



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 January 19, 1995, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

- 9:30 I. Minutes of the December 16, 1994, Meeting
- 9:45 II. Update on Items from the Previous Meeting
- 9:55 III. Confirmation of Dates for February, March, and April Meetings
- 10:05 IV. Director's Report
- 10:15 V. National Register Final Review
A. Theophilus Crawford House, Putney
B. Beaver Meadow Union Chapel, Norwich
C. Leonard Chauncey House, Berlin
- 10:30 VI. Old Business
A. 1994 Grant to Naulakha, Dummerston
11:00 B. Discussion on Grants Process
- 12:00 VII. Working Lunch
- 1:00 VIII. New Business
A. Review of FY'95 Historic Preservation Fund Work Plan
- 1:30 VI. Old Business (cont.)
C. Code of Conduct Policy for Advisory Council Members
- 1:50 IX. National Register Preliminary Review
A. Gideon Hoxie House, Milton
B. Bill Wilson House and Griffith House, Dorset and Using Criterion B
- 2:15 VIII. New Business (cont.)
B. Review of WalMart Site (Section 106 Review), St. Johnsbury
- 2:45 C. Discussion on Transportation Issues
D. Environmental Review Update
- 3:30 X. Archeology Report
- 3:40 XI. Advisory Council Report
- 3:50 XII. SHPO Report



State of Vermont
Advisory Council on Historic Preservation
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05633-1201

MINUTES

January 19, 1995

Members Present: Thomas Keefe, Chair, Historic Architect
Glenn Andres, Architectural Historian
David Donath, Historian
Holly Ernst Groschner, Citizen Member
David Lacy, Historic and Prehistoric Archeologist

Members Absent: Kimberly King Zea, Citizen Member/Historian

Staff Present: Eric Gilbertson, Director (9:40 - 1:00, 1:40 -2:15)
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Mary Jo Llewellyn, State Grants Manager (10:30-11:15, 3:20-4:10)
Townsend Anderson, SHPO (12:15 - 4:10)
Jane Lendway, Preservation Planner (1:00 - 1:30)
Giovanna Peebles, State Archeologist (2:50 - 3:15)

Visitors: David Tansey, Item VI.A (10:25 - 11:15)
Steve Kimball, Item VIII.B (2:30 - 2:50)

The meeting was called to order by the chair 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, 1994, Meeting

Dr. Andres made the motion, which was seconded by Ms. Groschner, to approve the minutes. Mr. Keefe asked that on page 2 it be clarified that under the Hunnewell Barn he said there was a whole lot of work not covered in the application and that under item 23 that the professional opinion is on methods of repair. The motion passed unanimously.

II. Update on Items from the Previous Meeting

Mr. Gilbertson reported that the Division's federal application for FY'96 funding has been approved, so the Division is clear of any rescission efforts on the part of the federal government.

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

The following dates were set: February 16, March 30, and April 27. Mr. Donath offered the Billings Farm and Museum as a site for a future meeting, Ms. Groschner suggested the Bayley Club in Newbury, and the Council suggested a summer meeting in St. Johnsbury.

V. National Register Final Review

The Council received copies of the nominations before the meeting.

A. Theophilus Crawford House, Putney

The Council looked at the nomination photographs. Ms. Gilbertson read verbatim the favorable comment letters from the owners and from the Putney board of selectpeople. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the nomination under criterion C. The motion passed unanimously.

B. Beaver Meadow Union Chapel, Norwich

Ms. Gilbertson read verbatim a letter of support from the owners. The Council looked at the nomination photographs. Dr. Andres made the motion, which was seconded by Mr. Lacy, to approve the nomination under criteria A and C. Ms. Groschner commented that the building has an innately spiritual or religious character, but wanted to clarify that it is not being nominated for its religious nature but rather for its role in the patterns of religious history. Discussion followed. The motion passed unanimously.

IX. National Register Preliminary Review

A. Gideon Hoxie House, Milton

The Council looked at the survey form for the building and the information supplied by the owner. Discussion followed. The Council concurred that unless the significance of Hoxie can be clearly established (for eligibility under criterion B), the building probably is not eligible for the National Register.

B. Wilson House and Griffith House, Dorset

The Council had looked at this request in 1992 and had asked for more information. The property is associated with Bill Wilson, one of the founders of Alcoholics Anonymous. The Council looked at the slides supplied by the owner and discussed the new information. Ms. Gilbertson discussed criterion B and how it is used. Mr. Donath suggested that the building itself, an old hotel, and the role it played in the community, might make it significant. Dr. Andres pointed out the shed dormers on both roof slopes of the main block. The Council concurred the owners need to be asked for further information to tie the Wilson House into social history themes or associations with Bill Wilson, or be encouraged to pursue a district. They need to demonstrate that this is the site most closely associated with Bill Wilson.

VI. Old Business

A. 1994 Grant to Naulakha, Dummerston

The Council received copies of the November 29, 1994, letter Mr. Tansey wrote to Mr. Gilbertson about their grant, outlining new factors relating to the barn project, informing him that the trustees have voted to remove the Holbrook portion of the barn, and asking how that would affect their grant. Mr. Tansey noted Naulakha's significant increase in property taxes since the restoration work on the building, and said if they repair the whole barn their property taxes are likely to rise yet again. Mr. Gilbertson reported that Senator McCormick has introduced legislation that exempts increases in property value due to the restoration or rehabilitation of buildings on the State or National Registers. Mr. Tansey said the barn is not income-producing and that he is trying to work out an arrangement with the local school to use the barn for educational activities. Mr. Keefe summarized the history of the Council's discussions with Mr. Tansey on the barn. Mr. Tansey said in the grant they were saving the Holbrook portion of the barn for practical reasons (storage, etc.). Dr. Andres said it is not the Council's charge to destroy historic fabric and strip away layers of history. The Council did support the house project, but it is hard with the grant program to support demolition. Mr. Tansey said someone is interested in removing the Holbrook barn and using it elsewhere. Dr. Andres cited the Secretary of the Interior's Standards. Ms. Boone noted the agreements for Division grants say the work to be done on grant project buildings in the next five years must also meet the Secretary's Standards. Ms. Groschner said it seems worth considering that funding for preservation projects is limited and that the grant money in this case would be stretched to the breaking point to try to do both portions of the barn. She asked the Council to step lightly on the group's desire to do this work. Discussion followed. Mr. Gilbertson noted the grant was turned down the first time because of lack of clarity, was awarded the second time because it was clarified and there was a commitment to save the Holbrook section, and was awarded in tough competition with other projects.

Dr. Andres made the motion, which was seconded by Mr. Donath, that in light of the more recent information on the state of the Kipling/Holbrook barn Naulakha be permitted to use the full

amount of the grant to fund the work on the Kipling portion of the barn. Ms. Boone said the Council needs to be clear on the state of the Holbrook section. The Council suggested documentation on the Holbrook section (archival black and white photos and perhaps a basic set of measured drawings). Mr. Tansey said they also need to file for an amendment for their Act 250 application. Dr. Andres amended his motion to add that the Council acknowledges the fact that the changed scope of work means removal of the Holbrook section of the barn and that the Council requires appropriate documentation of the Holbrook section. Mr. Donath agreed to the amendment. The motion passed. There was one abstention.

Dr. Andres made the motion, which was seconded by Ms. Groschner, that the Council declares that the altered scope of work, as described in Mr. Tansey's letter of November 29, 1994, to Mr. Gilbertson, is an adverse affect on the property but is not an undue adverse affect and that the Council advises the Division to proceed accordingly in Act 250 proceedings. The motion passed unanimously. Mr. Tansey will be requesting a letter for his Act 250 permit amendment application. He noted that the Park-McCullough House in Bennington is proceeding in the direction of the Landmark Trust program.

V. National Register Final Review (cont.)

C. Leonard Chauncey House, Berlin

Ms. Boone explained the background of this nomination and reviewed the previous Council discussion on its eligibility. The building has undergone rehabilitation for the tax credit program, but overall the interior features remain. Mr. Donath made the motion, which was seconded by Ms. Groschner, that the nomination be approved under criterion C. Discussion followed concerning local significance, significance of continuous architecture, nominating buildings individually that would work best in a historic district, and integrity. Mr. Gilbertson noted the National Register is a tool for preservation and it is being used that way in this case. The Council said they would like interior photos for individual nominations. Ms. Gilbertson said interior photographs are not required, that the Division does encourage consultants to include them, and that in this case it would have been difficult because work on the interior was in progress when the nomination was being prepared. Ms. Groschner would like to discuss at a later date whether the Council should be making policy on some National Register issues. Ms. Gilbertson stressed the importance of trying to stick to National Park Service requirements and not making National Register nomination preparation more of a burden. The motion passed unanimously.

VIII. New Business

C. Discussion of Transportation Issues

Mr. Gilbertson summarized transportation issues in Vermont as they have evolved over the past

twenty years. He said transportation projects have the highest potential of any government project to affect historic resources. It has been Division policy under environmental review to treat state and federal Agency of Transportation (AOT) projects the same way. AOT is the largest user of the Division's environmental review process. The Division is supposed to be reviewing material provided by the federal agency. The process has improved since Bob McCullough and Duncan Wilkie were hired by AOT. He discussed the bridge survey and the follow-up bridge studies now being done. A covered bridge study is also being done. He discussed ISTEA. Mr. Gilbertson is on the Vermont design standards committee, which is trying to create Vermont standards that will make transportation projects compatible with the Vermont landscape and Vermont resources. He discussed the AOT scoping process being put into place. The Division is working with AOT on a programmatic memorandum of agreement on historic bridges. He noted that the Division sometimes has been targeted as a reason for delay in AOT projects, but that the delay is usually not our fault. Mr. Lacy brought up the GIS system AOT Secretary Garahan discussed when he met with the Council last year. Ms. Groschner asked to what degree has AOT done a study on their liability. Mr. Gilbertson said the AOT counsel is on the design committee and that he has said if there are duly adopted standards approved by the AOT secretary, that should cover it. Ms. Groschner asked about projects already in the pipeline. Mr. Gilbertson said there are five steps in planning at AOT project and they can't go beyond a certain step without getting all the environmental review issues resolved. Ms. Groschner noted early input makes revisions easier. She also noted that changes occur on site in projects and asked how one deals with that. She also asked what the AOT priorities are for ISTEA projects. Mr. Anderson said ISTEA grants are going to be awarded next week and we will know then.

A. Review of the FY'95 Historic Preservation Fund Work Plan

Ms. Lendway handed out copies of the FY'95 work plan. She explained the work plan process and went through the document with the Council. The Council read the plan and asked questions about the budget. Ms. Groschner made the motion, which was seconded by Dr. Andres, to approve the FY'95 work plan as presented. Mr. Lacy suggested putting in something about opportunities for staff training and enrichment. Ms. Lendway said that was a good idea and that she would add it. The motion passed unanimously. Mr. Keefe noted re the budget that he met yesterday with Agency Secretary Shouldice, who mentioned increased state funding for the Division for the upcoming state fiscal year.

VI. Old Business (cont.)

C. Code of Conduct Policy for Advisory Council Members

The Council previously received copies of pertinent federal regulations and guidelines, as well as the Council bylaws. Mr. Gilbertson explained the federal requirements and said the State of Vermont has no conflict of interest policy, but does have a "code of ethics" for people in the executive branch. Mr. Keefe noted his understanding of the agenda for discussion is that the Council would sign the Code of Conduct and Code of Ethics statements and then pursue

discussion of the policy referenced in those documents on a longer term basis. Ms. Groschner related the conflict of interest situations that might come up for the Council with procedure in the legal field. Mr. Anderson suggested coming up with some talking points for discussion with the National Park Service. Ms. Groschner said disclosure is very important. Mr. Gilbertson noted that NPS also doesn't want state review board members to be on the state historic preservation office's list of consultants. He and the Council noted the difficulty of being in a small state and wanting active professionals on the state review board. Mr. Gilbertson passed around the Code of Conduct statement and asked Council members to sign. He said it was important to have this statement, especially since there were many new Council members and that in the Division's federal program review (coming up in September) it would be difficult if the Division did not have this statement. Council members signed the statement. Mr. Anderson said he would discuss the talking points about policy with appropriate officials. He would like to get this to the agency counsel by the next Council meeting and would like to see a policy in place by the time of the next program review. Council members will be pulling together their concerns about the policies, which will then be forwarded to Mr. Anderson.

VIII. New Business (cont.)

B. Review of WalMart (Section 106 Review), St. Johnsbury

Ms. Groschner asked about the context of this property in the broad pattern of history. There was discussion on the significance of the property in question and the differences between the State and National Registers. Mr. Kimball arrived at 2:30; introductions were made. Dr. Andres said he looks at the State Register as an inventory of Vermont's historic resources, that it is very important to have a record of these buildings, and that for the National Register integrity is very important. Mr. Donath made the motion, which was seconded by Ms. Groschner, that although the buildings in question possess some historic interest, due to their condition and lack of historic integrity the Council finds they are not eligible for the National Register of Historic Places. Mr. Donath referred to the social history discussion of the property at the November 1994 Council meeting. Ms. Boone pointed out that at some point the Council or Division might have to defend this position because there may be challengers to the WalMart project and that challengers can introduce the historic sites question under Section 106. Ms. Groschner reiterated that the Council still wants the documentation on the property, as discussed in November. The motion passed unanimously. Mr. Kimball said WalMart is planning to do the documentation and that it is part of the project. The Council discussed whether or not they should make a finding now about State Register eligibility. Ms. Boone noted that the town was notified the Council would be considering National Register eligibility but the letter didn't say anything about the State Register. Mr. Kimball commented that in cases like this each side often looks through all the procedures to find holes in the process. The Council said that was a point well taken and concurred that they would act on State Register eligibility at the next meeting, after proper notification.

IX. National Register Preliminary Review (cont.)

A. Fairfield Street School, St. Albans City

The Council looked at the survey information for the building. Ms. Gilbertson noted the building appears to meet the registration requirements for the school property type in the Education in Vermont MPDF. The Council concurred that the building appears to be eligible for the National Register.

