the grants scoring criteria.

1. Shard Villa, Salisbury

Dr. Andres announced for the record that he is married to a member of the Shard Villa board who was involved in this application. He said he would recuse himself from the vote. Mr. Anderson declared for the record that he has done work for Shard Villa in the past, but is not currently involved in the building. Dr. Andres left the room during the vote.

2. Vergennes Opera House, Vergennes

Mr. Keefe suggested the ridge caps be replaced, using a better material, as a long term solution, rather than fixing them as proposed.

3. Bristol Fire Department, Bristol

The Council asked if the proposal was the right solution for the problem.

4. Bennington County Superior Court, Manchester

Mr. Keefe stated for the record that he is the architect for the project and has an ongoing financial interest in it. He said he would recuse himself from the voting. The Council asked if the sanitary drain is fundable. Mr. Keefe left the room during the vote.

5. Stamford Community Church, Stamford

Mr. Keefe stated for the record that he is the architect for the project and has an ongoing financial interest in it. He said he would recuse himself from voting. Mr. Keefe left the room during the vote.

7. Goodwillie House, Barnet

Mr. Keefe suggested they use a vapor barrier in the cellar.

8. Danville Railroad Station, Danville

In answer to a question from Ms. Llewellyn, the Council said the raised platform inside the freight area should be retained.

10. Lyndon Town Hall, Lyndon

Ms. Llewellyn said they were applying for furnace work, which is not eligible for a grant.

11. St. Johnsbury Atheneum, St. Johnsbury

Mr. Keefe asked if they have solved the problem of water on the walls, which was the subject of the previous grant. Ms. Llewellyn explained what had been done with the last grant. Mr. Keefe said the rest of the solution to the water problem should be addressed in this proposal. Ms. Boone noted the change in directorship of the Atheneum and the new recognition of problems in the addition. Mr. Keefe recommended clarifying the roof work and scuppers.

12. Whitehill Home and Barn, Ryegate

Mr. Keefe asked if this should be a barn grant and what the public would come to this property for.

15. Ticonderoga, Shelburne

This proposal received a letter of support from the Shelburne CLG Commission.

16. Flynn Theater, Burlington

Some Council members questioned the enhancement project. Ms. George made the motion, which was seconded by Mr. Keefe, that the Council only vote on the stabilization portion of the proposal. The motion passed unanimously. The applicant received a letter of support from the Burlington CLG Commission.

17. Howard Chapel, Burlington

The project received a letter of support from the Burlington CLG Commission.

20. Haston Library, Franklin

The Council asked if the concrete for the front steps is a good idea.

21. Marvin Newton House, Brookfield

Mr. Lacy asked if all the settling is a result of some problem that is not being addressed. Mr. Keefe suggested that negative draining is the problem. Ms. Llewellyn said they have addressed the grading this past year. Mr. Keefe suggested fixing the grade, if it hasn't already been done, rather than doing plaster repairs.

22. Moxley Covered Bridge, Chelsea

The Council and Division suggested ISTEA and the bridge and culvert fund as a better source for funding. Mr. Gilbertson said this bridge is included in the covered bridge study AOT is doing.

25. Randolph Center School, Randolph

Mr. Keefe suggested the applicant be told about the problems the

Council has with the project, such as not using epoxy instead of making replacement pieces, the replacement details being approximations, etc. He suggested some selected gutters might help to divert the flow of water onto the second story porch floor, selected flashing of some elements, and making sure the roof of the porch is pitched property. The Council suggested an architectural design to find the solution.

26. First Unitarian Church, Derby

Mr. Keefe noted the innovative solution to preventing rain and snow from going in to the belfry.

31. Melodeon Factory, Poultney

The Council asked if the building has a drainage problem.

32. East Poultney Elementary School, Poultney

Regarding paint, the Council encouraged restoration painting. It was noted that the cupola is the threatened feature. Mr. Keefe asked about the deck of the cupola. Mr. Keefe made the motion, which was seconded by Dr. Stout, to vote only on the cupola. The motion passed unanimously.

33. St. John's Episcopal Church, Poultney

Ms. Llewellyn noted that they are short on their match.

34. Paramount Theater, Rutland

Mr. Gilbertson suggested perhaps they should apply for ISTEAA funding. There was discussion on enhancements.

35A. Old Town Shed, Tinmouth

Mr. Keefe encouraged that the foundation be fixed with stones rather than sona tubes. Dr. Andres questioned the 1840s date of the building.

36. Higley House, Castleton

Mr. Keefe said he did a preservation report on the building but is not involved with the project any more. Mr. Anderson stated that he had been involved with the building in the past but has no involvement with it now. It was noted that the application does not reflect all the top priority work as outlined in the report. Dr. Andres noted they seem to be trying to finish off work on the ell. It was noted the application does not deal with the water that is ruining the side porch.

39. Joslin Memorial Library, Waitsfield

The project received a letter of support from the Mad River Valley CLG Commission.

40. Londonderry Historical Society, Londonderry

Mr. Keefe declared for the record that he did a preservation report on the building, but that he doesn't have any current or future financial interest in this project.

41. Westminster Congregational Church, Westminster

There was a question on fixing the non-historic bulkhead with grant money. Mr. Keefe questioned the repair of the piers.

42. 1797 Brick Schoolhouse, Guilford

Mr. Keefe declared for the record that he did a preservation report on the building, but that he doesn't anticipate any future financial dealings with the group. It was reported the drainage and grading work has been done.

43. Naulakha, Dummerston

Ms. George stated for the record that one of her companies does shipping for the Landmark Trust. Mr. Gilbertson said he wanted a commitment to save the Holbrook section of the barn if they receive a grant. The Council asked about the cost of extermination and thought it was high. The Council asked if the grant could stipulate that the furniture and other things inside the barn not be included in the extermination covered by the grant.

46. Springfield Town Library, Springfield

Mr. Keefe declared for the record that he did a preservation report for this building in 1993, but has no on-going relationship with the project.

47. Hartford Municipal Building, Hartford

The Hartford CLG Commission wrote a letter of support for the project. The Council noted that much of the work was for the non-historic parts of the building.

48. Black River Academy, Ludlow

Mr. Anderson suggested the group take the chimney down and set it aside until they can get to it and do other critical work first. Mr. Keefe also suggested wrapping the chimney if that was feasible. The Council suggested doing the critical work on the building. Ms. Boone suggested awarding a grant and then the Division would work with them to determine what is the most critical work to be done. Ms. George made the motion, which was seconded by Mr. Keefe, that the Council vote on doing the masonry work and the work that is the highest priority. Mr. Anderson said they also need to solve the issue of what is causing the problem with the masonry. The motion passed unanimously.

49. Hedding Methodist Church, Barre

The Division told the Council that the church called this Monday

to ask when the applications would be mailed out. The Division had entered the wrong address in the mailing list so the application went to the incorrect address. The Barre post office had no record of the mailing, and the envelope hadn't been returned to the Division. Because it was the Division's error to send it to the wrong address, Mr. Gilbertson said they could fill out an application and that the Council should vote on whether or not they would consider it. Mr. Keefe asked about another case of a person not receiving an application. Ms. Llewellyn said that person called after the grant deadline. The mailing list had the building address, which Ms. Llewellyn said was what the woman gave her, rather than a mailing address. The local post office had no record of the envelope and the envelope was not returned to the Division. Mr. Gilbertson decided that person could not apply for a grant. Mr. Keefe said he had a problem with this. He said the person in the latter case was his client, who maintains it was the Division's mistake. Ms. Llewellyn said she had asked the person for the address to send the application, but the person had given the building address. Mr. Gilbertson said in the past the Division has never accepted a late application, but also that it hasn't made a mistake before that resulted in someone not getting an application. Discussion followed. Dr. Stout and Mr. Lacy agreed with Mr. Gilbertson. Dr. Andres noted if the Hedding Church application is accepted, it may open the Council and Division up to questions. Dr. Stout made the motion, which was seconded by Mr. Lacy, that the Council consider the Hedding Methodist Church application. The motion carried. Dr. Andres noted the standing seam roof they are proposing is wrong for the building, but that they were somewhat committed to metal since one roof slope was changed to metal a long time ago. Mr. Keefe abstained from voting on this application.

The Council then reviewed the scoring of all the applications. The applications that scored 89 points or higher amounted to a total of \$186,499. Mr. Lacy looked at those projects to see which ones might need an archeological study. He said he thought a study on the Tinmouth Town Shed (39A) was not necessary, that the Danville Railroad Station (8) probably would be a small project, and that Naulakha (43) may or may not be interesting. He said the Division should be very specific about what they want for the archeological study. The Council agreed that Mr. Lacy should work with the Division to outline the scope of the archeological studies.

The Council then looked at the projects that scored 87 points (there were no projects that scored 88). Discussion followed on how best to award the remaining amount of money available. Ms. George made the motion, which was seconded by Dr. Stout, that the Council award \$10,000 to the Vergennes Opera House (2) and \$3,000 to the Ticonderoga (15). Dr. Andres offered a friendly amendment, which was accepted, to change the motion to awarding \$10,000 to Vergennes and considering other options. The Council concurred awarding points to Vergennes for leveraging. The motion passed.

Mr. Lacy made the motion, which was seconded by Dr. Stout, to award the Ticonderoga \$3,000 and designate it as the first alternate, such that its total award be limited to no more than \$10,000. The motion passed.

Dr. Stout made the motion, which was seconded by Mr. Keefe, that the following properties appear eligible for the National Register of Historic Places: Congregational Church of Rupert (6), Danville Railroad Station (8), Ryegate Presbyterian Church (13), Burlington's Howard Chapel (17), Canaan's Grace United Methodist Church (19), Franklin's Haston Library (20), East Montpelier's Four Corners Schoolhouse (38), and Guilford's 1797 Brick School (42). The motion passed unanimously.

Dr. Stout made the motion, which was seconded by Dr. Andres, to award the following grants, with the Ticonderoga being the first alternate and their total award not to exceed \$10,000):

Shard Villa, Salisbury	\$ 20,000 *
Vergennes Opera House, Vergennes	10,000
Rupert Congregational Church, Rupert	4,410
Stamford Community Church, Stamford	10,000
Danville Railroad Station, Danville	8,500
St. Andrews Episcopal Church, St. Johnsbury	10,000
St. Johnsbury Atheneum, St. Johnsbury	20,000 *
Ryegate Presbyterian Church, Ryegate	9,150
Flynn Theater, Burlington	2,250
Browns River Covered Bridge, Westford	202
Howard Chapel, Burlington	10,000
Ticonderoga, Shelburne	3,000
Grace United Methodist Church, Canaan	1,950
Haston Library, Franklin	2,500
United Church of Bethel, Bethel	10,000
First Unitarian Church of Derby Line, Derby	6,500
Irasburg Town Hall, Irasburg	8,853
Tinmouth Town Shed, Tinmouth	3,000
Paramount Theater, Rutland City	9,000
Four Corners Schoolhouse, East Montpelier	1,900
Joslin Memorial Library, Waitsfield	6,500
1797 Brick Schoolhouse, Guilford	3,447
Naulakha Barn, Dummerston	20,000 *
Springfield Town Library	20,000 *
Black River Academy, Ludlow	10,000
Town House, Royalton	3,540
	<hr/>
TOTAL	\$ 214,702

* = special grant

The chairman adjourned the meeting at 5:45 p.m.

Submitted by,

Division for Historic Preservation
Elsa Gilbertson



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on September 22, 1994, beginning at 9:30 a.m. in the State Council on the Arts conference room at 136 State Street, Montpelier, VT.

AGENDA

- 9:30 I. Minutes of the August 4, 1994, Meeting
- 9:50 II. Update on Items from the Previous Meeting
- 10:00 III. Confirmation of Dates for October, November, and December Meetings
- 10:10 IV. Director's Report
- V. Old Business
- 10:45 A. Langevin Farm, Randolph
- 11:00 B. Discussion on the State Grants and Barn Grants
- 11:30 VI. National Register Final Review
- A. Hartford Village Library, Hartford
- B. Ely Boston and Maine Railroad Depot, Fairlee
- 12:00 VII. Working Lunch
- VIII. New Business
- 1:30 A. Governor's Press Conference and Announcement of the Vermont Downtown Program (4th Floor, Pavilion)
- 2:00 B. Selection of Second Round of SOS Grants
- 3:00 C. Environmental Review Update
- 3:15 D. Discussion of Governor's Ethics Statement
- 2:30 IX. National Register Preliminary Review
- A. 70 Washington Street, Barre City
- B. Charles Allen Farm, Enosburg
- C. Twing Buckman House, Windsor
- D. Saddlebow Farm, Bridgewater
- 3:30 X. Archeology Report
- 3:45 XI. Advisory Council Report



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

September 22, 1994

Members Present: Townsend Anderson, Tom Keefe, Barbara George, David Lacy, Glenn Andres, David Donath.

Staff Present: Eric Gilbertson, Nancy Boone, Curtis Johnson (3:00 - 3:30), Mary Jo Llewellyn (11:15 - 12:15), William Shouldice IV (12:10 - 1:15)

Others Present: Ann Lawless (2:00 - 2:50)

The Chairman called the meeting to order at 9:45.

Eric Gilbertson introduced new member, David Donath and told the Council of the appointments of Kim Zea, and Holly Groeschner.

I. Minutes of August 4, 1994 Meeting

Dr. Andres moved to accept as written. Mr. Lacey seconded. The motion passed unanimously.

II. Updates on Items from Previous Meeting

Discussion was deferred to the Director's Report.

III. Confirmation of Dates

The October meeting was confirmed for October 18, at Chimney Point. The November meeting was confirmed for November 15. The December meeting will be December 16, and the selection of Barn Grants will occur at that meeting.

IV. Director's Report

Mr. Gilbertson passed out an "Action Alert" from The National Trust urging people to call their congressional representatives and voice an opinion on the "takings legislation" currently before Congress.

Eric described the progress of the AOT long-range planning effort that he is participating in. The effort is trying to reconcile policy conflicts between village and resource protection/preservation and current highway safety engineering standards. He described the proposed project on the Chelsea bridges, as an example of the way goals may clash. He reported that the Design Standards Committee is working on how to make projects smaller or at least appear smaller.

The Council discussed the perceived conflict between an impulse to keep shoulders narrow and preserve setting, and to widen shoulders for bike lanes. They discussed safety issues.

Extensive discussion followed about highway development and historic preservation.

The Design Standards Committee will present a report by January 1 to Pat Garahan and the Governor.

Eric indicated that he plans to pursue the Chelsea Project.

Eric noted that he has been asked to testify at Act 250 hearings for the Walker Project in Manchester and the Langevin Farm in Randolph.

Eric reported that Landrover is doing a conservation film in conjunction with introducing a new line and he will spend time with them talking about covered bridges.

Eric summarized the status of the South Royalton bridge project. He noted that the discussion over 2 feet of width seems to be counterproductive. The design of the bridge is not being pursued by AOT. There may be a design solution to the width question. Towny asked if the 4(f) process has been followed. It has not. AOT is refusing to consider other alternatives. Eric noted that he wants to bring it before the Council. The Council may write a letter to the Governor after that meeting.

Discussion followed about misperception that DHP is holding up projects.

Dave Lacy asked for more information on the Queensbury Park project that was mentioned in one of the Weekly Reports. Eric summarized the history of project. It had been issued an Act 250 permit without our input. When the new owner asked for a sign-off letter for 106, Division staff visited the site. It is a sensitive area. Eric negotiated a solution that involved DHP staff spending 2 days investigating the site, but the solution could not be implemented. Mr. Lacey noted that it may best be viewed as an opportunity to improve the process.

The Council discussed the Division's participation in Act 250.

Dr. Andres asked about The Round Barn Farm project in Ferrisburgh. Eric

summarized the problems of the owner who placed confidence in his contractor to rehabilitate the barn and house properly, and to consult on easement restrictions. The contractor, however, destroyed the old ell and inappropriately removed or changed historic features on the main block of the house. The Division will continue to assist the Vermont Housing and Conservation Board, holder of the easement, with resolving the issues.

V. Old Business

B. Discussion on State Grants and Barn Grants

Mary Jo Llewellyn explained that we have \$50,000 to distribute and DHP recommends a cap of \$7,500, which will lead to about 7-10 grants. Dr. Andres questioned whether \$7,500 is high enough. The Council decided to set the cap at \$7,500.

The Council discussed whether to explicitly consider the sale of easements, development rights, current use program etc. as existence of commitment to "best long term use of the property" under Criterion 7. It will be included in the explanation of Criterion 7 in the Manual.

The Council agreed to eliminate Criterion 9 about "solution to common problems". Consideration of innovative solutions can be taken into account under Criterion 5.