X. Archeology Report

Mr. Lacy showed the Council a press clipping on archeology at the Estey Organ Works in Brattleboro, discussed the review of Vic Rolando's book, *200 Years of Soot and Sweat*, and gave an update on the Vermont Archeological Society. He said the second annual Vermont archeology week is now in the planning stages. Mr. Lacy and Ms. Peebles reported on the Skitchewaug site stabilization. Ms. Peebles said she would like to show the Council this site some time. Mr. Lacy asked for a discussion at a future date on the role of the Council re interacting with the Abenaki. He and Ms. Peebles reported on the archeology conference they attended in Washington, D.C. Ms. Peebles noted Vermont topics were very well represented in the papers given. Mr. Lacy said at the Northeastern Anthropological Association meeting in May in Lake Placid he would like a session on developments in Vermont archeology. At the next Council meeting he and Ms. Peebles will do an archeological training session for the Council. The Division asked that Council members look at the archeology videotape in preparation for the meeting.

VIII. New Business (cont.)

D. Environmental Review Update

Council members received copies of the update in the mail. Ms. Boone gave background information on the proposal for Westview in Springfield. She showed the Council photographs of the property. The houses were built as temporary housing during World War II. She explained what the developer wants to do and what the Division's discussions have been with him. CDBG and HUD money will be involved so the project will be going through Section 106 review. The Division is concluding that we aren't going to be able to save buildings, so the Division is looking for good photo documentation and a substantial permanent interpretative exhibit. Mr. Keefe asked if it was possible to have money put in escrow to ensure this will happen. Mr. Anderson said he would like to see some kind of World War II monument. Mr. Donath noted there is no such thing as a permanent display. Mr. Lacy suggested a publication. Ms. Boone said this probably will come to the Council next month for a determination of National Register eligibility. Dr. Andres asked if it would be appropriate mitigation to require a survey of all World War II related resources. Ms. Boone said a survey was an excellent idea and

would pursue it further.

VI. Old Business (cont.)

B. Discussion on Grants Process

Council members were sent copies of Ms. Groschner's ideas about the grant process. Ms. Groschner said an enormous number of man hours were invested in the initial round of the barn grant process so she wrote down her thoughts and recommendations for improving the process. Ms. Boone said the Division appreciated the time and effort she made. The Council discussed the idea of a preliminary review being done by the Division staff. Ms. Groschner said she would like to look only at fundable scopes of work. The Council suggested adding to the manual that cleaning the building for work at ground level (work such as cleaning out manure or cutting brush) is not eligible. Dr. Andres said he thought it would be fine to have the staff make the preliminary cut and in the final review the Division could quickly show the Council the applications that were cut, with the Council having the right to challenge any of the cuts. Ms. Boone said the manual would again emphasize the need for complete applications. The Council then looked at the suggestions Ms. Groschner made for the scoring of applications. Dr. Andres said if they were going to break down the scoring for applied standards this specifically, then it has to be made very clear in the application and questions have to directly address these issues. There was discussion on whether or not the scoring should be broken down. Dr. Andres suggested trying the proposed scoring system with a few test cases. He also said re geographic distribution that it can't be broken down by counties but maybe it could be done by regions. Ms. Groschner said if the Council does want to test the scoring system, then someone else with technical knowledge should review her criteria and perhaps make changes. The Council said they would just like to try what she had written in the test. They will do this at the February meeting. Mr. Keefe asked Council members to send any comments to Ms. Groschner before the next meeting.

The meeting was adjourned at 4:10 p.m.

Submitted by,

Elsa Gilbertson
Nancy Boone

Vermont Division for Historic Preservation



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NOTICE

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AGENDA

- 9:30 I. Minutes of the January 19, 1995, Meeting
- 9:45 II. Update on Items from the Previous Meeting
- 9:55 III. Confirmation of Dates for March, April, and May Meetings
- 10:05 IV. SHPO Report
- 10:15 V. New Business
A. Archeology Training Session
- 12:15 VI. Working Lunch
- 1:00 VII. National Register Final Review
A. Woodbury Town Hall, Woodbury
B. Green River Crib Dam, Guilford
C. Judge David Hibbard Homestead, Concord
- 1:20 VIII. National Register Preliminary Review
A. Governor Smith Camp, North Hero
- 1:30 IX. State Register Review and Designation
A. Wal-Mart Site, St. Johnsbury
- 1:45 X. Old Business
A. Discussion on Grants Process
3:00 B. Code of Conduct Policy for Advisory Council Members
- 3:45 XI. New Business (cont.)
A. Environmental Review Update
- 4:00 XII. Advisory Council Report



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MINUTES

February 16, 1995

Members Present: Thomas Keefe, Chair, Historic Architect
Glenn Andres, Architectural Historian
David Lacy, Historic and Prehistoric Archeologist
Kimberly King Zea, Citizen Member/Historian

Members Absent: David Donath, Historian
Holly Ernst Groschner, Citizen Member

Staff Present: Townsend Anderson, SHPO
Nancy Boone, Architecture Section Chief (out 10:40 - 12:00)
Elsa Gilbertson, National Register Specialist (out 10:40 - 11:40)
Giovanna Peebles, State Archeologist (9:40 - 10:15)

Visitors: Jane Williamson, Item VIII.A (1:00 - 1:35)

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

I. Minutes of the January 19, 1995, Meeting

Dr. Andres made the motion, which was seconded by Ms. Zea, to approve the minutes. Dr. Andres asked that on page 8, item B, 8 sentences from end, the last word (questions) be changed to issues. The motion passed unanimously.

II. Update on Items from the Previous Meeting

There were no questions.

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

The following meeting dates were set: March 30, April 27, and May 25. Ms. Peebles and Mr. Lacy suggested a site visit to Skitchewaug in Springfield and another to the quartzite quarry in Wallingford.

IV. SHPO Report

Mr. Anderson said the Division has testified on the capital bill before the House and Senate Institutions committees. The House is supportive of the Mount Independence Visitor's Center but is concerned about the waste disposal system. He said the Senate seems to be less interested in the Visitor's Center. Mr. Anderson said the Vermont legislature is not inclined to accept the funding proposals for the ISTEPA enhancement projects, saying the money should not be used for enhancements. It is federal law that this money must be used for enhancements. The Division has been working with Travel and Tourism on revising and publishing "300 Things to See and Do in Vermont."

Mr. Anderson met with an agency consultant who is working on an economic proposal for Pownal. Ms. Boone reported that the board of the Preservation Trust of Vermont has taken a stand against gambling. Mr. Anderson said the Division provided the consultant with information about gambling elsewhere in the United States.

Mr. Anderson discussed the issue of increases in appraisals for historic properties. There was a discussion about someone doing a study to see what the problem is. Ms. Zea suggested that the CLGs can have a role in this discussion at the local level. Ms. Boone noted the Mad River Valley tax study and said CLGs do have access to funding to do these kinds of studies.

There will be a Vermont historic preservation conference on May 5 at the Coach Barn at Shelburne Farms. Dr. Andres will be a featured speaker. Council members are encouraged to attend.

Mr. Anderson will be making a presentation to the Vermont Information Council on brown signs. He is gathering information now on brown sign programs around the country. The Division's appeal on the Kurn Hattin Act 250 project is in front of the Environmental Board right now. The issue for the Division is the district commission over-ruling the Council's decision that the building in question is historic and placing it on the State Register.

Mr. Lacy asked for more information about the Mount Independence Visitor's Center. Mr. Anderson asked for the Council's support in contacting legislators to support the project. He listed reasons why this is the right time to do the visitor's center. Ms. Peebles gave the Council members the list of legislative committees.

V. New Business

A. Archeology Training Session

This was postponed until the next meeting because two of the new members are absent. Ms. Peebles gave the Council advance copies of the spring issue of *Vermont Life*, which includes an article by Curtis Johnson on archeology in Vermont.

IV. SHPO Report (cont.)

Mr. Lacy made the motion, which was seconded by Dr. Andres, to go into executive session as per Title 1, chapter 5, section 313 (3). The motion passed unanimously. Ms. Boone and Ms. Gilbertson left the meeting. The Council went into executive session at 10:40 a.m. Mr. Lacy 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 11:40 a.m. Ms. Gilbertson returned to the meeting.

VII. National Register Final Review

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

A. Woodbury Town Hall, Woodbury

The Council looked at the nomination photographs. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C and under the Multiple Property submission, Historic Government Buildings of Vermont. The motion passed unanimously.

B. Green River Crib Dam, Guilford

The Council looked at the photographs. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the nomination under criterion C. The motion passed unanimously.

C. Judge David Hibbard House, Concord

Dr. Andres made the motion, which was seconded by Ms. Zea, to approve the nomination under criterion A and C. The Council reviewed the nomination photographs. Ms. Gilbertson read verbatim the favorable comment letter from the owner. The motion passed unanimously.

VI. Working Lunch

XI. New Business (cont.)

A. Environmental Review Update

The Council received a copy of the update in the mail. Mr. Lacy asked about the Midway Diner. Ms. Boone gave an update on the Westview project in Springfield. She thanked Dr. Andres for his suggestion of a survey. Ms. Boone negotiated with the developer. The agreement, with the details yet to be worked out, include documenting the buildings before they are changed or demolished, a survey, and an interpretive exhibit, with the total cost to be \$15,000. Ms. Zea suggested the name of a person at the Springfield Art and Historical Museum who would be a good contact for the project.

VIII. National Register Preliminary Review

A. Governor Smith Camp, North Hero

Ms. Williamson was introduced to the Council. She showed slides and maps and explained the history of the property. The camp was built by Thomas Watson, most well known for being the assistant of Alexander Graham Bell. Ms. Williamson said this may be a kit house. She and Ms. Boone discussed the current condition of the property. Mr. Lacy suggested archeological sensitivity be mentioned as part of the discussion of the context for the property. Dr. Andres noted the need to discuss the trend in Vermont of buying large farm/rural parcels and turning them into summer home properties. The Council concurred that the property appears eligible for the National Register under criteria A and C.

IX. State Register Review and Designation

A. Wal-Mart Site, St. Johnsbury

Mr. Anderson summarized the Council's involvement in the project. Ms. Boone explained the environmental review process. Dr. Andres made the motion, which was seconded by Mr. Lacy, that the Council, having properly warned the parties involved, place the old St. Johnsbury Paper Company complex on the State Register of Historic Places under criteria 6, 14, and 16, and that they affirm their recommendations to the Division at their November 1994 and January 1995 meetings regarding documentation of the buildings before their removal and an interpretive plan. The motion passed unanimously.

X. Old Business

- A. Discussion on Grants Process
- B. Code of Conduct Policy for Advisory Council Members

These items were postponed until the next meeting.

XII. Advisory Council Report

Mr. Keefe suggested that the Council be a presence at the monthly Preservation Roundtable meetings. Ms. Zea said she would try to go to the March meeting.

Ms. Gilbertson and Ms. Boone gave the Council information about the old Labor Hall in Barre City.

Mr. Anderson gave the Council a list of the ISTEA enhancement projects that were funded. He said half of them will be administered by the Vermont Downtown Program. Discussion followed. It was noted that the Division will have to review these projects under Section 106.

Mr. Anderson gave the Council copies of a letter from the Agency general counsel to Steve Bocher on the Division protocol regarding notice on historic and archeological sites, and discussed background information on the letter. Mr. Lacy suggested sending a copy of the letter to the Abenaki Research Group. Mr. Anderson said he would discuss this idea with the counsel.

Ms. Boone gave the Council copies of a draft of revisions for the barn grant selection criteria for discussion at the next meeting. The draft incorporates Ms. Groschner's suggestions, and comments from Mr. Anderson and Division staff.

Mr. Keefe handed out copies of his memo to the Agency secretary on the Council's agenda for 1995. Ms. Gilbertson said he should add the CLG grants under the grants section, as it is a federal requirement that ten per cent of the Division's federal funding go to the CLGs.

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

Submitted by,

Elsa Gilbertson
Division for Historic Preservation



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NOTICE

The Advisory Council on Historic Preservation will hold a meeting on March 30, 1995, beginning promptly at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

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|-------|------------------------------------------------------------------------------|-------|
| I. | Annual Meeting, Election of Officers | 9:30 |
| II. | Minutes of the February 16, 1995, Meeting | 9:45 |
| III. | Update on Items from the Previous Meeting | 9:55 |
| IV. | Confirmation of Dates for April, May, and June Meetings | 10:05 |
| V. | New Business | |
| | A. Discussion on Advisory Council's Role in the Environmental Review Process | 10:10 |
| | B. Meeting with Jim Richardson, State Buildings | 11:15 |
| | C. Selection of the FY'95 Certified Local Government Grants | 1:00 |
| | D. Discussion on Park-McCullough House, Bennington | 3:15 |
| VI. | Working Lunch | 12:15 |
| | A. Director's Report--NCSHPO Annual Meeting | |
| | B. SHPO's Report | |
| VII. | Old Business | |
| | A. Discussion on State Historic Preservation Grants Programs | 2:00 |
| | B. Conflict of Interest Policy for Advisory Council Members | 3:00 |
| VIII. | National Register Final Review | 3:40 |
| | A. Hosford-Sherman Farm, Poultney | |
| IX. | National Register Preliminary Review | 3:50 |
| | A. Wilson House, Dorset | |
| | B. "Goddess of Liberty" Civil War Monument, Swanton | |
| | C. National Biscuit Factory Building, 78 Rose Street, Burlington | |
| | D. Archibald Block, Manchester | |
| X. | Archeology Report | 4:15 |



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

MINUTES

March 30, 1995

Members Present: Thomas Keefe, Chair, Historic Architect
Glenn Andres, Vice-Chair, Architectural Historian
David Donath, Historian (12:35 - 3:20)
William Finger, Citizen Member (left at 5:30)
Holly Ernst Groschner, Citizen Member (left at 5:30)
David Lacy, Historic and Prehistoric Archeologist

Members Absent: Kimberly King Zea, Citizen/Historian

Staff Present: Townsend Anderson, SHPO (out 1:30 -2:10)
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Eric Gilbertson, Director (12:40 - 1:30)
Jane Lendway, Preservation Planner (12:45 - 2:45)
John Dumville, Historic Sites Operation Chief (3:00 -3:45)
Mary Jo Llewellyn, Grants Manager (arrived 3:45)

Visitors: Jim Richardson, Item V.B (11:00 - 12:35)
David Burley, Item V.B (11:00 - 12:35)

The meeting was called to order by the SHPO at 9:35 a.m. It was held in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

I. Annual Meeting, Election of Officers

Mr. Anderson opened the floor for nominations for chairman. Dr. Andres nominated Mr. Keefe for chair. Ms. Groschner seconded the motion. The motion passed unanimously. Mr. Anderson turned over the meeting to Mr. Keefe. Mr. Keefe called for nominations for the position of vice

chair. Ms. Groschner nominated Dr. Andres for vice chair. Mr. Lacy seconded the motion. The motion passed unanimously. Mr. Keefe welcomed Mr. Finger to the Council.