Ms. George asked if members wanted to discuss how each person interprets and applies Criterion 5. The Council recognized that there is some subjectivity in the criterion, but that it may be appropriate to leave leeway for judgement by the Council members. The Council decided to discuss this further at the October or November meeting in the context of a larger barn discussion and analysis of the barns that received grants in the past and how the grants worked out. Towny want to be sure that the Council members have a common understanding of how to apply Criterion 5. The Council will discuss it at the October or November meeting. Eric suggested that one way to think about it is to ask yourself what makes a project good, and what makes one better than another.

The Council will identify volunteers for the preliminary review process for the Barn grants at the October meeting, and the volunteers will come in to review the grant applications after November 21, 1994.

12:10pm - William Shouldice IV, Agency Secretary, joined the meeting.

Secretary Shouldice discussed his philosophy of preservation. He noted that he thinks the Division is now at a crossroads. The questions are how can we increase effectiveness with shrinking dollars, and how can we get "our fair share of the

pie"? He noted that .8% of Vermont tax dollars go to the Agency of Development and Community Affairs. Mr. Shouldice thinks it is his responsibility to provide the opportunity for dialogue, and then the legislature and the bureaucrats can work on it. He has discussed his thoughts with the Governor, and has some ideas for changes to the Division. He wants to increase DHP staff power. Mr. Shouldice does not think it is appropriate for him to be SHPO because historic preservation is a science and he is not trained or experienced in the field. He wants to create a 9-month paid position of SHPO, an exempt position, in charge of policy and budgets. Eric would remain in charge of day to day activities. Towny Anderson will probably be Bill's choice to fill the position. The SHPO will "reinvent" the Division and offer a proposal for the future. The position may be funded in a supplemental appropriation. Bill said he wants to be accountable to the Advisory Council, and asked their input. Tom Keefe asked if there is a job description for the position. There isn't although Bill has notes on what the job responsibilities will be. He stated that he envisions the relationship of SHPO to Eric as CEO to COO, using the private sector analogy.

Bill thought we might ask the Congressional delegation for waivers on things for the year of this planning process. The process may lead to repositioning of the Division within the Agency, i.e. to a Department with a Commissioner.

Eric noted that he envisions the SHPO as a more outward - looking role, and the Director as a more inward - looking role.

Dave Lacy asked if Bill would be comfortable with an entrepreneurial model for the Division in the future. Bill said he is open to the idea of a fee for service approach.

Eric said he hopes to spend more time on the Historic Sites, and less on political issues. Towny hopes to build bridges to other agencies, out of the context of review issues, that will then form a better setting for DHP operation in the future. The state Personnel Department is processing the authority to hire now. The position will begin October 1. Bill will not do a lot of publicity about this now, so expectations are not raised.

Tom thanked Bill on behalf of the Council for this show of commitment.

Bill said that he did not want to raise staff expectation by involving them in the discussion about this, in case he couldn't deliver. He said that the Governor is willing to create the position through Executive Order, if needed.

Bill would like the Council to advise him on whether they think Towny should remain on the Council. The Agency Counsel, Greg McGuire, is also looking at this.

Bill plans to introduce housekeeping legislation and fix Agency legislation this session. Any problems on the SHPO, the make-up of the Council, etc. could be taken care of in that bill. Bill hopes the Division will focus on one major capital bill

item for the state sites, instead of trying to bring all sites up together.

Bill expects level funding for DHP for next year. New initiatives like EPA items will be built into the Agency budget, instead of being proposed in separate bills. Something like a state tax credit would be a freestanding bill.

Bill said he hopes to stop by to visit Council members when he is out on the road.

Bill intends to speak to the DHP staff soon to fill them in on the next 9 months.

Bill wants to shift the dialogue from the problems to the opportunities for preservation.

Bill has also been talking with Paul Bruhn about what approach to take for the Division future. He noted that one other option was to have a consultant do a plan for reorganization. Bill chose the SHPO position option, and feels it is more effective.

Dave Lacy brought up the subject of conflict of interest and asked if Bill's other 23 Commission/boards are having issues with it these days. He said that Vermont is a small state and that conflicts can happen due to our small population. He noted that appearance of conflict is often as bad as actual conflict in the eyes of the public.

VII. Working Lunch

Eric reported on apparent resolution of the longstanding issue with New England Power regarding erosion of the Skitchweag site on the Connecticut River.

Towny reported on the development of the Main Street program. The Council is invited to the press conference at which the Governor will announce the program. It was postponed from today and is now scheduled for September 29 at 2:30 pm. The object of the program is to be a statewide center for local Main Street revitalization efforts.

The Council took an opportunity to thank Barbara George for her years of service on the Council and presented her with some mementos of appreciation.

VIII. New Business

C. Environmental Review Update

Prior to the meeting, the Council had received a summary of environmental review activities for the previous month.

Tom asked about the "Conditional No Adverse Effect" sign-off on the Walker Project and Eric confirmed that it derived from the Council's decision when they reviewed the project.

Nancy reported on the River Bend Market project.

B. Second Round of SOS Grants

Ann Lawless joined the meeting at 2:00. She summarized the Save Our Sculpture (SOS) Grant Program. She obtained \$2,000 for sculpture Treatment proposals from the national SOS program. \$5,000 for treatments was appropriated by the Legislature. The \$7,000 was offered in a grant program. This is round two of the grants and \$5,000 is available for treatment grants. Ann showed slides of the 3 projects that received treatment proposal grants in the last round.

She then showed slides of the 3 current treatment grant applicants: Goddess of Liberty in Swanton; Mustered In, Mustered Out in Brattleboro; The Huntress, at Southern Vermont Art Center in Manchester. The Goddess of Liberty statue base is delaminating and would be treated with an epoxy resin to consolidate it. The whole statue would then be coated with a waterproofer. Rick Kershner of the review committee suggested that a less invasive method be investigated before this approach was tried. \$12,000 request.

Mustered In/Mustered Out would be cleaned, caulked and a corroding screw would be replaced. It would also be chemically repatinated with a gas torch, and lacquered and waxed for \$5,200 or \$5,600. The monument would be moved to a nearby site (it has already been moved once), and the costs of moving, brings the total project cost to \$7,500.

The Huntress request is \$1,250 for cleaning.

The SOS Review Committee recommends awarding \$2,500 to the Goddess of Liberty and \$2,500 to Mustered In/Mustered Out. The Council asked if the applicants could raise the rest of the money needed to complete the project, and Ann answered that she thought they could.

Dave Lacy moved awarding \$2,500 apiece to each of the 2 projects listed above. Tom seconded. Unanimous. The Council thanked Ann for her work.

V. Old Business

A. Langevin Farm

Eric summarized the issues in the project. He has been advocating for resolution of the issues. Neighbors are appealing the Act 250 permit for the project, which

would allow demolition if the building cannot be moved by January 1st. Eric has been subpoenaed to testify before the Environmental Board.

B. State Grants and Barn Grants

Eric stated his proposal to avoid controversies about late applications in the future. He proposed : 1) no late applications will be considered 2) DHP staff will check off applicants names on master mailing list as application materials are mailed out, and 3) DHP will encourage written requests to be placed on the mailing list. Eric stressed that the applicant is responsible for getting their application to DHP on time. Tom Keefe was satisfied with the new policy and the Council concurred.

VIII. New Business

C. Environmental Review Update

Curtis Johnson discussed the recent Kurn Hattin (Westminster) Act 250 decision that had been distributed to Council members. In a Motion to Alter, the Division has contested the District Commission decision that the building was not historic. It was listed by the Council on the State Register of Historic Places prior to consideration of the permit. The District Commission then decided that the Council had erred in listing the building. Curtis outlined 2 options at this point: 1) appeal the whole decision, claiming that it is an historic building and (on advice of Kurt Jasen, ANR attorney) that the project is adverse, or 2) file a second motion to alter.

Towny suggested that Kurt Jasen write a letter to the District Commission stating that the law says that it should be considered historic because the Council listed it on the State Register. The Division could also ask Kurn Hattin to support a motion to alter. DHP will continue consultation with Kurt Jasen.

VI. National Register Final Review

A. Hartford Village Library, Hartford

The Council had received copies of the nomination prior to the meeting. Ms. Boone summarized the history of the building and showed photographs of it. She passed out copies of the CLG letter that recommended approval of the nomination. Tom Keefe moved that the Library be nominated to the National Register under Criteria A and C. Dr. Andres seconded. The motion passed unanimously.

B. Ely Boston and Maine Railroad Depot, Fairlee

The Council had received copies of the nomination prior to the meeting. Ms. Boone summarized the history of the building and showed photographs of it. Tom Keefe moved that the Depot be nominated to the Register under Criteria A and C. Barbara George seconded. The motion passed unanimously.