II. Minutes of the February 16, 1995, Meeting

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

III. Update on Items from the Previous Meeting

Mr. Lacy asked about the letter the Council sent to barn grant applicants who were doing a good job with their barns but didn't get grants. Mr. Keefe passed around his copy of the letter. Mr. Lacy asked for an update on the protocol for Abenaki issues. Mr. Anderson said he followed up with the agency counsel. It will be sent out to a wider, more diverse constituency, who will be asked for comments. Mr. Lacy asked if he should attend a Native American Affairs Commission meeting, not necessarily to represent the Council, but to report back to the Council. Mr. Anderson suggested Mr. Lacy talk to Mr. Gilbertson about it. Discussion followed. This may be an agenda item for an upcoming meeting.

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

The following meeting dates were set: April 27, May 25, and June 29. The June meeting may be to award the state grants. Dr. Andres will not be able to attend the June meeting.

V. New Business

A. Discussion on the Advisory Council's Role in the Environmental Review Process

Mr. Anderson gave an introduction to the Environmental Review process. Ms. Boone explained Section 106, Act 250, and the State Historic Preservation Act, and the role of the Council in these reviews. The Council received some information in the mail before the meeting. Discussion followed. Mr. Anderson said it was important for the Council to codify its duties and powers. The Council discussed projects included in the Capital budget this year. The Council reviewed its duties in the state law. Mr. Lacy suggested setting up a process with State Buildings and other agencies. It was noted that Agency of Natural Resource projects and Department of Education projects don't go through State Buildings.

Mr. Keefe stated for the record that State Buildings is a client of his architectural firm. Ms. Groschner reviewed the law and the powers and duties of the Council. Mr. Anderson said the Council is a vehicle by which State Buildings can enter a more collaborative effort with the

Division; the Council would be a means for conflict resolution. Ms. Boone described how the environmental review process works with other state and federal agencies.

B. Meeting with Jim Richardson, State Buildings

Mr. Keefe provided background information for this meeting. He asked Mr. Richardson and Mr. Burley how the Buildings process works. Mr. Richardson said he appreciated being asked to the meeting, has been working with the Division, and wants to know the best way to interact with the Council. He outlined the process Buildings goes through. He said in the last five or six years the Administration has been focusing on revitalizing downtowns, which means higher land costs and impacts on historic resources. He gave examples of downtown projects underway or being planned, and outlined some of the issues involved. He said lately when looking at siting buildings, they have put together a local advisory group to find out where the state building should best be located. He gave the example of the Addison County Courthouse location. State Buildings does not have the right of condemnation unless the legislature specifically gives them that right on particular projects.

Mr. Richardson said there is usually study funding up front--to study impacts and all the issues. It is not always the cheapest site that wins, because the State needs to pick the best site. They often hire consulting firms to do these studies and try to stay away from sites that have major problems. Their goal is to build buildings of civic stature that will last for fifty to one hundred years. Most new construction is unique. Mr. Richardson said Buildings consults with the Division about projects, giving the example of Springfield, and said sometimes they get into a mitigation plan for sites on or eligible for the register. He said he is looking for advice on who Buildings should go to and when they should consult.

Ms. Groschner asked where and how their projects start. Mr. Richardson said they usually start from the executive branch. At a certain point it makes sense per square foot to consolidate all the state offices in a town. The requests usually come in in September or October, so Buildings usually asks for planning money in the next state budget. They do a study, then get design funds, and after doing the design request construction money. Mr. Richardson said renovation projects are done much more quickly. Mr. Lacy asked about these projects. Mr. Richardson said this usually means rearranging interiors of existing buildings for new work programs, such as what they did to 135 State Street. He said they would be working on Redstone this year. Mr. Anderson used Redstone as an example to ask how they could develop a system to meet the goals of the Council and State Buildings. Mr. Richardson discussed what they were going to do at Redstone. He said they understand buildings like Redstone are significant but are not sure about other buildings. He wondered if all buildings over 50 years old were historic.

Mr. Burley asked what the relationship is between the Division and the Council. Mr. Anderson and Ms. Groschner explained. Ms. Groschner said the Council has a statutory mandate re state projects and is looking to develop and formalize the review and comment process. She noted that the Council might be concerned about more than new building projects. It might be very hard to discuss a deleterious impact on historic resources. She said the Council is wondering

what they should be reacting to and when, because projects may be hard to identify from the capital budget. Dr. Andres said sometimes things come to the Council when it is too late. Mr. Anderson developed a scenario of a project and a possible procedure, including conflict resolution by the Council. He said this closely parallels the Section 106 process. Ms. Groschner said the Council has to assure that it is doing its job and noted the Council also has to consider public interests and benefits. Mr. Richardson said they get problems when lay people think there are State Register buildings that are an eyesore. Mr. Anderson said one of the functions of the Council is to determine significance and eligibility for the State and National Registers. He explained the process and said properties can't go on the registers without a deliberative proceeding. Mr. Richardson said Newport was a key project that needs consultation with the Division, and the Council if the Council wants it. Mr. Anderson suggested using Newport to develop and test a process. He wants to make sure there is a defensible process. He noted that architecture is controversial--people either love it or hate it.

Ms. Groschner asked about other types of projects Buildings does. Mr. Richardson gave handicapped access as an example. He said many buildings may need interior changes and if Buildings thinks the building is historic they would ask the Division for advice. Mr. Burley noted these discussions are not usually documented. he said they have about 200 contracts a year for construction and renovation projects, and about 80% of those are under \$50,000. Mr. Richardson said on small projects they often just do what they know the Division will say, giving as an example the porch repairs for buildings on Baldwin Street in Montpelier. Mr. Burley said they have an internal design review process for certain projects. Dr. Andres said one of the Council's concerns is incremental change and referred to the "Vulnerable Vermont" poster on the wall. Mr. Keefe gave the example of changing old doors for energy efficient doors. Mr. Burley said they don't have written procedures for how projects are referred to the Division. Dr. Andres noted the regular procedure with other state and federal agencies and the monthly environmental review update the Council gets from the Division.

There was discussion on how the procedure with State Buildings should work. Mr. Anderson suggested a series of programmatic memorandums of agreement to deal with various types of projects. Mr. Richardson said he feels it is his job to make decisions on certain types of projects. Mr. Lacy said the advantage of having a procedure is that it is not personality dependent and will work in all situations. Mr. Anderson suggested it would be good to codify some of these judgements and said the Council can be there to perhaps find solutions to some of the big problems in dealing with historic buildings and development in downtowns. Mr. Lacy said he would like to see the relationship with the Council and Buildings continue. Mr. Anderson asked if the next step could be taking a stab at codifying some procedures, for example starting with repairs, and then inviting Mr. Richardson back to the next meeting to discuss it further. Mr. Richardson and Mr. Burley said they would be willing to consider that idea, but Mr. Richardson said any MOAs or MOUs would not be accepted at this time. Mr. Anderson thanked Mr. Richardson and State Buildings for their support of the historic sites. Mr. Richardson said the sites projects are usually their most interesting and fun projects, and that the sites are a real class act. Mr. Keefe thanked Mr. Richardson and Mr. Burley very much for coming to the meeting and for the productive discussion. He said the process would be that the Division and Council

March 30, 1995

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would draft something, give it to Buildings for review, and then have them come back to another meeting. Mr. Richardson thanked the Council for their time.

VII. Working Lunch

A. Director's Report--NCSHPO Annual Meeting

Mr. Gilbertson reported he just returned from the NCSHPO meeting in Washington, D.C. He was re-elected to the board. Mr. Gilbertson reported on key issues at the meeting. He got a commitment from Rep. Sanders staff that Rep. Sanders will testify about the appropriations bill and will mention historic preservation. There are major internal problems at the National Park Service. Many of the cuts will be in the Cultural Resources side, raising concern that the SHPO offices won't have the support where they need it. Congress is attacking the Federal Advisory Council and the Section 106 process. Mr. Gilbertson said the Vermont delegation is very supportive of historic preservation, and that in the takings issue senators Jeffords and Leahy are recognized as two of the three senators who are fighting it. The homeowners tax credit legislation is on track. Mr. Gilbertson encouraged all Council members to write letters of support, and gave them information on the subject. Mr. Gilbertson is working on the idea of charging fees for services; it might happen in a limited way. He said a lot of states are using ISTEA money for the management of databases and that reauthorization of ISTEA funding is "iffy" because the money is being allocated so slowly. Mr. Gilbertson said he was on a panel dealing with archeology; he suggested a surcharge on mitigation cost to go into research.

B. SHPO's Report

Mr. Anderson gave Council members copies of the brochure for the May 5 Vermont Historic Preservation Conference and for the Vermont Downtown program.

V. New Business (continued)

C. Selection of the FY'95 Certified Local Government Grants

Ms. Lendway gave the Council the grant application summaries. She said this was the first time in a number of years that all the CLGs have applied for a grant. There is \$43,119 available. She reminded the Council that in January the Council agreed to look at pre-development and development projects at both 60/40 and 50/50 splits. Ms. Lendway explained the priority categories and the scoring system. Mr. Finger declared for the record that because of his involvement in Shelburne town government he would not vote on the Shelburne project. Ms. Lendway then summarized the applications. The Council scored the projects.

CLG grant applications:

- 1a) Shelburne. Ms. Lendway noted that the Division will underwrite the matching share for the conference costs since the conference will benefit all the CLGS. Score: 4 pts. (priority 1 level)
- 1b) Score: 10 pts. (priority 2 level)
- 2) Rockingham Score: 4 pts. (priority 1 level)
- 3) Bennington Score: 4 pts. (priority 1 level)
- 4) Mad River Valley Planning District. Mr. Lacy declared for the record that since the Green Mountain National Forest may be involved in this project, he would not vote on this. Ms. Lendway noted a condition of this grant should be that it is contingent upon approval of the owner of the Wait House. Score: 10 pts. (priority 2 level)
- 5a) Williston Score: 4 pts. (priority 1 level)
- b) There was discussion on funding a painting project, which in the other Division grant programs would be considered routine maintenance, and on what seemed to be a high proposal for administration costs. Score: 9 pts. (priority 3 level)
- 6) Burlington. Ms. Lendway noted a condition of the grant should be clarification on the status of the Historic Preservation section of the plan. Score: 5 pts. (priority 1 level)
- 7) Hartford. Ms. Lendway noted a condition of the grant should be that they get the matching share for the project. Score: 4 pts. (priority 1 level)

Ms. Lendway then discussed the funding. She noted if we don't grant all the money by September 30, 1995, the Division will lose the funds. In past years, we have had to go to a second round of grants to use up all the money. Mr. Donath made the motion, which was seconded by Ms. Groschner, to fund priority 1 projects fully, priority 2 projects at the 60/40 level, and the non-administrative portion of the priority 3 project in the amount of \$1,535. The motion passed. Mr. Lacy and Mr. Finger abstained. The following amounts were awarded:

Shelburne	\$ 1,240 (project a)
	2,400 (project b)
Rockingham	3,558
Bennington	8,104
Mad River Valley	6,727
Williston	855 (project a)
	1,535 (project b)
Burlington	14,200
Hartford	4,500

VIII. National Register Final Review

A. Hosford-Sherman Farm, Poultney

The Council received the nomination in the mail before the meeting. They looked at the photographs. Mr. Lacy made the motion, which was seconded by Ms. Groschner, to approve the nomination under criteria A and C. Discussion followed on whether or not the property was eligible for the register. The Council observed this is a bicentennial farm, of which there are not

a real case for more study of the economic value to Vermont of these museums and more promotion of them. Dr. Andres asked if it would work to mount a campaign to raise the endowment needed to turn the property over to the National Trust for Historic Preservation. Mr. Dumville discussed the fragility of the resource and noted that the proposed plan to have the Landmark Trust run the property (renting it out) does not seem to be a good fit with the site. Mr. Finger suggested the Council could advise the governor to ask the Board to delay finalizing any plans until more of these alternatives were explored. Discussion followed. Dr. Andres and Ms. Groschner framed the following resolution: Whereas the Advisory Council recognizes the significance of the Park-McCullough House and its collections as a historic, cultural and economic resource to the entire state of Vermont that should remain available to the public now and for future generations, therefore the Advisory Council urges the Park-McCullough House Board to seek alternatives that will meet the needs of public access and protect and preserve the resource. The Council concurred.

VII. Old Business

A. Discussion on the State Historic Preservation Grants Programs

Ms. Llewellyn gave the Council information on the grants programs and summarized the discussions to date on a possible new grant criteria breakdown. Ms. Llewellyn prepared some sample barn grant application summaries and slides and showed them to the Council. Members then tried using the proposed revised barn grant scoring system to see how it worked. The Council then discussed how the system worked. They said they felt they could make scoring decisions more easily using the proposed breakdown. There was discussion on whether or not to include historic features and standards in #5. Ms. Groschner suggested maybe the need can be broken out by Council members who know structures. Ms. Boone referred the Council to criterion 5 in the regular grant program. She suggested under critical need eliminating the twelve month time frame. Mr. Anderson suggested a bigger point spread here. Ms. Llewellyn and Mr. Keefe suggested using the time frames of 1 year, 3 years, and 5 years for need. Mr. Anderson suggested perhaps having one or zero points for the Standards, but Ms. Llewellyn said there should be more flexibility in the Standards sections and gave some examples. Mr. Anderson suggested further elaborating the points for the Standards. The Council concurred on zero, one, or two points for the Standards. Dr. Andres said if the role of the building in the landscape is important, the points in #8 should be changed from three to four (and change the points in section 3 of #8 to 4). Mr. Anderson cautioned that a well-traveled road should not be a main consideration. The Council discussed the issue of public tax dollars and public benefit.