IX. National Register Preliminary Review

A. 70 Washington Street, Barre City

The Council reviewed photos of the property and heard a summary of its history. The Council felt that although the house is probably located in an eligible historic district, it has sufficient architectural merit to qualify for individual nomination to the National Register.

B. Charles Allen Farm, Enosburg

The Council reviewed information on the property from the Vermont Historic Sites and Structures Survey for Enosburg. They concluded that it appears eligible for the National Register.

C. Twing Buckman House, Windsor

The Council reviewed photographs and historic information on the property. They concluded that it appears eligible for the National Register based on architectural significance.

D. Saddlebow Farm, Bridgewater

The Council reviewed photographs and historic information on the property. The farmhouse is the only historic building that remains on the farm and it has been altered over time. Tom noted that it does not appear eligible for architectural significance because change has occurred serially over time. The Council questioned the historic character of the interior features; they may have been reused from another property.

David Donath knows the owner and asked other members if that presented a conflict of any kind. A member responded that without the prospect of financial gain, there is no conflict. Ms. George noted that it is appropriate to abstain if you don't feel comfortable participating in a decision.

The Council did not feel that they had enough information to conclude that the property appears eligible for the National Register. They noted that a regional historic context for redevelopment of hill farms in the 1930's might provide a context for nomination. The information is not present in this property alone. A survey of similar resources needs to be done. A comparison with similar resources in the area is needed. We can't apply the National Register criteria without it. The Division cannot undertake the work because of staff limitations. The owner may wish to hire an architectural historian to do it. The Advisory Council noted that they wanted to consider the property for the State Register, but could not do so without a Survey form on the property. The Division will prepare a Survey form to present at an upcoming meeting.

VIII. New Business

D. Governor's Ethics Statement

The Council tabled discussion of the Governor's Ethics Statement until the November meeting when other new members will be present.

X. Archeology Report

Dave Lacey reported on a number of archeology items. He noted that progress is being made at the Skitchwaag site. Dave Skinas had used penetrating radar the site this fall.

FLEXI provides penalties including jail for removal of artifacts from private land and transfer across state lines.

Dave Skinas, Audrey Porsche, Dave, and Sheila Charles staffed an archeology booth at Addison County Field Days.

Dave summarized "Stone Walls and Cellar Holes" book. He was an author of the publication. He also showed the Council a copy of the Journal of the Vermont Archeology Society. The Division will give ordering information to Council members.

The Vermont Archeological Society is sponsoring a field trip to a site in Montreal on October 29 and Council members are invited to go.

The Forest Service has completed digitizing maps of the Forest and Dave plans to format data for archeological sensitivity.

Dave asked if the Council should try to affect the Governor's opinion on recognizing the Abenakis. Eric responded that his feeling is strong. The Native American Affairs Commission is meeting today and is probably discussing the recognition question. Dave asked for an update at the next meeting.

Eric reported on progress to hire on archeologist.

Ms. George reported that Landmark Trust, U.S.A. is considering purchase of more properties to expand its program in the U.S. They are interested in input from people about expanding the program here.

Meeting adjourned 4:40pm.

Respectfully submitted,
Nancy E. Boone



**State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201**

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on October 18, 1994, beginning at 9:30 a.m. at the Chimney Point State Historic Site, Addison, Vermont.

AGENDA

- | | |
|---|------------------------|
| I. Minutes of the September 22, 1994, Meeting | (9:30) |
| II. Update on Items from the Previous Meeting | (9:55) |
| III. Confirmation of Dates for November, December, and January Meetings | (10:00) |
| IV. Director's Report | (10:05) |
| V. National Register Final Review | (10:30) |
| A. National Register Training | |
| B. George Marsh Law Office, Woodstock | |
| C. West View Farm, Waterford | |
| D. Honey Hollow Camp, Bolton | |
| VI. Working Lunch | (12:00) |
| VII. National Register Preliminary Review | (1:00) |
| A. Cooper Property, Brattleboro | |
| B. Nichols-Davis Property, Marlboro | |
| VIII. Old Business | (1:15) |
| A. Conflict of Interest Policy for Advisory Council | |
| B. Update on Walker Project, Manchester | |
| C. Update on Langevin Farm, Randolph | |
| IX. New Business | (2:00) |
| A. Environmental Review Update | |
| B. Vermont's Downtown Program | |
| C. Tour of Chimney Point and Exhibits | (some time after 1:30) |
| X. Archeology Report | (3:00) |
| XI. Advisory Council Report | (3:30) |



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

October 18, 1994

Members Present: Townsend Anderson, Chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Vice-Chair, Architect
David Lacy, Prehistoric and Historic Archeologist

Members Absent: David Donath, Historian
Holly Ernst Groschner, Citizen Member
Kimberly King Zea, Citizen Member/Historian

Staff Present: Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Audrey Porsche, Regional Site Administrator (3:30 - 4:00)

The chairman called the meeting to order at 9:55. It was held at the Chimney Point State Historic Site, Addison, Vermont.

Mr. Anderson announced that he will be appointed by the governor to the position of State Historic Preservation Officer. The agency general counsel is researching whether or not Mr. Anderson can continue to be the chair of the Council. There should be an answer to this question by the next Council meeting.

I. Minutes of the September 22, 1994, Meeting

Dr. Andres made the motion, which was seconded by Mr. Lacy, to approve the minutes. Mr. Lacy asked that "Lacey" be changed to "Lacy," that the spelling of Skitchewaug be corrected, that in the archeological report FLEXI be changed to ARPA and that re people at the archeological booth Shelley Hight should be added and Mr. Lacy omitted. It was also asked that Kurt Jasen be changed to Kurt Janson. The motion passed unanimously.

II. Update on Items from the Previous Meeting

The Council asked to discuss the Chelsea Bridge and AOT design standards at the next meeting.

Mr. Lacy asked if the agency secretary, William Shouldice, has talked to the staff yet. He hasn't. Mr. Lacy said he thought he should. The Council asked about Mr. Shouldice visiting them as he travels around the state. Mr. Anderson said he would ask Mr. Shouldice to speak to the staff in the next week to ten days, and that he would send him a memo with the names, addresses, and phone numbers of the Council members. Mr. Lacy would like a discussion on the Abenaki at the next meeting. Dr. Andres thanked Ms. Boone and Mr. Anderson for appearing on Vermont Public Radio's Switchboard program.

III. Confirmation of Dates for November, December, and January Meetings

The following meeting dates were set: November 15, December 16 (barn grant meeting), and January 19. The Council will decide at the November meeting who will be going to the Division office to do the preliminary barn grant application review.

IV. Director's Report

Mr. Gilbertson was not able to attend this meeting, so Ms. Boone gave a report. She said the Division will probably be doing a survey of Richford, the first survey we've done in many years. The partner in the project is the Richford Economic Advancement Corporation. The Division hopes its next county publication will be on Franklin and Grand Isle. The survey of Richford will result in a town pamphlet.

Ms. Boone said the Division has had several meetings with the Vermont Housing and Conservation Board recently to discuss rural conservation, barn preservation, and the work Emily Wadhams has been doing for them. Ms. Boone summarized the discussions. She said the Division will be doing more barn training with VHCB staff and that we hope to have the barn pamphlet at the printer by the end of the year. She also said the Vermont Land Trust is considering taking archeological easements. Mr. Anderson said he attended one of these VHCB meetings and has observed there is a change going on in people's perceptions about historic preservation. He thinks people are understanding more what the Division is doing and why, and where the guidelines are coming from. He thinks we can continue to make progress on this.

Ms. Boone discussed the issue of historic public schools being abandoned when new schools are built, and noted some current concerns. She said the Division is now looking at a project being proposed for Westview in Springfield. Mr. Lacy asked if the Southview project ever completed the interpretive panels they were required to put up. Ms. Boone said Mr. Johnson was meeting with the Westview developer today and would be checking on the interpretive panels.

Mr. Anderson noted that Ann Cousins, preservationist from Richmond, has been hired as the Lake Champlain Basin Coordinator. He also discussed the programmatic memorandum of agreement on bridges being proposed by the Agency of Transportation. He would like to set up a meeting with the appropriate parties to discuss the matter.

V. National Register Final Review

A. National Register Training

Because of the absence of the three new Council members, it was decided to postpone the National Register training until the next meeting.

The Council received copies of the following nominations in the mail before the meeting.

B. George Marsh Law Office, Woodstock

Ms. Gilbertson read verbatim the comment letter from the owner. The Council looked at the nomination photographs. Mr. Lacy asked about criterion B. Ms. Gilbertson said she and the consultant had discussed it at length, but noted the lengths to which you have to prove the person did something significant and that this is the property most closely associated with the person. Mr. Keefe made the motion, which was seconded by Mr. Lacy, to approve the nomination under criterion C. The motion passed unanimously.

C. West View Farm, Waterford

The Council looked at the nomination photographs. This nomination was written by the owner, who has carefully restored the round barn. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

D. Honey Hollow Camp, Bolton

The Council looked at the nomination photographs. There was discussion on the context of Vermont as a safe haven during World War II. Dr. Andres made the motion, which was seconded by Mr. Keefe, to approve the nomination under criteria A and C. The motion passed unanimously.

VII. National Register Preliminary Review

B. Nichols-Davis Property, Marlboro

The Council looked at the photographs, maps, and information supplied by the owners.

Discussion followed. Mr. Keefe suggested the property might possibly be eligible for the National Register, but said if the owners are applying for the barn grants they will need to provide a history of the property and more information on the barn. The Council concurred. The Council said if the owners are going to pursue a National Register nomination, they will need a sophisticated consultant to prove the National Register significance of the property.

A. Cooper Property, Brattleboro

Ms. Boone summarized the history of the property and showed the Council photographs supplied by the owner. She has visited the site and described the property to the Council. She said the historic farmland is no longer connected to the ownership of the house and connected barns. Discussion followed. Mr. Anderson said he would love to encourage the development of the continuous architecture property type under the Agriculture MPDF. Ms. Boone noted this would be a lot of work and that the Division is not able to do it. The Council concurred that the property appeared to be eligible for the National Register based on its form--continuous architecture. Dr. Andres said the nomination will have to clearly discuss the layout of the building and provide a strong analysis of continuous architecture, and suggested making good use of Thomas Hubka's book, *Big House, Little House, Back House, Barn*. He suggested studying how the farmstead evolved over time. Mr. Lacy suggested looking into archeological significance, especially if the owners are interested in connecting the property to its earlier history, and also to shed light on the late 19th century farm site.

VIII. Old Business

A. Conflict of Interest Policy for Advisory Council

This was postponed until the next meeting. The Division handed out copies of the Council By-Laws and National Park Service rules on conflict of interest, and asked the Council to read this for the next meeting.

B. Update on Walker Project, Manchester

The hearing has been postponed.

C. Langevin Farm, Randolph

Mr. Anderson reported that Mr. Gilbertson filed his pre-filed testimony yesterday after it was reviewed by the agency general counsel. Mr. Anderson provided background information on the project. He said he has talked to the agency secretary and general counsel about the subject. The project has been appealed by a local group and it is now in the hands of the State Environmental Board.

VI. Working Lunch

The Council discussed various issues over lunch. Mr. Lacy described the St. Johnsbury courthouse archeology project.

IX. New Business, cont.

A. Environmental Review Update

The Council received copies of the update in the mail. Ms. Boone gave the Council copies of the second motion to alter on the Kurn Hattin Act 250 project in Westminster. The Council read the material. Ms. Boone reported on a committee being formed to look at the old Barre City schools. The Council discussed county courthouses.

B. Vermont's Downtown Program

Ms. Boone summarized the progress being made in developing and implementing the Vermont Downtown Program and outlined what they hope to accomplish in the next year. She said Jane Lendway and Joss Besse (in Housing) will be devoting one day a week to this program until the end of June. Discussion followed.

D. Other

Mr. Lacy asked about the Council chairmanship. He said he would like to see an open process with all the SHPO and Council business and asked Mr. Anderson if and how this can be accomplished. He noted the announcement at the last Council meeting of the SHPO appointment came as a surprise. The Council wants to make sure they can keep functioning as a body. Dr. Andres noted there might be difficulties if the Council meets the public, at a public hearing for example, and the SHPO, a state officer, is presiding over the meeting of a public board. He said this might cause perception problems and said it is something that should be considered. Ms. Boone asked how what the SHPO is going to do will mesh with the Council's initiative to shape the Division's future. Mr. Anderson said the choices last fall were to pursue funding a consultant to study the situation or to restructure the Division, and that this SHPO position was what was decided upon. In answer to a question, he said restructuring the Division meant pursuing issues such as department status and getting a commissioner. Mr. Keefe asked how the Council can have input into the process. Mr. Anderson said he would think about this and put it on the agenda for the next meeting.

XI. Archeological Report

Mr. Lacy reported that Vic Rolando and Giovanna Peebles were on the WCAX-TV program

"Across the Fence" on September 23. Ms. Peebles will be on again in the spring. He said Ms. Peebles is meeting with FERC and representatives of various utility companies this week to discuss hydroelectric station relicensing issues. The stabilization of the Skitchewaug site will be started this coming Monday. Mr. Lacy discussed the funding Ms. Peebles has been putting together for this project. He discussed the Lake Champlain Basin program. He also said Ms. Peebles is working on a PMOA with the Department of Fish and Wildlife, which will include having an archeologist to review projects, etc. He said Doug Frink has discovered four Paleo sites in Colchester that are associated with the Champlain Sea beachline. Mr. Lacy said he would like to see survey and planning funding again for archeological survey work. He gave the Council copies of an article from the *Rutland Herald* on the St. Johnsbury courthouse cemetery project.

IX. New Business, cont.

C. Tour of Chimney Point and Exhibits

Ms. Porsche gave the Council a summary of the activities at Chimney Point this summer. She discussed all the exhibits mounted this year and the summer lecture series. She got funding from the Council on the Arts for the Tsonakwa and Yolaikia art exhibit, "The Light of Dawn." This exhibit will travel across the country. She also told the Council about the school groups coming to Chimney Point. She said the historic sites are cooperating with State Parks on a discount program, and that Chimney Point is cooperating with other Addison County museums on other programs. The Council looked at all the exhibits and praised Ms. Porsche for her excellent work.

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

Submitted by,

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 November 15, 1994, beginning at 9:30 a.m. in the conference room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- 9:30 I. Minutes of the October 18, 1994, Meeting
- 9:50 II. Update on Items from the Previous Meeting
- 10:00 III. Confirmation of Dates for December, January, and February Meetings
- 10:05 IV. Director's Report
- V. Old Business
- 10:25 A. Langevin Farm, Randolph
- 10:30 B. Conflict of Interest Policy for Advisory Council
- 11:50 VI. State Register Review and Designation
- A. Saddlebow Farm, Bridgewater
- 12:00 VII. Working Lunch
- 1:15 VIII. National Register Final Review
- A. National Register Training
- B. Col. Ephraim and Sarah Doolittle Farm, Shoreham
- C. Field Farm, Ferrisburgh
- D. Holden-English Farm, Middlebury
- E. Valley Ridge Farm, Orwell
- F. Fenn Farm, Middlebury
- 2:40 IX. National Register Preliminary Review
- A. Gideon Hoxie House, Milton
- X. New Business
- 11:00 A. Review of Wal-Mart Proposal, St. Johnsbury
- 2:50 B. Discussion on Barn Grants
- C. Environmental Review Update
- 2:40 XI. Archeology Report
- 3:50 XII. Advisory Council Report



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

MINUTES

November 15, 1994

Members Present: Townsend Anderson, Chair, Citizen Member
Glenn Andres, Architectural Historian
David Donath, Historian
Holly Ernst Groschner, Citizen Member
Thomas Keefe, Vice-Chair, Architect
David Lacy, Historic and Prehistoric Archeologist
Kimberly King Zea, Citizen Member/Historian

Staff Present: Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Curtis Johnson, Architecture Survey and Publication Manager
(11:10 - 12:30)
Mary Jo Llewellyn, State Grants Manager (arrived 1:30)

Visitors: Harry Colombo, Item X.A (11:00 - 12:30)
John Benson, Item X.A (11:00 - 12:30)
Ron Lyon, Item X.A. (11:00 - 12:30)
Don Sharp, Item X.A. (11:00 - 12:30)
Deborah Noble, Item X.A. (11:00 - 12:30)
Steve Kimball, Item X.A. (11:00 - 12:30)
John Valsangiacomo, Item X.A. (11:00 - 12:30)

The chair called the meeting to order at 9:50 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont. The new Council members were welcomed and everyone introduced themselves to each other.

I. Minutes of the October 18, 1994, Meeting

Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the minutes. The Council asked that on page 5, item IX.D, third sentence from the end, the words "such issues as" be added after the word pursuing. The motion passed unanimously.