The Council then looked at the proposed state grants scoring system, as it was pointed out that the grant application and manual very likely would be finalized and perhaps mailed out before the next Council meeting, should the legislature adjourn on time. They suggested changing the number of points for need to four, having two points for the Standards, and upping the points for historic building features to four. Ms. Groschner said she would like to have the features more defined. Discussion followed. The Council decided they don't need to have the details of the scoring system in the grants manual. Ms. Llewellyn pointed out that the application form does have to ask the right questions in order to get the answers needed to do the scoring. Ms.

should be more flexibility in the Standards sections and gave some examples. Mr. Anderson suggested further elaborating the points for the Standards. The Council concurred on zero, one, or two points for the Standards. Dr. Andres said if the role of the building in the landscape is important, the points in #8 from three to four (and changing the points in section 3 of #8 to 4). Mr. Anderson cautioned that a well-traveled road should not be a main consideration. The Council discussed the issue of public tax dollars and public benefit.

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B. Conflict of Interest Policy for Advisory Council Members

This was postponed until another meeting due to lack of time.

IX. National Register Preliminary Review

D. Archibald Block, Manchester

Mr. Keefe stated for the record that his firm was involved in the project and left the room during the discussion. Ms. Boone showed Mr. Lacy and Dr. Andres, the Council members remaining at the meeting, the photographs of the building and discussed the property. Mr. Lacy and Dr. Andres said the property appeared to be eligible for the National Register for its architectural merit. Ms. Boone said she would suggest the owners submit the Part 1 for the tax credit application now.

A. Wilson House, Dorset

B. "Goddess of Liberty" Civil War Monument, Swanton

C. National Biscuit Factory Building, 78 Rose Street, Burlington

Due to lack of time, these items were postponed until the next meeting.

March 30, 1995

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X. Archeology Report

Mr. Lacy said he would send the Council members a short written report.

The meeting was adjourned at 5:35.

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 April 27, 1995, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

- | | | |
|-------|-------------------------------------------------------------------------------------------|-------|
| I. | Minutes of the March 30, 1995, Meeting | 9:30 |
| II. | Update on Items from the Previous Meeting | 9:45 |
| III. | Confirmation of Dates for May, June, and July Meetings | 10:05 |
| IV. | National Register Preliminary Review | 10:10 |
| | A. Wilson House, Dorset | |
| | B. "Goddess of Liberty" Civil War Monument, Swanton | |
| | C. National Biscuit Factory Building, 78 Rose Street, Burlington | |
| V. | New Business | 10:30 |
| | A. Archeology Training Session | |
| VI. | Working Lunch | 12:15 |
| VII. | State Register Review and Designation | 1:15 |
| | A. Review and designation of the surveys for Craftsbury and Greensboro,
Orleans County | |
| | B. Review and designation of the survey for Averill, Essex County | |
| VIII. | SHPO Report | 1:45 |
| IX. | Old Business | 2:45 |
| | A. Conflict of Interest Policy for Advisory Council Members | |



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

MINUTES

April 27, 1995

Members Present:

Thomas Keefe, Chair, Historic Architect
Glenn Andres, Vice-Chair, Architectural Historian
David Donath, Historian
William Finger, Citizen Member (left at 12:00)
Holly Ernst Groschner, Citizen Member
David Lacy, Prehistoric and Historic Archeologist (left at 2:10)
Kimberly Kim Zea, Historian/Citizen Member (left at 3:15)

Staff Present:

Townsend Anderson, SHPO (9:45-10:45, 11:45 to end)
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Giovanna Peebles, State Archeologist (10:30 - 1:30)
Curtis Johnson, Architecture and Survey Publication Manager
(1:35 - 2:00)

The meeting was called to order by the chair at 9:35 a.m. It was held in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

I. Minutes of the March 30, 1995, Meeting

Mr. Lacy made the motion, which was seconded by Ms. Zea, to approve the minutes. Dr. Andres said that on page 8, paragraph 1, line 4, the words "should be changed" should be added after "#8." The motion passed unanimously.

II. Update on Items from the Previous Meeting

There were no questions.

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

The following meeting dates were set: May 25 in Newport, June 29, and July 27. It was suggested holding a summer meeting at the Park-McCullough House.

IV. National Register Preliminary Review

A. Wilson House, Dorset

The Council looked at the slides and new information supplied by the owner. Discussion followed. It was the consensus of the Council that the Wilson House appears to be eligible for the National Register as an example of a historic hotel building.

B. "Goddess of Liberty" Civil War Monument, Swanton

The Council reviewed slides and information supplied by the Swanton Historical Society. They concurred it appears to be eligible for the National Register as a historic object. They said it would be important to include the fence around the monument in the nomination.

C. National Biscuit Factory Building, 78 Rose Street, Burlington

The Council looked at photographs and information supplied by the owner. Mr. Keefe said in the nomination he would like discussion of the neighborhood context. The Council concurred it appears to be eligible for the National Register.

D. Mayo Farm, Stowe

The Council reviewed the Vermont Historic Sites and Structures Survey form for the property. Discussion followed. Mr. Lacy said the Council should point out that much of the eligibility of this property is based on the fact this is a collection of buildings, so if buildings are lost the property would lose historic integrity. Ms. Zea noted the rarity of the resource for the town of Stowe. Mr. Lacy noted the National Forest has management plans for National Register eligible properties, and that this would be a good idea for other groups to follow. The Council concurred that the property appears to meet the registration requirements for the farmstead property type.

V. New Business

A. Archeology Training Session

The training was conducted by Ms. Peebles and Mr. Lacy. Ms. Peebles started the training by giving a slide show that was an overview of prehistoric and historic archeological themes

and issues in Vermont. Mr. Lacy then summarized the principles of archeology. He discussed identifying sites, categorizing them, explaining how you get from the objects to a theory of explanation, ecological dynamics, age and gender roles, etc. He said many of the prehistoric sites in Vermont are largely invisible because they are buried. They are very fragile and have a fragile context. He said each site is unique and non-renewable. He noted in Vermont's acidic soil a lot of materials are lost over time. Mr. Lacy talked about the constituents of archeology in Vermont.

Ms. Peebles said there are about 3,000 sites in the Vermont Archeological Inventory, with a fraction listed in the State Register, and very few listed in the National Register. She showed the Council resources to use for studying historic period sites; these resources include historic maps, historic paintings, broadsides, the written and published word, and old photographs. She stressed to do archeology one has to have questions and that one needs to do research before digging. She showed examples of master maps for the VAI. Each site is given a number and there are files to correspond with the numbers. She said there has been a lot of surface collecting by avocational archeologists, so there is a bias in the data on known sites. Ms. Peebles gave the Council members a packet of information that included a sample survey form, map, and the sensitivity model, among other things. She discussed the sensitivity modeling. She said the model is predicting normal behavior, has a very conservative approach, and is similar to other models used across the country. The Division uses this model for all environment reviews.

Mr. Lacy discussed the concept of archeological sampling and what the most cost effective and sensitive sampling is. Ms. Peebles showed what the Geographic Information System (GIS) can do and how it can generate prehistoric sites sensitivity maps. Mr. Lacy showed examples of various data layers used at the National Forest. Mr. Lacy showed the Council artifacts from a prehistoric quarry site in the Green Mountain National Forest and discussed the process of reducing a piece of quartzite for making tools. Ms. Peebles discussed Section 106 and showed the Council the flow chart for how this review works. The Council asked about quality control if it is decided to turn the responsibility for the review back to the federal agencies and making it their responsibility. Ms. Peebles gave the Council a list of the federal agencies that must comply with Section 106, an excerpt from "Section 106 Step by Step," and a National Park Service brochure on "What is Archeology?"

VI. Working Lunch

The Council continued the archeological training during lunch. Ms. Peebles discussed Act 250, the definition of historic site under criterion 8, and referred to the Vermont State Historic Preservation Act and its definition of historic site. She said the Division uses the sensitivity model for every project applying for an Act 250 permit. If the site appears sensitive, the Division always does a site visit. She said the Division discusses alternatives with developers and really works with them throughout the process, with the goal being achieving consensus. She gave the Council a flow chart of management options for

archeological concerns. Discussion followed. The Division reviewed about 800 projects last year, ten percent of which had some archeological concerns, and one to two percent of which needed an archeological survey. Ms. Peebles discussed approximate costs for each phase of archeological study. Ms. Peebles said the Council might be able to do more with respect to archeology, such as making stronger statements linking the predictive model with categories of sites or land forms and talking about significance very specifically.

Ms. Peebles and Mr. Lacy gave the Council a list of Vermont archeology success stories and challenges, the Vermont Archeology Week poster and publications, the guidelines for archeological studies, and the latest issue of *Cultural Resource Management*, which includes several articles by Ms. Peebles about Vermont projects. The Council thanked Ms. Peebles and Mr. Lacy for this session. Ms. Peebles said she would like to ask the Council to brainstorm this fall on ideas for Vermont Archeology Week. Mr. Keefe asked Ms. Peebles to come back to the Council with ideas on what they can do.

VII. State Register Review and Designation

A. Review and designation of the surveys for Craftsbury and Greensboro, Orleans County

The Council reviewed the survey books. Mr. Johnson reported that Dr. Andres had reviewed these surveys and had recommended they be placed on the State Register. Mr. Donath made the motion, which was seconded by Dr. Andres, to place the survey for Craftsbury on the State Register of Historic Places. The motion passed unanimously. Dr. Andres made the motion, which was seconded by Ms. Zea, to place the survey for Greensboro on the State Register of Historic Places. The motion passed unanimously.

B. Review and designation of the survey for Averill, Essex County

Dr. Andres reviewed this survey and recommended it be placed on the State Register. The Council looked at the survey book. Mr. Lacy made the motion, which was seconded by Mr. Donath, to place the survey for Averill on the State Register of Historic Places. The motion passed unanimously.

VIII. SHPO Report

Mr. Anderson reported that the capital bill passed. The Mount Independence visitor's center was funded. He hopes ground will be broken on July 1 and that it will be ready to open for the 1996 season. He would like to open it with a full-fledged heritage tourism program that he is trying to implement with the Department of Travel and Tourism. Mr. Donath brought up the Lake Champlain heritage corridor.

The Department of Labor and Industry has passed new regulations regarding sprinklers,

unbeknownst to the Vermont housing community. These regulations will have major implications for preservation projects for historic housing. The Agency of Development and Community Affairs "housekeeping" bill passed the legislature. It authorizes the SHPO position and the Vermont Downtown Program.

Mr. Anderson sent a letter to the Park-McCullough House on behalf of the Council and has talked to the director. Mr. Anderson was asked after the last Council meeting to be on the committee to select an architect for the Newport state office building project. He has not done any follow-up on the review process with State Buildings after the last meeting. He suggested using Newport as a case study, especially since Newport is in the pipeline and has to be reviewed. He said there is going to be a meeting with the Agency of Transportation regarding the Middlebury in-town bridge project. Dr. Andres explained the issues regarding the Middlebury Bridge and the metal truss bridge on the Weybridge-New Haven town line. Discussion followed.

Mr. Anderson reported the Division environmental review staff has been meeting regularly to deal with a variety of review issues. Discussion followed.

IX. Old Business

A. Conflict of Interest Policy for Advisory Council Members

Mr. Keefe provided background information regarding this issue. Mr. Keefe asked how does the Council treat the work products of a Council member? Should they look for a pattern of conflict of interest? Dr. Andres noted if the Council has to have a historic architect, then there will be conflicts of interest from time to time.

Ms. Groschner said she has been thinking about this issue. She discussed the scope of NPS 49. In the case in question (a project in Manchester) the next step was taken by the agency counsel. She said the appearance of impropriety standard seems to have been applied (she said this standard is applied when it comes to courts). She looked at the present conflict of interest literature and the two standards (appearance of impropriety and unlikely to be objective). Ms. Groschner said if a person has a clear gain, then they have crossed the line. She said she thinks the Council's role is to make decisions in the public benefit, apply their expertise based on facts, and to award grants. She said the appearance standard doesn't really work for the Council and that the unlikely to be objective test goes first to the individual Council members and then to the other members of the group (is the Council going to be biased because other Council members are involved in something being presented to the Council?). Ms. Groschner felt the Agency counsel's decision in the case in question was probably too far-reaching.

Ms. Boone asked if a Council member, who has recused him/her self from voting on something, can work on a grant project after grant money is awarded. Ms. Groschner said

April 27, 1995

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she hadn't gotten into that question. She said she needs to work through all the materials available to see if the Council can adopt a standard that is less than the appearance of impropriety standard.

Dr. Andres asked if the conflict of interest issue is a problem for other state review boards. It was suggested that other states be asked to see how they deal with it. Ms. Zea noted the issue of a pattern of conflict. Mr. Donath noted the Council has state and federal standards to follow. He suggested doing a policy consistent with the governor's standards and then asking NPS to look at it. The Council discussed a possible time frame for resolving the issue. Ms. Groschner said she would continue to work on the questions and would be conferring with Mr. Keefe. She suggested the best thing to do in the end is to draw up guidelines. Mr. Keefe said there needed to be an open discussion on many of these issues. The Council discussed whether or not to try to resolve the issues this summer or if it would take until after the federal program review of the Division in September.

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 meeting on May 25, 1995, beginning at 10:00 a.m. in the Newport City Council Chamber Room, City Offices, 74 Main Street, Newport, Vermont.