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

The following meeting dates were set: December 16 in Montpelier, January 19, and February 16. Ms. Boone asked if four Council members could do a preliminary review of the barn grant applications. She explained the preliminary review process and that the goal is to score the grants to make an initial cut of the applications. Mr. Keefe said he could do it if the applications could travel to Bennington. Dr. Andres said he would come in on December 1, Ms. Zea and Ms. Groschner said they would come in on December 3 at 9:30, and Mr. Lacy volunteered to come in on December 9.

II. Update on Items from the Previous Meeting

There was no discussion.

IV. Director's Report

Mr. Gilbertson said he was not able to attend the last Council meeting because of two days of meetings with FERC on hydro-electric station relicensing issues. He said Giovanna Peebles has been working extensively on this and that relicensing issues are very difficult, but he was pleased to announce that four of the five agreements have now been signed.

He reported that all the necessary funding is now together to stabilize the Skitchewaug site in Springfield. The work is beginning today.

A number of Division staff were able to go to the annual conference of the National Trust for Historic Preservation in Boston. It was a very valuable experience. Mr. Gilbertson said re the Dummerston Covered Bridge, the town has agreed to a proposal to fix the bridge. Royalton has agreed, very reluctantly and under heavy pressure from AOT, to a 37' wide bridge in South Royalton. Mr. Gilbertson is participating in the long range planning process for AOT.

X. New Business

A. Review of Wal-Mart Proposal, St. Johnsbury

The Council members, Division staff, and visitors introduced themselves. The Council received copies of the reports for this project in the mail. Mr. Colombo, of DuBois and King, made the presentation. He provided background information on the engineering, structural, archeological, and architectural studies that have been done for this project. He discussed what was in the information that had been sent to the Council and why Wal-Mart wants to use this downtown St. Johnsbury site. He said the plan is that Wal-Mart would be an anchor for the site. He showed

the Council aerial views and drawings of the site. Ms. Noble showed the Council slides and photographs, and gave a presentation on the existing buildings at the site. She summarized the history and historic uses of the buildings and the land, discussed the site plan, and showed a timeline for the property. Mr. Colombo then showed the aerial photograph again and talked about the context of the site. He gave the program for the site and identified the site constraints. He said they were planning to bring the site up out of the 100 year flood plain with four to six feet of fill. He reported that archeologist Peter Thomas found there were no archeological concerns with the site. Mr. Colombo showed the Council preliminary concept plans, noted the visibility issues from various points in town, and discussed the town's preferences. He said given the site restraints it would be very difficult for them not to use the site that had the existing old buildings on it.

Mr. Colombo suggested as mitigation for removing the existing old buildings on the site that they document them and then exhibit the information, perhaps in the form of a brochure. He asked for suggestions from the Council. In answer to a question, he said DuBois and King has developed the site plan, the properties are under option, they have been working with all the necessary government agencies and the town to resolve the issues, and that they hope to go to the town and to file an Act 250 application in perhaps December or January. Ms. Groschner asked for further information on the context of the site, including the railroad yard area. Mr. Colombo pointed out where the tracks now exist and showed where the town eventually wants to put a road in. He said the town's vision is that the stretch between the existing downtown businesses and the Wal-Mart site will become an extension of the main street. Mr. Donath asked about the view of the site from the other side of the river. Mr. Colombo said they would like to use their landscaping dollars for a greenway in back of the building, to make the back as unobtrusive as possible. They would like to tie in with the proposed bike path along the Passumpsic River in back of the site. In answer to a question, he said the 1950 Ralston Purina building is long and narrow and not reusable for a Wal-Mart. Ms. Groschner asked about the possibility of saving the historic hydrant houses to serve as a reminder of what had been there. Mr. Colombo said the flood plain fill and their poor structural condition would probably preclude that idea. Mr. Lacy asked for more information on possible interpretation of the site and stated that more than a leaflet was needed. Mr. Colombo said he would look to the Division and Council for ideas. He said he had discussed it with Ms. Noble briefly. He suggested a display in or outside the store with a narrative and photographs. Mr. Keefe suggested a model. Ms. Groschner asked if Wal-Mart was involved in the bike path and could the interpretation be tied to that. Mr. Colombo said it was possible. Mr. Lacy noted the highest traffic was going to be at the store. Mr. Keefe suggested a video or traveling exhibit that goes to schools and libraries. Ms. Noble said the history of the land was very important and interesting. She discussed the importance of water power for the development of St. Johnsbury and discussed the land transaction history. Mr. Gilbertson said if the concept was acceptable to the Council, then the Division would work with the applicant on some more concrete proposals for interpretation to bring back to the Council for approval.

Ms. Groschner asked if there is guidance for the applicant on documentation standards. Mr.

Gilbertson explained HABS (Historic American Buildings Survey) and HAER (Historic American Engineering Record) documentation and the various modifications of those standards. Ms. Groschner said the Council should stress to the applicant that the history of the site is very significant to St. Johnsbury. Mr. Gilbertson agreed. Mr. Lacy also suggested including in the interpretation information about how this site connects to the downtown. Mr. Donath said this kind of interpretation resonates with the town's view of having this site become a contiguous part of St. Johnsbury rather than be located outside it. He also stressed the importance of having documentation about the site reside in a permanent place.

Mr. Anderson asked about the status of the St. Johnsbury master plan. Mr. Colombo said there is an ad hoc downtown planning group working with landscape architect Julie Campoli, and that their work is in the planning stages. Ms. Groschner asked if there are any especially significant architectural components to any of the buildings they plan to raze. DuBois and King responded that they were standard buildings and one was even substandard in its exterior covering.

Mr. Colombo stated the investment of the applicant shouldn't be overlooked in what this project will do for the downtown. Mr. Anderson said the Council is trying to respond quickly to the applicant and said historic downtown St. Johnsbury is a very important historic resource. Ms. Groschner said she hoped the Division could pinpoint some specific requests for documentation, with results that people could be proud of. Mr. Colombo said they want to work on a mitigation plan and make it part of the project rather than have these things be conditions in the permit. Mr. Gilbertson noted for the record that the existing historic structures on the site are located in the flood plain, which makes it difficult to redevelop them. It was suggested as part of the interpretation plan there could be a building section to show the early stucco on one of the buildings.

The Council concurred that they would advise the Division for Historic Preservation to proceed on this Wal-Mart Act 250 project proposal in St. Johnsbury on the basis of this report, that they are agreeable to the document and destroy proposal, and that they want the Division to pursue with the applicant longstanding public interpretation of the significance of the land use, social history, and architecture of the site.

Dr. Andres pointed out the documentation is so important because this project will obliterate what is now on the site. Mr. Anderson asked if there is any evidence that this kind of proximity to a downtown supports the downtown. Mr. Colombo thought there was. Mr. Anderson thanked the presenters for coming to the meeting.

VII. Working Lunch

Mr. Anderson asked Council members to articulate the reasoning behind their consensus decision on the Wal-Mart request. He noted that the Division will need to state a clear line of reasoning in its comment letter on the project.

V. Old Business

A. Langevin Farm, Randolph

Mr. Anderson gave the Council an update on the Langevin Farm project. Mr. Gilbertson gave the Council copies of the Environmental Board decision. The Board decided it did have jurisdiction and gave the building a reprieve until June 1995. The local group of supporters for the building has filed for an injunction as they do not want the building to be torn down. Mr. Anderson said the Agency of Development and Community Affairs has asked him to find a solution out of court. He said that in this case and in the St. Johnsbury Wal-Mart case he has heard people say they consider historic building status to be spot zoning. He said this was not a correct interpretation. Ms. Boone explained the survey and State Register process. Ms. Groschner said the key to combat the spot zoning argument is process, process, process. She said broad-based community support was important for the survey/State Register process.

B. Conflict of Interest Policy for Advisory Council

Due to lack of time, this was postponed until another meeting.

VIII. National Register Final Review

A. National Register Training

Ms. Gilbertson gave the new Council members informational materials relating to the National Register, including brochures, National Register bulletins, the packet of samples of nominations with concise documentation, etc. The Council watched the National Register slide show, which explains the criteria, levels of significance, and areas of integrity. Ms. Gilbertson provided background on the National Register, discussed the role of the State Review Board in the National Register process, and explained how the National Register works in Vermont. She gave the Council the list of Multiple Property Documentation Forms (MPDFs) in Vermont and talked about how MPDFs are used.

The Council received copies of the following nominations before the meeting. They were prepared by students in the University of Vermont graduate program in historic preservation.

B. Col. Ephraim and Sarah Doolittle Farm, Shoreham

The Council looked at the slides showing the property. Mr. Keefe made the motion, which was seconded by Mr. Lacy, to approve the nomination under criteria A and C. Dr. Andres asked about criterion B and said Colonel Doolittle was one of the most important early settlers of Addison County. Ms. Gilbertson told the Council that a property only needed to be nominated under one criterion, even though others may apply, and that in this case there wasn't enough time

in the nomination process to document to the National Register standards his personal significance. Dr. Andres also noted the work that had been done on the house after the historic period. Ms. Zea pointed out the nomination does make clear that these changes had been made to the house. Ms. Gilbertson said the property had enough significance to outweigh these changes. Ms. Groschner asked how much land was included in the nomination. It was explained that this information is included in the geographic section of the form, which includes a boundary description and justification. Ms. Groschner said she was concerned about nominating a lot of land to the National Register and asked that the Council have a discussion about including land in nominations at a future meeting. Ms. Gilbertson noted that the National Register allows for the inclusion of farm land in a farm nomination if the land basically retains its integrity, if it can be shown that it is historically associated with the property, and it was historically actively managed by human beings and an important part of the historic functioning of the farm. The land provides the context for the agricultural buildings. The Council agreed they would like to discuss including land in National Register nominations at an upcoming meeting. The motion passed unanimously.

C. Field Farm, Ferrisburgh

The Council looked at slides of the property. Ms. Groschner made the motion, which was seconded by Mr. Keefe, to approve the nomination under criteria A and C. Discussion followed. Ms. Groschner noted the graveyard was not included on the boundary map. This will be corrected. Mr. Donath said it would be helpful for justification of the land included if there was discussion of old fence lines, etc. Ms. Gilbertson said this is encouraged for farmstead nominations, but was very difficult to do this spring because of the record snow cover. There was discussion on the unusual form of the house. Ms. Gilbertson explained farms were treated as historic districts, that in districts one only needed to deal with the outsides of buildings, and that Vermont nominations always do more than meet the minimum requirements. She said the owner and nomination preparer had not been able to precisely determine the house's evolution. She pointed out the packet all Council members have on nominations with concise documentation and said in Vermont we do much more than the required amount of documentation, but that intensive building analysis is not required especially when in this case the farmstead as a whole is very strong. Mr. Gilbertson said National Register nominations are not meant to be the be all and end all of information on a property. The motion passed unanimously.

D. Holden-English Farm, Middlebury

The Council looked at slides of the property. Mr. Keefe made the motion, which was seconded by Mr. Lacy, to approve the nomination under criteria A and C. Ms. Gilbertson read verbatim the favorable comment letter from the property owner. Dr. Andres pointed out that the reference to balloon framing in the house should be removed and that the glass should be cylinder rather than crown glass. Mr. Lacy noted that this looks like a very sensitive archeological site. Discussion followed on whether or not everything within the boundaries is considered as being on the National Register. Mr. Gilbertson explained that the Park Service requires study and

appropriate documentation of archeological sites, particularly pre-historic sites, in order for them to be counted as contributing resources in a nomination. The motion passed unanimously.

E. Valley Ridge Farm, Orwell

The Council looked at the slides. This property received a barn grant last year. Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. Ms. Groschner questioned nominating the discontinuous parcels. Lengthy discussion followed. The Council said they would approve the nomination contingent upon adding a better boundary justification and more information in the statement of significance about the significance of these discontinuous parcels. The motion passed unanimously.

F. Fenn Farm, Middlebury

The Council looked at the photographs for this property. Mr. Donath made the motion, which was seconded by Ms. Groschner, to approve the nomination under criteria A and C. Dr. Andres noted the discrepancy of the claim of earliest building on the property between the house and a barn. Mr. Keefe noted the number of new buildings on the property, as well as changes to the house. Ms. Gilbertson said the number and variety of historic outbuildings on the site outweighed the impact of the new structures. After discussion, the motion passed unanimously.

IX. National Register Preliminary Review

A. Gideon Hoxie House, Milton

This was postponed until another meeting because of the lack of time.

X. New Business (cont.)

B. Discussion on Barn Grants

Ms. Llewellyn gave the Council background on the barn grant program, the amount of funding it has had, the grant review process, and the scoring system. She gave the Council copies of the grant criteria. To stimulate discussion and train the new Council members on the scoring system, she did a run through of three previous barn grant recipients. She explained the projects and went through each of the scoring criteria. Discussion followed. Mr. Gilbertson noted that Ms. Llewellyn provides a lot of technical assistance for these grant projects. Ms. Boone said the Division will give the Council information on barn repair before the barn grant awards meeting. Ms. Llewellyn explained the Preservation Trust of Vermont's technical assistance grant program and how that has been very helpful for the Division's grant programs. Mr. Anderson said he is proud that the Division's grant programs really reach to the heart of Vermont.

VI. State Register Review and Designation

A. Saddlebow Farm, Bridgewater

The Council received a copy of the survey form in the mail before the meeting. The Council felt it did not have enough information at the September Council meeting to do a preliminary determination of National Register eligibility, but said it would consider this property for the State Register if a survey form was completed. Mr. Lacy made the motion, which was seconded by Mr. Keefe, to place Saddlebow Farm in Bridgewater on the State Register of Historic Places. Mr. Lacy summarized the history of the property and the pattern of hill farm development in early to mid 20th century Vermont. The motion passed unanimously.

X. New Business (cont.)

C. Environmental Review Update

The Council received a copy of the update in the mail before the meeting. Ms. Boone reported on the River Bend Farm Act 250 project in Townshend. She summarized the history of the project. After the application was denied, the applicant persisted, mounting a public opinion campaign, etc., and joining with the Vermont Land Trust to protect the land on the rest of the farm. Ms. Boone noted that this did not ensure protection of the historic buildings. She testified recently at a rehearing, held to consider a motion to alter. The Division proposed that if a permit is issued there be some protection for the historic buildings. Ms. Boone said the hearing was very contentious.

Mr. Anderson discussed some of the issues facing historic preservation in Vermont, including a much smaller State capital budget being proposed for the upcoming fiscal year.

XI. Archeology Report

XII. Advisory Council Report

Mr. Lacy said he would do the archeology report at another meeting.

The meeting was adjourned at 5:30 p.m.

Submitted by,
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 16, 1994, beginning at **8:30 a.m.** in the main conference room, Agriculture Building, 116 State Street, Montpelier, Vermont.

AGENDA

- I. Minutes of the November 15, 1994, Meeting
- II. Update on Items from the Previous Meeting
- III. Confirmation of Dates for January, February, and March Meetings
- IV. Director's Report
- V. Old Business
- VI. New Business
 - A. Selection of FY'95 State Barn Grants
- VII. Working Lunch
 - A. Discussion on CLG Grant Criteria



State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

December 16, 1994

Members Present: Thomas Keefe, Chair, Architect
Glenn Andres, Architectural Historian
David Donath, Historian
Holly Ernst Groschner, Citizen Member (arrived at 8:55)
David Lacy, Historic and Prehistoric Archeologist
Kimberly King Zea, Citizen Member/Historian (left at 4:00)

Staff Present: Townsend Anderson, SHPO
Eric Gilbertson, Director (9:00 - 9:30, 12:45 - 1:20)
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Mary Jo Llewellyn, State Grants Manager
Jane Lendway, Preservation Planner (12:00 - 1:15)

Mr. Anderson announced that he has resigned from the Advisory Council because of his appointment as State Historic Preservation Officer. He said he was pleased to announce that in conformance with Roberts Rules of Order the vice-chair, Mr. Keefe, will be the chair of the Council for the rest of the term (the annual meeting is in March).

The chair called the meeting to order at 8:45 a.m. It was held in the conference room at 116 State, Montpelier, Vermont.

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

The following meeting dates were set: January 19, February 16, and March 30.

II. Update on Items from the Previous Meeting

Mr. Anderson said in his position as SHPO he would be attending Council meetings and working with the Council and that Mr. Gilbertson will be working with the National Conference of State

Historic Preservation Officers on various initiatives. Mr. Anderson asked the Council for suggestions of names of people to fill the vacant Council position (citizen member).

I. Minutes of the November 15, 1994, Meeting

Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the minutes as submitted. The motion passed unanimously.

VI. New Business

A. Selection of FY'95 State Barn Grants

Ms. Llewellyn thanked Mr. Lacy, Dr. Andres, Ms. Zea, and Ms. Groschner for doing the preliminary review of the barn grants. She and Ms. Boone said they would like to pursue a way for the system to be revamped. Ms. Groschner asked to have a discussion on this at the next meeting. She said she wrote up a report after her review and will circulate it for discussion.