AGENDA

- | | | |
|-------|--------------------------------------------------------------------------|-------|
| I. | Minutes of the April 27 , 1995, Meeting | 10:00 |
| II. | Update on Items from the Previous Meeting | 10:10 |
| III. | Confirmation of Dates for June, July, and August Meetings | 10:20 |
| IV. | National Register Final Review | 10:30 |
| | A. Progressive Market, 63 South Main St., White River Junction, Hartford | |
| V. | National Register Preliminary Review | 10:40 |
| | A. The King Farm, Woodstock | |
| | B. Fairlee Railroad Depot, Fairlee | |
| VI. | New Business | |
| | A. Proposal for the New Windsor School, Windsor | 10:50 |
| | B. Proposal for the New State Office Building, Newport | 1:00 |
| VII. | Working Lunch | 12:00 |
| VIII. | Archeology Report | 2:30 |
| IX. | SHPO Report | 2:45 |
| X. | Old Business | 3:00 |



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

MINUTES

May 25, 1995

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

Members Absent: William Finger, Citizen Member
Holly Ernst Groschner, Citizen Member

Staff Present: Townsend Anderson, SHPO
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist

Visitors Present: Robert Haight, Item VI.A (10:30 - 12:15)
John Ostrum, Item VI.B (1:00 - 3:00)
Bob Dickie, Item VI.B (1:00 - 3:00)
Barbara Malloy, Item VI.B (1:00 - 3:00)
Graham Goldsmith, Item VI.B (1:00 - 3:00)
Ken Magoon, Item VI.B (1:00 - 3:00)
Charles Carter, Item VI.B (1:00 - 3:00)
Bob Rea, Item VI.B (1:30 - 3:00)
Tim Lewis, Item VI.B (1:00 - 2:30)
Bob Davis, Item VI.B (1:00 - 2:30)

The meeting was called to order by the chair at 10:00 a.m. It was held in the City Council Chambers, City Hall, 74 Main Street, Newport, Vermont.

I. Minutes of the April 27, 1995, Meeting

Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the minutes. Ms. Zea noted that on page 3, paragraph 2, it should be "avocational archeologists." The motion passed unanimously.

II. Update on Items from the Previous Meeting

Mr. Lacy suggested perhaps asking someone from the National Park Service to come to a Council meeting to discuss the conflict of interest issue.

Mr. Keefe read a letter from Tordis Isselhardt to the chair of the Park-McCullough House Board, a copy of which was sent to the Council. Mr. Anderson reported that Jane Nylander from SPNEA will be meeting with the board and interested parties at the Park-McCullough House on June 19. Mr. Anderson asked for suggestions on people to be invited to the meeting. Ms. Zea offered to help Mr. Dumville come up with a list.

Mr. Keefe asked about the new Labor and Industry sprinkler regulations. Mr. Anderson said the Division now has a seat on the Housing Council, which will be debating this issue. Discussion followed.

Mr. Keefe asked Dr. Andres about the in-town Middlebury bridge project and if the Council could weigh in. Mr. Anderson said there will be a meeting in the near future with Agency of Transportation officials. Mr. Keefe suggested discussing this project at a later meeting. Mr. Anderson will send the Council information about the project as it comes along.

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

The following meeting dates were set: June 29 (grants selection meeting in Montpelier, to start at 9:00 a.m.), July 27 (perhaps at the Park-McCullough House if it can be arranged), no meeting in August, and September 14. Mr. Lacy suggested meeting at one of the state-owned historic sites in September.

IV. National Register Final Review

A. Progressive Market, 63 South Main St., White River Junction, Hartford

The Council received copies of the nomination before the meeting. Ms. Gilbertson reported that this nomination was funded in part by a CLG grant and that the Hartford CLG Commission and the Hartford Selectmen had given final approval to the nomination. The

Council reviewed the nomination photographs. Dr. Andres made the motion, which was seconded by Ms. Zea, to approve the nomination under criteria A and C. Dr. Andres encouraged the owner to restore the tin ceiling and one of the storefront windows. Ms. Zea said she was pleased to see the discussion of ethnic significance. The Council praised the nomination. The motion passed unanimously.

V. National Register Preliminary Review

A. The King Farm, Woodstock

The review request was from the owner, the Vermont Land Trust. Ms. Boone showed the Council slides of the property and discussed its significance. Mr. Donath noted the property abuts the new National park. Ms. Boone pointed out the array of outbuildings. Discussion followed. The Council concurred that the property appears eligible for the National Register as a farmstead.

B. Fairlee Railroad Depot, Fairlee

The request came from the Town of Fairlee, which owns the building. The Council looked at the survey form, as well as historic photographs and information supplied by the selectmen. They noted its significance as a first generation railroad building. The Council concurred that the property appears eligible for the National Register.

VI. New Business

A. Proposal for the New Windsor School, Windsor

Ms. Boone provided background information on the proposal and discussed state education funding and the role of the Council in state-funded projects. Ms. Boone showed slides taken by Curtis Johnson of the property in question and the surrounding neighborhood. Mr. Haight, the project architect, provided extensive background on his involvement in the project and Windsor's decision to make use of the historic school building to expand instead of building a new building elsewhere. He showed the Council site plans and discussed the building program. He and Ms. Boone discussed the buildings that will be affected by the project. Ms. Boone asked the Council if the school appears eligible for the State Register. The Council concurred it is eligible. Ms. Boone asked if the neighborhood appears eligible for the State Register. The Council concurred the neighborhood is eligible. Mr. Lacy noted the likelihood of pre-historic archeological sensitivity in the field near the river.

Mr. Haight discussed the buildings on Ascutney Street that need to be removed to accommodate the new parking and driveway pattern. He said they tried many alternatives and that this proposal affected the least number of buildings and preserved the neighborhood

character the best. He noted the structural problems of the brick house. Re the field near the river, he said the old prison had raised it nearly ten feet and that the Town has since regraded and raised it again.

Ms. Boone asked the Council about the affect of the project on the historic school building. She noted the inside is to be changed and asked how the addition will affect the architectural character of the school. Mr. Haight discussed how the building program evolved to meet the needs of the school. Mr. Keefe summarized the issues regarding the school interior and noted some of the changes are driven by codes. Dr. Andres said the ability to rework the interior to get the building up to code and keep the school in the neighborhood is important. Council members concurred they were satisfied with the interior plans. Re the exterior, Mr. Haight said when one stands on the corner of State and Ascutney streets one won't be able to see much of the addition. Dr. Andres said the historic building is very readable, the addition doesn't conceal the original configuration, and the addition is not a negative impact. Mr. Donath said many schools built during this time period have additions, so it's in the nature of these schools to have additions. The Council concurred that the proposal as presented does not appear to have a negative impact on the historic building.

Ms. Boone asked the Council about the three buildings the school district hopes to move to other locations and the brick building to be demolished. She suggested if the brick building is to be demolished, documentation would be appropriate. Mr. Donath discussed the research Ed Battison has done on the duplex. Mr. Battison thinks it was moved here in the 1830s. The Council and Ms. Boone said its current appearance does not suggest an early construction date. The Council concurred the garage is significantly compromised and they have no issue with its demolition. Ms. Zea suggested taking photos of the building. Dr. Andres suggested making a record of the whole site (including the site of the house that burned down on the lot). Mr. Lacy said after the buildings are moved there should be an archeological study of all the sites. Re the duplex, the Council concurred it is appropriate to move it to another location. Ms. Zea noted that if indeed the building is associated with Alden Spooner, early valley printer, the building would be very important for its publishing significance. The Council expressed concern that if the building does have important historical associations it doesn't get torn down. Ms. Boone noted the conditions usually put on buildings to be moved, including that they be moved as a whole (not in pieces) and that the owner market it to sell it for moving. The Council agreed this was appropriate and asked Windsor to report back to them on this. They said if a strong marketing effort fails, then documentation and destruction is appropriate. Re the brick house, the Council concurred it should be documented and there should be an effort to find out what the building was and determine the property's archeological component.

Mr. Lacy suggested an archeological study done by a paid professional archeologist supervising a team of volunteers. He said the four buildings and the empty lot warrant some archeological study and that there should be an assessment of portions of the playing field and the river bank to determine archeological integrity. Ms. Boone then summarized the Council's findings. The Council thanked Mr. Haight for his presentation.

VII. Working Lunch

VI. New Business (cont.)

B. Proposal for the New State Office Building, Newport

Introductions of Council members and visitors were made. Mr. Ostrum, architect with the Department of State Buildings, gave the Council an overview of the project. He said a committee was formed two years ago to begin planning the project. There were twelve responses to an ad for possible sites. This was narrowed down to three sites and in the end it was decided the Lane Avenue site had the most potential for helping revitalize Newport. He said due to the scale and needs of the project the current plan is that buildings on the site will be demolished or if they are of historic importance should be moved if financially feasible. Mr. Ostrum briefly outlined the history of Newport and the history and usage of the existing buildings. He said the proposal is for a mixed use building--a three story structure built into the slope with a one story garage hidden into the hill, commercial space on the second floor (they will do a marketing study), and offices on the third floor. They will bring in the Community College of Vermont as well.

Mr. Ostrum showed some conceptual site plans. He said State Buildings wants to develop some green space (there used to be green space in the area) that would go down to Lake Memphremagog. He noted the space in back of the existing garage is contaminated; it can't be built on and is only suitable for parking. They would like to see a structure put on the site of the former railroad station, and are encouraging the City to apply for ISTEA funds for this (the building perhaps to be used for the Chamber of Commerce, historical society, etc.). They also would like to see the waterfront area developed. Newport has gotten ISTEA funding for a bike path. This summer the City will be developing a plan to deal with some of the siting issues. Mr. Ostrum talked about the history of the site, showed some historic views, and noted that a lot of the property near the lake is fill. Mr. Ostrum asked what level of archeological study would be needed. Mr. Anderson said the Council would define the conceptual issues and that afterwards State Buildings should meet with Giovanna Peebles, State Archeologist, and her staff and define the scope for the study.

Mr. Ostrum then showed photographs of the buildings impacted by the project, outlined their structural integrity, and the feasibility of moving some of them to new locations. He said he hoped the City will work with State Buildings to find new locations. Mr. Lacy asked why they needed to remove some of the buildings closer to the lakefront. Mr. Ostrum said many were in poor condition. Mr. Ostrum said this project is a broad stroke for Newport. Ms. Zea asked why the boathouses will be demolished or removed. Mr. Ostrum said one of the project goals is the return the waterfront to public use and many are in poor condition. The boathouse owners don't own the land on which their buildings sit, the buildings are not being taxed, and no one is sure how the owners have been allowed to keep them on the site. Dr. Andres asked if State Buildings had considered tying the boathouses into the promenade

development and turning them into commercial spaces. He cited Kenosha, Wisconsin, as an example. He suggested this would enhance the liveliness and vitality of the area. Mr. Ostrum said this was an interesting concept but that perhaps the buildings are not suitable. He showed the Council the project implementation schedule and noted they are trying to deal with historic preservation issues early on.

The Council, Division staff, and visitors then went on a forty-five minute site visit led by Mr. Ostrum. Mr. Ostrum pointed out the buildings to be impacted and where the new building will be located. The Council looked at all the buildings on the site. Mr. Ostrum noted the lakefront has some severe weather at times, so they have to plan for those conditions. The Council looked at the back of the movie theater, whose roof is collapsing. Mr. Lacy noted a lot of the parking areas might be over some intact archeological sites. Ms. Malloy and Mr. Magoon discussed local history.

After returning to the meeting, Mr. Ostrum asked the Council for their advice and assistance. Ms. Boone gave the Council copies of a Division memo with a map to State Buildings. Mr. Lacy said regarding archeological concerns, a phase one study should match areas being impacted with areas of archeological sensitivity. He also suggested investigation of the likelihood of any resources in the water or near the waterfront and if there are any other archeological resources on the site.

Mr. Keefe summarized building issues--that there are some buildings that clearly have no historic significance, that some have architectural and/or historical significance, and that others are borderline. Dr. Andres referred to the map included in the Division memo and said buildings 3, 4, 5, and 9 looked the most salvageable. He suggested relocating them, perhaps to heal holes in the neighborhood if possible. Mr. Keefe discussed building 12, the "birthplace" of the storm window, and noted that it had been altered. Mr. Ostrum said there had been much structural work inside, with a lot of steel and concrete. Dr. Andres said it was important to document the whole area thoroughly because it is important for the City of Newport. Mr. Anderson said he had been inside #12 and concurred it had been compromised historically. Ms. Malloy suggested saving one of the buildings and using it for tourists to see history.

Mr. Keefe asked what State Buildings feels about moving buildings. Mr. Ostrum said the costs, which might include moving utility lines, may be prohibitive. Mr. Keefe said in cases like this the Council suggests mounting a vigorous campaign to get the buildings moved. Ms. Zea discussed the importance of the residential part of the project impact area, noting the intimate scale and said they could lend something to the project. She suggested using these buildings somehow in the broader project idea, either in place or in a new location. Mr. Donath said he has an interest in documenting at least some of the older boathouses. Mr. Lacy and Ms. Zea also stressed the need for interpreting this history for the public. Mr. Donath discussed the interrelationships of the various building functions and asked if there is a way to think about using the residential neighborhood.

Mr. Keefe asked if there was a way to use the concrete frieze of the Woolworth Building for interpretation. It was noted that with the demolition of these buildings on the Main Street the downtown is being shortened by one block. Ms. Boone said in the downtown Newport plan the Woolworth Building is cited as a candidate for preservation and she asked the Council what they thought about that. Mr. Ostrum said if they weren't proposing such a large scale project it might have been a good idea to restore it. He said the building just hasn't been restored over the years. He will be suggesting to State Buildings that if the Woolworth Building is torn down they provide some funds to really restore another building of the period (off site mitigation). He would prefer this rather than dealing with architectural fragments or working on the Woolworth Building. Ms. Malloy suggested moving some of the buildings to Main Street and using them for retail.

Dr. Andres suggested aligning the new building footprint such that some of the buildings could be saved on site. Mr. Ostrum said some of the domestic fabric of this area has already been lost and that this residential neighborhood is not necessarily particularly desirable. He said Buildings would rather have the buildings moved to another site in Newport and meet the other goals of the project (green space, views of the lake, etc.). Mr. Donath suggested Buildings look into some empty lots nearby and seeing if the owner would be willing to have some of these houses relocated to these lots in exchange for other parking nearby. Mr. Ostrum said that was a good idea and that he would pursue it. Mr. Goldsmith suggested perhaps moving one of the houses to the railroad station site for a welcome center. Mr. Ostrum said it would have to be one of the smaller, lower buildings because of site and sight line issues.