Ms. Llewellyn reported that there were 61 applications, the total request was \$318,000 with a total project cost of \$848,696, and the amount available to award is \$50,000. Thirty-nine grants made the preliminary cut. She gave the Council the scoring sheets, grant criteria, Secretary of the Interior's Standards for Rehabilitation, and a summary of the applications to be considered today. She asked the Council to read the standards before they began.

Ms. Llewellyn showed the Council a slide of each barn to be considered today. She then went through each of the 39 applications, summarizing each project and showing the slides. The Council read the summaries, asked questions, and scored each application.

1. Fitch Barn, Isle La Motte

There was a discussion on what "best long term use" of the building means.

6. Lockhart Barn, Charlotte

Mr. Lacy suggested the critical parts of the project rank high, but the less critical work ranks low. He suggested only funding the critical work. Mr. Donath noted that wooden silos are endangered and discussed the problems with saving these structures. Ms. Groschner said silos make good sites for cellular telephone facilities.

7. Brown Barn, Williston

Dr. Andres expressed concern that they want to tear down part of the building. The Council concurred and said this had to be addressed if they got a grant.

8. Vermont Farm Bureau Barn, Richmond

Ms. Zea suggested if they get a grant, the Farm Bureau can maximize exposure for the grant program.

11. Hunnewell Barn, Stowe

Ms. Groschner asked at what point is the Council saving a dying dog. Ms. Llewellyn discussed worn out material. Mr. Keefe said there is a whole lot of work to be done that is not covered in the application. Mr. Anderson asked if a grant can successfully leverage the full amount to fix this barn or five years from now will the work the grant money funds be at risk? Ms. Llewellyn said she felt once the plate is fixed and the building is out of the dirt the building will last.

14. Holden Mill/Blacksmith Shop, Barnet

Mr. Donath and Dr. Andres asked about the agricultural use of this building. Discussion followed. The Division determined that a grist mill is an agricultural property type according to the preservation plan, but that a blacksmith shop is not. The grant is to fix the blacksmith shop portion of the building. The Council said it was not eligible for a grant.

17. Horton Barn, Bridport

The Council said if they get a grant, they should look in to and question the use of concrete.

21. Knox Barn, Newbury

Mr. Lacy suggested subtracting the cost of manure and dirt removal from the grant. The Council concurred.

22. Schoelen Barn, Tunbridge

The Council agreed to remove the stair work from the project.

23. Besson Barn, Orange

Mr. Keefe said the owner needs a professional opinion on repair methods if they get a grant.

VII. Working Lunch

A. Discussion on CLG Grant Criteria

Ms. Lendway announced the Council will award the CLG grants in March. She summarized the CLG program, the grant program, and the selection criteria. She said Vermont had been fortunate so far to be able to fund most CLG work, but she anticipates this year that there might

be a crunch. She said the current funding level is 60/40 for all projects, but she would like to propose possibly changing the funding ratio for tier 2 and 3 projects to 50/50. She would ask applicants for tier 2 and 3 projects to make proposals for grants to be funded at either 60/40 or 50/50, and to state whether they would be prepared to fund a 50/50 project. Ms. Lendway expects about \$44,000 will be available to be awarded.

Mr. Lacy made the motion to accept Ms. Lendway's recommendation for changing the funding ratio for tier 2 and 3 CLG projects. It was seconded by Dr. Andres and passed unanimously.

Ms. Lendway gave the Council copies of the grant scoring system. She suggested for tier 2 and 3 projects changing the scoring to one point for each criteria. Mr. Lacy suggested two points each and Mr. Keefe said some questions had simple yes or no answers. Discussion followed. Mr. Lacy made the motion, which was seconded by Dr. Andres, to change the total number of points awarded for each criteria for CLG tier 2 and 3 projects to two. The motion passed unanimously.

IV. Director's Report

Mr. Anderson reported that Bill Shouldice met with the Division staff on Tuesday. Mr. Anderson went to Boston a few weeks ago to attend the National Trust for Historic Preservation's conference on sprawl. He commended Ms. Lendway for her work on the budget. Mr. Anderson said he has been working with the Agency of Transportation on some issues. Ms. Groschner asked Mr. Keefe to make AOT issues a higher priority for the Council. Discussion followed.

Mr. Gilbertson said he is working on budget issues. He reported on the issues discussed at the December board meeting of the NCSHPO in Austin, Texas. The NCSHPO is encouraging states to get their federal money for this fiscal year committed in case of a recession and that states talk to their congressional delegations. Mr. Gilbertson asked Council members to contact Vermont's congressional delegations. He said the Section 106 process may be under attack.

Mr. Keefe recused himself from chairing the meeting and asked Mr. Anderson to talk about the Walker project in Manchester. He left the room during the discussion. Mr. Anderson gave the Council background information on the Walker project. He said he was subpoenaed to testify at the Act 250 hearing. He discussed the issue. Mr. Keefe then returned to the meeting.

VI. New Business (cont.)

A. Selection of FY'95 State Barn Grants (cont.)

24. Stewart Barn, Brookfield

Mr. Lacy asked if the Council should consider removing the new clapboards and windows from the project and concentrate on the critical need work. The Council concurred.

25. Lake Barn, Randolph

Mr. Keefe said the structural problems are the most important and that they need professional assessment.

27. Gray Barn, Newbury

Mr. Keefe asked how the silo would be stabilized. Dr. Andres asked about the use of cedar shingles and said they were nice, but more expensive and given the demands of the grant program he wonders about funding wood shingles.

29. Harper Barn, Sudbury

Mr. Donath noted the high priority work and asked that the Council only vote on that amount. The Council concurred on removing the soffit work and clapboard repair.

30. Nordmeyer Barn, Hubbardton

Mr. Anderson suggested if they receive a grant, they make sure the plate is indeed sound. The Council noted the barn will have to be lifted high enough to get it up out of the road.

32. Brandon Inn Stable, Brandon

Dr. Andres said he feels this is an in-town carriage barn and is not eligible for the grant program. The Council concurred that this application should be disqualified. They suggested telling the applicant about the investment tax credit program in their rejection letter.

33. Hodge Barn, Danby

Mr. Keefe said if this project gets a grant, the lightning rod should be retained when the ridge rod is replaced. The Council questioned funding the painting of the roof on the shed.

35. Zacharski Barn, Hartford

The Hartford CLG Commission sent a letter regarding this project, saying this area is a potential Jericho Rural Historic District.

38. Howe Barn, Brattleboro

Mr. Keefe said he did a Preservation Trust of Vermont report on this property last year. He has no continuing involvement with the property.

Ms. Boone then tallied up the scores and reported on those projects that received scores of 100

and above and then 96 and above. The Council then voted on geographic distribution for projects that received between 90 and 96 points. The Council concurred that only the roof should be funded in project #1. Ms. Groschner suggested the Council send letters to some of the applicants that don't receive grants but that have been doing good work on their barns. The Council made suggestions for some people to receive these letters and suggested Ms. Llewellyn add more names to the list. Ms. Groschner will draft the letter.

Mr. Donath made the motion, which was seconded by Dr. Andres, that the following properties appear eligible for the National Register as farmsteads: Lockhart Farm, Charlotte; Fitch Farm, Isle La Motte; Schoelen Farm, Tunbridge; Gray Farm, Newbury; Robillard Farm, Irasburg; Russell Farm, Sudbury; Harper Farm, Sudbury; Ray Farm, Halifax; and Richardson Farm, Hartland.

Ms. Groschner made the motion, which was seconded by Mr. Lacy, to award barn grants as follows:

1. Fitch Barn, Isle La Motte	\$ 1,182
4. Robillard Barn, Irasburg	7,500
6. Lockhart Barn, Charlotte	7,500
8. Vermont Farm Bureau Barn, Richmond	7,500
22. Schoelen Barn, Tunbridge	7,500
26. Gray Barn, Newbury	1,250
28. Russell Barn, Sudbury	5,000
29. Harper Barn, Sudbury	5,000
34. Richardson Barn, Hartland	3,844
39. Ray Barn, Halifax	3,735
	<hr/>
TOTAL	\$49,511

The motion passed unanimously.

The Council said at the next meeting they want discussions on the barn grant process, conflict of interest, and AOT issues.

The meeting was adjourned at 4:20 p.m.

Submitted by,

Elsa Gilbertson
Vermont Division for Historic Preservation