Mr. Keefe summarized the concerns of the Council: that there be archeological study on land and in the water, that this is an important and significant neighborhood that needs to be documented, that the site's history be interpreted for the public benefit as part of the project, that there is a concern about the scale and character of the existing neighborhood, that the boathouses be documented, and that State Buildings should save possibly two of four domestic buildings (3, 4, 5, 9 on map) on the site with off site locations found for the other two (perhaps one at the railroad station site if it doesn't block the view of the lake).

Ms. Zea said there needs to be incentives to draw people down to the water and not just to the building itself. She suggested studying other places where this type of project has been done to see what works and what doesn't. Mr. Ostrum said State Buildings is hiring a very well known consultant to help them work with the site to figure out what will work. Dr. Andres said it is commendable that State Buildings is working so hard to reinforce the downtown with a multi-use structure. Mr. Donath said he agreed with the concept. Ms. Boone asked for clarification on what the Council thought about the Woolworth Building. Ms. Gilbertson noted the similarity of the design, period, and architectural integrity with the Montgomery Ward building on Church Street, which is listed individually on the National Register. Mr. Donath said the integrity of the Woolworth Building is marginal at best and suggested documentation and destruction. Mr. Ostrum noted again the facade improvement idea. Mr. Anderson suggested building #6 also be documented. Mr. Keefe said the Division

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can advise State Buildings about documentation requirements. Mr. Rea of State Buildings said saving the old houses will kill the project. He summarized the needs of the governor and State Buildings and said State Buildings will have to do work above and beyond the usual effort to attract people to the area.

Mr. Keefe said this process will lead to a positive working relationship--State Buildings will get what it needs and the Council will meet its obligations of ensuring documentation and taking care of historic resources. Mr. Anderson noted that by law with state activities such as this the Advisory Council has the opportunity to comment. Mr. Ostrum said he would like to report back to the Council at the July meeting and that in the meantime he would like to meet with Mr. Anderson and Ms. Peebles about archeological issues. The Council thanked Mr. Ostrum for his presentation.

The meeting was adjourned at 3:05 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 29 , 1995, beginning at **9:00 a.m.** in the conference room, Agriculture Building, 116 State Street, Montpelier, Vermont.

AGENDA

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|------|---------------------------------------------------------------------|-------|
| I. | Minutes of the May 25, 1995, Meeting | 9:00 |
| II. | Update on Items from the Previous Meeting | 9:10 |
| III. | Confirmation of Dates for the July, September, and October Meetings | 9:15 |
| IV. | New Business | 9:20 |
| | A. Selection of the 1995 State Historic Preservation Grants | |
| | B. Environmental Review Update | |
| V. | Working Lunch | 12:00 |



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MINUTES

June 29, 1995

Members Present: Thomas Keefe, Chair, Historic Architect
William Finger, Citizen Member
Holly Ernst Groschner, Citizen Member (arrived at 9:35)
David Lacy, Prehistoric and Historic Archeologist
Kimberly King Zea, Historian/Citizen Member

Members Absent: Glenn Andres, Vice-Chair, Architectural Historian
David Donath, Historian

Staff Present: Townsend Anderson, SHPO (9:20 - 10:30, 1:30 - end)
Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Mary Jo Llewellyn, Grants Manager

The meeting was called to order by the chair at 9:20 a.m. It was held in the conference room, 116 State Street, Montpelier, Vermont.

I. Minutes of the May 25, 1995, Meeting

Mr. Lacy made the motion, which was seconded by Ms. Zea, to approve the minutes. Ms. Zea asked that "Kim" on page one be changed to "King." Mr. Lacy asked that on page six, third paragraph, last sentence, the words "the water" be added after "any resources in." The motion passed unanimously.

III. Confirmation of Dates for the July, September, and October Meetings

The following meeting dates were set: July 27 (perhaps in Bennington), no August meeting,

September 19 (probably at Chimney Point), and October 19. Mr. Lacy offered Council members a tour of the quartzite quarry in Wallingford/Mount Tabor at the end of August.

II. Update on Items from the Previous Meeting

Ms. Zea said re the Windsor school project, Dr. Andres had left her a message saying that during the documentation the school should look hard at the brick building to see if that might be the Spooner print shop. Ms. Zea said she agreed with Dr. Andres. Ms. Boone agreed that this was appropriate and said she would see that the proper documentation is requested.

IV. New Business

A. Selection of the 1995 (FY'96) State Historic Preservation Grants

The Council and Division had a discussion about the eligibility of the Langevin House application. Mr. Anderson summarized the issues. The local group has the match for their request in hand, as is required by the grant program, but would be constrained from spending it as per the legislature and Vermont State Colleges until after the total amount needed for restoration is raised (which would be in the next fiscal year). The grants manual says projects should be completed within twelve months from the grant award. Discussion followed. Ms. Zea made the motion, which was seconded by Mr. Lacy, that the Council allow the Langevin House application to remain in the grant pool for the FY'96 grant program. The motion passed unanimously.

Mr. Lacy reported on Sheila Charles' archeological studies for grant projects. He discussed her recommendations.

Ms. Groschner discussed the issue of conflict of interest re the grants program. She said she has been studying the available information. She said it is up to the state historic preservation office to hold up the conflict of interest policy and report any violates. She said the code of federal regulations suggests that the manual for state review boards is the bible. She read from the manual and suggested that Council members who have such conflicts of interest on grants projects should not vote on the entire pool of applications. Mr. Keefe said he would have to cut the discussion short and that the Council can not settle this issue right now. The Council suggested this be discussed at the July meeting.

Mr. Keefe told the Council that this is the eleventh year of the grants program and that it is one of the most important outreach activities the Council does each year.

Ms. Llewellyn gave the Council copies of the Secretary of the Interior's Standards, the grants selection criteria, a short list of the applicants and amounts requested, a summary of

the applications, and the scoring sheets. The Council read the standards. Ms. Llewellyn reported that she, Ms. Boone, Mr. Gilbertson, Ms. Gilbertson, and Curtis Johnson did the Division preliminary review of the grants. She noted the Council has an option to put back in any of the grants that were cut. She said the scoring system is rather inflexible for enhancement projects.

Ms. Llewellyn said the grant program was \$150,000 this year. With adjustments made for bonding costs and some money remaining from previous years, there is \$153,653 available. Some money may have to be reserved for archeological studies. Ms. Llewellyn explained the special grant awards (\$15,000). The Division offered up to two or three special grants this year, and received only two applications. The regular grants are up to \$10,000.

Ms. Llewellyn showed the Council slides of all the grant application projects. She pointed out those that didn't make the staff cut and briefly explained why they didn't score well. The Council concurred with the staff cuts. Ms. Llewellyn noted that Barrett Memorial Hall withdrew their application for lack of funding, the Goodrich Library in Newport is out because they have asked for ineligible work, and the Guilford Library project is out because they have already begun their work. She then went through each application that made the cut and showed slides. The Council read the application summaries and used the selection criteria to score the projects.

There were specific comments as follows on some of the projects.

4. Vergennes Opera House, Vergennes

The Division took the cost of reinforcing the stage floor out of the application because it is a code upgrade. The Council concurred.

7, 9. St. Peter's Episcopal Church, Sage Street Mill, Bennington

Mr. Keefe recused himself from the discussion and scoring of these two projects. He stated for the record that they are his active clients. He left the room for the duration of the discussion and voting on these projects. He returned after the remaining Council members recorded their scores.

9. Sage Street Mill, Bennington

This project received a letter of support from the Bennington CLG Commission.

10. Goodwillie House, Barnet

It was suggested they do not use cinderblock for blocking up their cellar openings.

11. Barnet Center Presbyterian Church, Barnet

Mr. Keefe urged clarification on exactly what they are going to do with this project.

13. College Street Congregational Church, Burlington

They received a letter of support from the Burlington CLG Commission.

18. Guildhall Community Church, Guildhall

Mr. Gilbertson suggested raising the building slightly because it is a tough site to fix the drainage problems. Mr. Keefe suggested a vapor barrier.

21. Brigham Academy, Bakersfield

It was noted that at this time they do have their grant match in hand but not the entire funding for the complete project.

28. Barrett Memorial Hall, Strafford

The application was withdrawn because the group doesn't have enough funding in hand for the whole project.

36. Marble Bridge, Proctor

Ms. Boone explained the Agency of Transportation project for this bridge. The bridge is to be repaired, but AOT will not pay for the cost of replicating the marble balusters. Discussion followed. It was noted that the applicant does not have the match in hand, so therefore it does not meet one of the grants criteria. Ms. Groschner made the motion, which was seconded by Mr. Lacy, that while the Council supports this project it more importantly finds that it is the financial responsibility of the Agency of Transportation to do this work. The motion passed unanimously. (see p. 5 for an amendment to this motion).

38. Manor House, Goddard College, Plainfield

Ms. Zea suggested perhaps the applicant should contact Ann Lawless of Save Our Sculpture to see if she has ideas for preservation masons.

45. Ascutney Union Church, Weathersfield

Mr. Keefe suggested they have a cricket for the chimney.

50. Belcher Library, Stockbridge

Mr. Keefe suggested putting another deck on top of the real roof to have a walking surface. Mr. Anderson suggested a membrane roof, which would be cheaper than the proposal, and a walking surface on top. Mr. Keefe suggested exploring the options. He said the walking surface would be pressure-treated wood on wrapped sleepers.

51. Hartford United Church, Hartford

They received a letter of support from the Hartford CLG Commission. Mr. Keefe suggested taking out the painting costs. The Council concurred. The grant amount was adjusted to \$4,005.

54. Hartford Municipal Building, Hartford

Mr. Keefe said they should take all the shingles off and noted that the price might not reflect this cost.

Ms. Boone then added up the points and reported on the projects that scored 70 or above.

The Council added the projects that scored 69 points, and then looked at the four applications that scored 68 points. For those latter applications the Council then voted on geographic distribution points. Discussion followed.

Mr. Anderson asked what the Council's opinion was on the Marble Bridge project in Proctor. Discussion followed. Ms. Groschner made the motion to amend her original motion regarding the Marble Bridge. The motion was seconded by Mr. Lacy and passed unanimously. Ms. Groschner then made the motion, which was seconded by Mr. Lacy, that the motion be amended to read as follows: The Council concurs with the State Historic Preservation Officer's comments on the Marble Bridge and finds that the Agency of Transportation has the obligation to replace the marble balusters as part of the cost of the project because they are an integral feature of the bridge. The motion passed unanimously.

Ms. Groschner made the motion, which was seconded by Mr. Finger, that the following properties appear eligible for the National Register of Historic Places: Richford Town Hall; Langevin House, Randolph; Townshend Church, Townshend; Ascutney Union Church, Weathersfield; and the Hartford United Church, Hartford. The motion passed unanimously.

Mr. Finger made the motion, which was seconded by Ms. Zea, to award the grants as follows:

Holley Hall, Bristol	\$ 4,175
Vergennes Opera House, Vergennes	7,500
Bennington Centre Cemetery Fence, Bennington	500
St. James Episcopal Church, Arlington	10,000
Goodwillie House, Barnet	2,000
College Street Congregational Church, Burlington	10,000
Champlain Vocational Services, Colchester	10,000
Hall, Essex	4,000
Richford Town Hall, Richford	9,790
Brigham Academy, Bakersfield	10,000
Enosburg Opera House, Enosburg	8,440
Lamoille Senior Center, Morristown	5,425
Langevin House, Randolph	10,000
Poultney Village Firehouse, Poultney	514
Melodeon Factory, Poultney	2,375
Higley House, Castleton	6,100
Cobblestone House, Brattleboro	5,000
Putney Community Center, Putney	6,500
Townshend Church, Townshend	2,750
Ascutney Union Church, Weathersfield	8,779
Windsor House, Windsor	4,300
South Royalton Bandstand, Royalton	2,500
Belcher Library, Stockbridge	1,500

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Hartford United Church, Hartford	4,005
Masonic Temple, Woodstock	15,000
TOTAL	\$151,153

The motion passed unanimously.

Mr. Lacy made the motion, which was seconded by Ms. Groschner, that the Lawrence Memorial Library, Bristol (\$3,725) be the first alternate, the Enosburg Opera House (remainder of their request) be the second alternate, and the Sage Mill in Bennington (\$15,000) be the alternate special grant. The motion passed unanimously. Mr. Lacy made the motion, which was seconded by Ms. Groschner, that the Lawrence Memorial Library appears eligible for the National Register. The motion passed unanimously.

Mr. Keefe thanked Ms. Llewellyn for her work.

B. Environmental Review Update

The Council received copies of the update in the mail.

C. Other

Mr. Anderson reported on the Environmental Board's recent decision on the Kurn Hattin case. The Board decided the district commission has no authority to change the historic site status of the property. Mr. Anderson said this preserved the Council's authority re the State Register and historic site status.

Mr. Anderson reported on the Housing Council meeting he attended on sprinklers in housing.

Mr. Anderson said he met with the Mount Independence Coalition yesterday. The Division will be setting up a public/private partnership, which will be the principal fundraiser to raise the money needed for the exhibits for the proposed Mount Independence Visitor's Center.

The Council received copies of a letter to Mr. Keefe from Jacqueline Calder, member of the Vermont Museum and Gallery Alliance committee on the Park-McCullough House. Ms. Zea reported on the meeting held at the Park-McCullough House on June 19. Attending were Jane Nylander and Brian Pfeiffer of the Society for the Preservation of New England Antiquities and other interested parties. Ms. Zea summarized the discussion. She noted the concerns of the VMGA, which has established an ad hoc committee to help the Park-McCullough House. Discussion followed. The Council concurred that Mr. Keefe and Ms. Zea should be a Council subcommittee to work with VMGA on the Park-McCullough House issue. Ms. Zea made the motion, which was seconded by Ms. Groschner, that the Council work with the VMGA and other interested preservation organizations to help develop ideas

June 29, 1995

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for the long term stewardship of the Park-McCullough House based on the June 19, 1995, meeting. The motion passed unanimously.

The meeting was adjourned at 4:00 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 July 27, 1995, beginning at 10:00 a.m. at the carriage barn, Park-McCullough House, in North Bennington, Vermont.

AGENDA

- | | | |
|-------|-------------------------------------------------------------------------------|----------------|
| I. | Minutes of the June 29, 1995, Meeting | 10:00 |
| II. | Update on Items from the Previous Meeting | 10:10 |
| III. | Confirmation of Dates for September, October, and November Meetings | 10:20 |
| IV. | National Register Final Review | 10:30 |
| | A. Fort Ethan Allen Historic District, Colchester and Essex | |
| V. | National Register Preliminary Review | 10:40 |
| | A. Asahel Kidder House, Fair Haven | |
| | B. Former First Presbyterian Church, South Ryegate, Ryegate | |
| | C. Ezra Pike House, Isle LaMotte | |
| | D. Isle LaMotte Historical Society Building, Isle LaMotte | |
| VI. | Old Business | 11:10 |
| | A. Protocol for the DHP Relating to Native Americans and Environmental Review | |
| VII. | New Business | 11:30 |
| | A. Bennington CLG Commission | |
| VIII. | Working Lunch (with guests) | 11:45 |
| | A. Tour of Park-McCullough House | 12:45 |
| IX. | SHPO Report | 1:30 |
| | A. Mirror Lake Mortar Bombs, Calais | |
| VI. | Old Business (continued) | 1:50 |
| | A. Environmental Review Update | |
| | B. Advisory Council Code of Conduct | |
| X. | Archeology Report | 2:50 |
| XI. | Visit to Bennington Battle Monument | End of Meeting |



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

MINUTES

July 27, 1995

Members Present: Thomas Keefe, Chair, Historic Architect (left at 3:30)
Glenn Andres, Vice-Chair, Architectural Historian
David Donath, Historian
William Finger, Citizen Member
Holly Ernst Groschner, Citizen Member (10:30 - 3:30)
David Lacy, Prehistoric and Historic Archeologist
Kimberly King Zea, Historian/Citizen Member (left at 3:10)

Staff Present: Townsend Anderson, SHPO
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Mary Lou Chicote, Bennington Battle Monument Caretaker
(arrived 11:55)

Visitors Present: David Aldrich, Item VII.A (11:00 - 12:45)
Helen Whyte, Item VII.A (11:25 - 1:40)
Corinne Biggs, Item VIII (11:50 - 1:30)

The meeting was called to order by the chair at 10:10 a.m. It was held in the carriage barn, Park-McCullough House, in Bennington, Vermont.

I. Minutes of the June 29, 1995, Meeting

Mr. Lacy made the motion, which was seconded by Ms. Zea, to approve the minutes. The motion passed unanimously.

II. Update on Items from the Previous Meeting

There were no items for discussion.

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

The following meeting dates were set: no August meeting, September 21 (probably at Chimney Point), October 24, and November 16. Mr. Lacy gave Council members directions for his quartzite quarry tour in Wallingford/Mount Tabor at the end of August. Mr. Keefe suggested the Council have a one day retreat this fall to discuss broad issues. Mr. Keefe also noted the significance of meeting at the Park-McCullough House today. He said that on July 10 the board had voted to continue as a museum for a while longer. He said the Council meeting here is an expression of support for Park-McCullough.

IV. National Register Final Review

A. Fort Ethan Allen Historic District, Colchester and Essex

The Council received partial copies of the nomination in the mail before the meeting. They looked at the photographs and a complete copy of the nomination. Ms. Gilbertson said the work on the nomination was done by graduate students in the University of Vermont historic preservation program in her National Register class. She credited MaryJo Llewellyn as one of the students. Ms. Gilbertson read the comment letters verbatim and reported on the informational meeting held the previous week. There were no official objection letters. The Council suggested the Division respond to the letters from Vermont ETV and the commissioner of State Buildings. Mr. Donath made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

V. National Register Preliminary Review

A. Asahel Kidder House, Fair Haven

The Council looked at the survey form as well as photographs and information supplied by the owner. After discussion the Council concurred that the property appears eligible for the National Register under criterion C.

B. Former First Presbyterian Church, South Ryegate, Ryegate

The Council looked at the survey form as well as slides and information supplied by the owner and the Ryegate Historical Society. After discussion the Council concurred the church appears eligible under criterion C for the National Register.

C. Ezra Pike House, Isle LaMotte

The Council looked at the survey form and information supplied by the owner. They discussed the significance and use of Isle La Motte limestone. The Council concurred the

property appears eligible for the National Register under criterion C.

D. Isle LaMotte Historical Society Building, Isle LaMotte

The Council looked at the survey information. Ms. Gilbertson discussed the registration requirements for schools in the "Education in Vermont" MPDF. Mr. Donath suggested the person preparing the nomination should look into "the work of a master" as this building and the Pike House were built by James Ritchie, a Scottish stone mason. Dr. Andres suggested they do an MPDF that looks into the work of Ritchie. The Council concurred the property appears eligible for the National Register.

E. Extension to the Windsor Village Historic District, Windsor

The Council looked at photographs of the buildings at 54 State Street and 10 Phelps Court. Ms. Boone, who has visited the buildings, described them and how they are located on the edge of the Windsor district. She and Ms. Gilbertson said it made sense the way these buildings are located to add them to the district. After discussion and questions, the Council concurred that these buildings appear eligible for an extension to the Windsor Village Historic District.

VI. Old Business

A. Protocol for the DHP Relating to Native Americans and Environmental Review

Council members received a draft of the protocol in the mail before the meeting. Mr. Anderson provided background information. Mr. Lacy gave the Council copies of his letter to Mr. Anderson commenting on the protocol. Mr. Anderson said the Division sent a draft of the protocol to the parties on the Native American Affairs Commission mailing list. Comments are due by July 31. The Division will forward the comments to the agency (DCA) counsel, who probably will discuss the issue with the governor's counsel. Ms. Groschner noted that the Act 250 applicant needs to have notice of step 4. She suggested adding to the end of the last sentence in step 4: "and any interested party shall receive notice." She said it would be wise to give the applicant an opportunity to attend the meeting referred to in step 4 or give them an opportunity to comment. Mr. Anderson noted that culturally the Abenakis have been reluctant to come forward with information on sacred grounds, so this makes it difficult in the regulatory process. Mr. Keefe asked re protocol what allows for the Native American Affairs Commission commenting to the Division. Mr. Anderson said this was a good point. Mr. Lacy said he would like to see the Commission have the staff to be able to coordinate collection of information from the Native Americans. He asked if Mr. Anderson could send the Council copies of comments he receives re the protocol. Mr. Anderson said it was a public file. Mr. Lacy said the other comments would be useful to see and it could be discussed at the September Council meeting. Ms. Groschner said she could see that developers would be concerned about a parallel review process.

VII. New Business

A. Bennington CLG Commission

Ms. Whyte, the Bennington CLG Coordinator, and Mr. Aldrich, chair of the commission, were introduced to the Council. Ms. Whyte gave a summary of the activities of the CLG Commission. She discussed the efforts toward design review in downtown Bennington; the 1994 CLG grant for the master plan for interpretive signs along the pathway; the work they do commenting on National Register nominations, state grant applications, and environmental review issues; facade improvement comments; responses to the selectboard on preservation issues; etc. She said this year Bennington will be finishing their survey of historic resources and will be developing a user friendly index to the survey. The CLG is working on an application for an ISTEA enhancement grant for downtown improvements. Ms. Whyte reported that Tordis Isselhardt and David Healy, a GIS expert, are doing a demonstration project--Explore Vermont: Bennington County--to use GIS to direct visitors to cultural resources. Discussion followed on Bennington issues, including the proposed bypass project.

VIII. Working Lunch

Ms. Biggs, director of the Park-McCullough House, and Ms. Chicote, Bennington Battle Monument caretaker, were introduced to the Council.

A. Tour of Park-McCullough House

Ms. Biggs gave the Council a tour of the Park-McCullough House. The Council thanked her for the tour and for providing a place for the meeting.

IX. SHPO Report

A. Mirror Lake Mortar Bombs, Calais

Mr. Anderson provided background information. The Division had a meeting with the concerned parties after another find of Civil War mortar bombs in Mirror Lake. Mr. Anderson said it will cost \$10,000 to recover and disarm the bombs, and another \$10,000 to conserve them. Dr. Andres asked if the Division can work a deal with the Smithsonian. Mr. Anderson said the Division needs to come up with the funds by September and asked the Council for their ideas on how to raise the needed funds. Mr. Finger suggested he approach the American Legion. Other Council members suggested Civil War reenactment groups, rifle groups, and a periodical or company with reenactment equipment. Dr. Andres asked if the Division could solicit funding from the private sector for this work and then endow the bombs to museums. Mr. Donath suggested contacting the National Park Service and Howard Coffin on the staff of Senator Jeffords for advice. He asked if the Division is interested in

preserving the disarmed mortar bombs in situ. He suggested contacting NPS and the Smithsonian to see how significant these bombs are to see if they should indeed be preserved.

Mr. Anderson reported that U.S. Representative Sanders was successful in the last minute to preserve funding on the house side of the federal budget for the federal Advisory Council on Historic Preservation. The House had proposed the Advisory Council be phased out after one more year. He said in the U.S. Senate the state historic preservation offices are looking at a 5% cut in their federal appropriation, which for Vermont means about \$20,000. Vermont senators Leahy and Jeffords are on the appropriations committee.

At the state level, government is looking at rescissions for this year. Mr. Anderson said the agency secretary is supportive of the Division. He said it is hard to implement meaningful change when the ground shifts under his feet each day and each week.

The Council received copies of a letter from John Moody to Tom Keefe. Mr. Anderson gave background information on the issues involved with the Boucher site, Monument Road, Highgate. The current project referred to in Mr. Moody's letter does not fall under any environmental review. Mr. Anderson discussed state law relating to cemeteries and the problems when there aren't any physical remains left in the ground. Mr. Lacy said the current case is part of a larger issue. Discussion followed. It was suggested Mr. Lacy, on behalf of the Council, write letters to approach sources to buy the additional 22 acres that are part of the sacred site on Monument Road. Mr. Lacy said he would keep the Council informed. Mr. Keefe asked Mr. Anderson to prepare a brief memo to the Council with the key points on this issue.

VI. Old Business (continued)

C. Other

Ms. Boone said that at the last meeting the Council had discussed at length the Langevin House application but did not put the conditions for the project award into a motion. She asked if they would do so. Ms. Boone read the grant award letter to the Council. Mr. Finger made the motion, which was seconded by Ms. Groschner, that the Langevin House award is contingent upon the successful raising of funds to complete all phases of the work by January 1, 1997. If by that date, the total funds necessary have not been raised, in accordance with the March 25, 1995 Memorandum of Understanding between the Vermont State Colleges and the Randolph Historical Society, the grant award will be withdrawn and re-allocated. The motion passed. Dr. Andres and Mr. Donath abstained as they were not at the grant award meeting.

Ms. Boone handed out information on the historic homeownership assistance act of 1995 being considered now by the U.S. House and Senate.

July 27, 1995

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Mr. Keefe reported on the work he and Ms. Zea have done on the Park-McCullough House issue. They will present very specific ideas to the Park-McCullough House board. Ms. Zea passed around the latest VMGA newsletter, which includes a commentary by Ms. Zea on the Park-McCullough House.

A. Environmental Review Update

The Council received the update in the mail before the meeting.

B. Advisory Council Code of Conduct

Ms. Groschner handed out a memo she wrote re the Council's conflict of interest policy (copy attached to the record copy of the minutes). The memo had been previously faxed to Council members. Ms. Groschner outlined the work she did on this issue, discussing the state and federal requirements. She said public perception is the whole thrust of this. She went through the memo. She reported on the discussion she had with an official at the National Park Service. She and the Division recently sent out a questionnaire to other SHPOffices on the NCSHPO computer network. The answers are coming in. Discussion followed. Mr. Donath discussed the potential of politicization of the review board process. The Council said they would like to continue the discussion at the September meeting. Mr. Finger noted the more specific you try to get in a code of conduct policy the harder it can be to fit issues into the specifics. Ms. Groschner said for next time she can prepare some examples for discussion. She said she did a national search for legal decisions regarding conflict of interest and historic preservation and asked NPS for all written decisions on the subject (received one letter). The Council thanked Ms. Groschner for all her work on this issue.

XI. Visit to Bennington Battle Monument

Ms. Chicote gave a tour of the Bennington Battle Monument. She talked about visitorship, activities she is working on, and the history of the monument and the battle it commemorates. The Council thanked Ms. Chicote for the tour.

The meeting was adjourned at 5:00 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 September 21, 1995, beginning at 9:00 a.m. in conference room 1, ground level, 133 State Street, Montpelier, Vermont.

AGENDA

- | | | |
|-------|------------------------------------------------------------------------|--------------------------------|
| I. | Minutes of the July 27, 1995, Meeting | 9:00 |
| II. | Update on Items from the Previous Meeting | 9:10 |
| III. | Confirmation of Dates for the October, November, and December Meetings | 9:20 |
| IV. | National Register Final Review | 9:30 |
| | A. Buell St./Bradley St. Historic District, Burlington | |
| | B. Wales Johnson House, Woodstock | |
| | C. Salisbury Town Hall, Salisbury | |
| | D. Rice Farm Road Bridge, Dummerston | |
| | E. Boston & Maine Railroad Locomotive No. 494, Hartford | |
| V. | National Register Preliminary Review | 9:45 |
| | A. Rev. Lewis Grout House, 382 Western Ave., Brattleboro | |
| VII. | New Business | |
| | A. Economou Farms Act 250 Comment, South Burlington | 9:50 |
| | B. Second Round of CLG Grant Awards | 10:20 |
| | C. Holbrook Cottage/Kipling Stables Act 250 Comment, Dummerston | 11:00 |
| | D. Sale of Brandon Training School, Brandon | 1:00 |
| VIII. | SHPO Report | 11:30 (continue
after 1:30) |
| | A. Agency Restructuring | |
| | B. Program Review Report | |
| IX. | Working Lunch | 12:00 |
| X. | New Business (cont.) | |
| | C. Sale of Brandon Training School, Brandon | 1:00 |
| | D. Discussion of Act 250 Review and Role of Advisory Council | 2:00 |
| XI. | Archeology Report | 2:30 |
| XII. | Old Business | 2:40 |
| | A. Environmental Review Update | |



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

MINUTES

September 21, 1995

Members Present: Thomas Keefe, Chair, Historic Architect
Glenn Andres, Vice-Chair, Architectural Historian
David Donath, Historian
Holly Ernst Groschner, Citizen Member (arrived 10:15)
David Lacy, Prehistoric and Historic Archeologist
Kimberly King Zea, Historian/Citizen Member

Members Absent: William Finger, Citizen Member

Staff Present: Townsend Anderson, SHPO (arrived 9:20)
Nancy Boone, Architecture Section Chief (out 12:00 - 1:00)
Elsa Gilbertson, National Register Specialist
Curtis Johnson, Architecture Survey and Publication Manager
(9:50 - 12:00)
Jane Lendway, Preservation Planner (10:15 - 11:05)
Giovanna Peebles, State Archeologist (2:05 - 3:00)

Visitors Present: Dean Zoecklein, Item VII.A (9:50 - 11:00)
David Tansey, Item VII.C (11:20 - 12:00)
Frederick Meier, Item VII.D (1:00 - 1:40)

The meeting was called to order by the chair at 9:10 a.m. It was held in conference room 1, 133 State Street, Montpelier, Vermont.

I. Minutes of the July 27, 1995, Meeting

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

II. Update on Items from the Previous Meeting

Dr. Andres asked about the mortar bombs in the lake in Calais. It was reported that Ms. Peebles applied for and received money from the Legacy program for the project.

Mr. Lacy asked about the Division's protocol re the Native Americans and said he would like to see the comments. The Council reminded Mr. Anderson that he was going to write the Council a brief memo on the issues. They still want this memo. Mr. Lacy also asked about a Council retreat. Mr. Keefe said he would like to talk about this further, after the conflict of interest issue is resolved. Ms. Gilbertson cautioned the Council about a Council retreat since they are a public body and all their meetings must be open to the public. Ms. Boone noted that at the last Vermont preservation roundtable meeting the idea came up of a preservation retreat.

III. Confirmation of Dates for the October, November, and December Meetings

The following meeting dates were set: October 26, November 16 (in Montpelier), and December 14 (in Montpelier for the barn grants selection). There was discussion about having a Council meeting in the spring, perhaps April, in Woodstock.

IV. National Register Final Review

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

A. Buell St./Bradley St. Historic District, Burlington

The Council looked at the photographs for the nomination. Ms. Gilbertson reported that the Burlington CLG Commission and Mayor Clavelle had approved the nomination. She read verbatim their comments as well as the three objection letters. Ms. Boone provided background information on the nomination, which was written by the last class she taught in the UVM graduate program in historic preservation. Dr. Andres made the motion, which was seconded by Ms. Zea, to approve the nomination under criteria A and C. The motion passed unanimously.

B. Wales N. Johnson House, Woodstock

The Council looked at the photographs. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the nomination under criterion C. Ms. Gilbertson read verbatim the two letters in support of the nomination. Dr. Andres noted the nomination left something to be desired. Mr. Donath commented on other buildings of the period in Woodstock and wondered whether the original owner did indeed design this building. Ms. Gilbertson noted the nomination was written by someone not professionally qualified and that the Division had

spent a lot of effort getting the nomination to this stage. The motion passed unanimously.

C. Salisbury Town Hall, Salisbury

The Council looked at the photographs. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C and under the "Historic Government Buildings in Vermont" multiple property submission. The nomination was prepared by a student in the UVM National Register class. The nomination passed unanimously.

D. Rice Farm Road Bridge, Dummerston

The Council looked at the photographs. Ms. Gilbertson read verbatim the positive comment letter from the Dummerston board of selectmen. Ms. Zea made the motion, which was seconded by Mr. Donath, to approve the nomination under criteria A and C and under the "Metal Truss, Masonry, and Concrete Bridges of Vermont" multiple property submission. The nomination was prepared by a student in the UVM National Register class. The motion passed unanimously.

E. Boston & Maine Railroad Locomotive No. 494, Hartford

The Council looked at the photographs. The Hartford CLG Commission and the Hartford Board of Selectmen gave their final approval on this nomination. Ms. Gilbertson noted this was funded in part by a CLG grant and discussed the restoration project for the locomotive. She said the nomination is actually an amendment to the White River Junction Historic District. Mr. Lacy made the motion, which was seconded by Dr. Andres, to approve the nomination under criterion C. Dr. Andres said this was a particularly good nomination and that it is great that this information is being entered into the record. Ms. Zea suggested the Hartford Historical Society could publish some or all of this information in their periodical. Ms. Gilbertson said she would be in touch with them about it. The motion passed unanimously.

V. National Register Preliminary Review

A. Rev. Lewis Grout House, 382 Western Ave., Brattleboro

The Council looked at the photographs supplied by the owner and a copy of the survey form. Ms. Gilbertson read aloud the owner's letter. The Council concurred that the property appears to be individually eligible for the National Register for its architectural merit.

VII. New Business

A. Economou Farms Act 250 Comment, South Burlington

Mr. Johnson made the presentation. He gave the Council a list of questions that they need to answer regarding this project and copies of the VHSSS form for the main house on the historic farm. The main farm house complex is owned by another property owner. He then showed slides of the historic resources in question and outlined the issues to be resolved. Mr. Zoeklein said the owner has preserved his farmland, prime land for development, for years and that this project is a way to preserve the open land. He said if the property is considered historic it would be important for the owners to be able to use the tax credit program in order to get some help for fixing up the barn for the proposed golf course. He said if the ultimate goal is preservation, the owner needs to have the flexibility to do his project so he can do what will be best to preserve the property. He said if historic buildings complicate the permit process, they would not include the buildings in the project. He showed the Council a site plan for the project.

The Council looked at the slides again and then began debating the issues, starting with State and National Register eligibility. Mr. Donath said the hired hand's house complex clearly is historically associated with the main farm and eligible for the State Register as part of the whole. Mr. Lacy and Ms. Zea agreed. Dr. Andres said the buildings are visually important for the landscape. Mr. Lacy said the historic archeological remains should be included. Mr. Johnson said the applicant has agreed to protect the historic archeological resources. Ms. Zea noted the golf course provides a real opportunity for instruction as part of people's pleasure as they golf. The Council concurred that the hired hand's house complex appears to be individually eligible for the State Register and also eligible as part of the larger farm. The Council concurred that the entire farmstead is eligible for the National Register, meeting the registration requirements for the farmstead property type. Mr. Lacy said regarding individual eligibility of the hired hand's complex that if someone developed a compelling case for the working class history perhaps it might possibly be individually eligible, but not otherwise. The Council encouraged the applicant to try to convince the other property owner to nominate the entire historic complex.

The Council then took up the issue of comments on the project. Mr. Johnson outlined the Division's procedure for Act 250 reviews. Mr. Donath suggested that inasmuch as the whole farm is eligible for the State and National Registers, the comments should address the protection of the historic archeological remains, sensitive adaptive reuse of the historic structures, and identification and educational interpretation of the history of the farm in association with the golf course. The Council concurred. He also said the Council should review the permit application when it is written. Mr. Zoeklein said if the timing and turnaround on this is quick, they are willing to do what they can. Mr. Donath said re the clubhouse, this might be something the Council would want to comment on. Mr. Andres noted the clubhouse will be beyond the modern house south of the hired hand's house, so it will not be intrusive. Ms. Groschner asked about using the agricultural buildings for a

clubhouse. Mr. Zoecklein said the owners would be interested in doing this, but they want to get this project done as quickly as possible. If there is a holdup because of preservation concerns, they will build a new building. Mr. Johnson suggested the Council delegate the review to the Division staff. He told the Council that in their permit conditions they can either specify consultation without approval or consultation with approval by the Division and Council. Mr. Zoecklein suggested that if the Division and applicant disagree, then the issue can come back to the Council. Mr. Keefe emphasized that these are preliminary comments, they are not exclusive, and that there will be final comments when the application is made. Mr. Donath noted the principal area of the significance of the barns and silos is visual as opposed to technological. The Council said the Division should ask for consultation and approval by the Division as a permit condition.

B. Second Round of CLG Grant Awards, FY'95

Ms. Lendway made the presentation. She said the Council needs to award the remaining money available for CLG projects for FY'95. If the money is not used, it must be sent back to the federal government. She said all funds must be committed by September 30, the end of the federal fiscal year. There is \$4,033 available. The Division received only one application for funding--from the Town of Shelburne. Ms. Lendway summarized the application. The project is to do a feasibility study for the old elementary school, a contributing building in the Shelburne Village Historic District. They are considering using it to expand the town offices, possibly elderly housing, and possibly moving in the Pierson Library, which does not have enough space in its current location. The project is expected to cost about \$10,000; Shelburne has the necessary match. Ms. Groschner made the motion, which was seconded by Ms. Zea, to award a CLG grant of \$4,033 to the Town of Shelburne for a feasibility study of the old elementary school. The motion passed unanimously.

VIII. SHPO Report

Regarding the Windsor school expansion project and the moving of the old Spooner Print Shop to a new location, Mr. Anderson said he asked the agency secretary to ask NYNEX and CVPS to lower their costs for moving their telephone and power lines in order to accommodate the moving of the building. Mr. Anderson asked the person who would be taking the building to consider removing the roof and replacing it afterwards. Mr. Donath has also been in touch with the person who will be taking the building.

Mr. Anderson reported that a zoning permit was denied for the reburial of Native American remains on the Monument Farm Road site in Highgate. Now there will probably have to be an application for a conditional use for the land. Re the Boucher property, the landowner has given the Division a deadline of October 15, 1995, to complete the archeological survey of the property.

For the Division's capital budget request for the next year, Mr. Anderson is asking for a

needs assessment for the state-owned historic sites and studying a capital development program. The capital budget for the state will be much reduced this coming year. Mr. Anderson said he would be calling on Mr. Donath for advice. The Mount Independence visitor's center is now under construction. Scott Dillon, Division survey archeologist, is looking at archeological issues as the project area has expanded somewhat. Mr. Lacy asked about ISTEPA funding in the future. Mr. Anderson said the program has to be evaluated at the federal level this year.

VII. New Business (cont.)

C. Holbrook Cottage/Kipling Stables Act 250 Comment, Dummerston

Mr. Johnson gave the Council a list of questions for consideration. He then talked about the background of this project. He said usually the Division reviews Act 250 projects using the Secretary of the Interior's Standards for Rehabilitation. He gave the Council a copy of the standards and noted standard 4. He said this proposal is to removal the later Holbrook additions and changes to the Kipling Stable building. He then noted the Standards for Restoration and reviewed the Council's previous decisions regarding the Kipling property. He said it wasn't clear to the Division if the Council had made a philosophical stand on the Kipling project as a whole. Mr. Donath asked about site planning for the entire property. He said the initial Act 250 permit only allows this building to be used as a two bedroom cottage. It currently has five bedrooms. The stables did have living quarters originally.

Mr. Donath noted the standards for rehabilitation and restoration often are in conflict. When a historic site is accredited, the accreditation process looks at the issue of planning. Mr. Tansey said the Landmark Trust hadn't thought they would have access to this building for a long time, but the person who had life tenancy recently gave it up. Another family member is paying for the restoration work. He said the Landmark Trust now owns the Scott Farm, which is more closely associated with the Holbrook family. Mr. Tansey showed the Council some photographs and the plans for the restoration work. Mr. Johnson said the work does meet the Standards for Restoration. Discussion followed. Dr. Andres noted the Trust is not putting back the stable door and he asked if they are going to be altering the landscape. Mr. Tansey said the tower is off the original Kipling property, they are going to repair other Kipling features, the swimming pool has been filled in because of liability issues, and the greenhouse must be removed or taken down as per their permit requirements. Ms. Groschner made the motion, which was seconded by Mr. Donath, that the Council concurs that the changes as proposed for the Holbrook Cottage/Kipling Stables are an appropriate restoration of the building and meet the standards for restoration and that there is no undue adverse effect to the historic character of the building. Discussion followed. Mr. Donath said the features from subsequent significant eras should be thoroughly documented. Ms. Groschner and Mr. Donath withdrew their motion.

Mr. Donath made the motion, which was seconded by Dr. Andres, that inasmuch as the

owner's approach and plan for the entire property is restoration, the Vermont Advisory Council on Historic Preservation endorses that approach as consistent with the Secretary of the Interior's Standards for Restoration provided that documentation in accord with Standard 4 be made and reside in the permanent archive of the Landmark Trust USA, Inc. offices. Ms. Zea asked if any historic elements removed on other buildings have been saved. Mr. Tansey said they all have been saved so far. The Council asked if the documentation should be submitted to the Division. Ms. Boone said it is standard just to name an appropriate archive. Ms. Groschner suggested the Council have certain standards for documentation to meet different cases, so the Council doesn't have to reinvent the procedure each time. The Council agreed to discuss this at a future meeting. The motion passed unanimously.

IX. Working Lunch

The Council discussed a possible retreat and topics for such a retreat. Dr. Andres told the Council about a videotape done by the Canadian Broadcasting Corporation on Wal-Mart. He suggested the Preservation Trust of Vermont get a copy of it and distribute it. Mr. Anderson said he would pass the information along to the Preservation Trust.

VIII. SHPO Report (cont.)

Mr. Anderson reported that the Agency of Transportation had proposed to replace the West Milton Bridge, but now wants to transfer it to the Division and keep it in place. He discussed the discrepancies between cost estimates for rehabilitation prepared by AOT and the engineering consulting firm. The negotiations continue. Ms. Groschner suggested the Council advocate for support in Milton. Mr. Anderson suggest the Council help in convincing the governor in such historic bridge issues. Discussion followed.

B. Program Review Report

The Division's federal program review took place last week. The National Park Service review team found that the program was exemplary in its work, working with the public, and providing leadership for state programs. They are going to distribute the grants manual to other states. They did find "nos" in certain categories centering around administrative details. They found two issues regarding conflict of interest and the Advisory Council. Mr. Anderson reported that the agency counsel encourages direct discussion with NPS to resolve the issues. Ms. Groschner outlined NPS's issues and recommendations regarding conflict of interest as it relates to the Advisory Council. She said NPS is not particularly flexible on recusals but still is not clear. She said talking directly to the NPS counsel will help clarify the issues and find out what exactly will satisfy federal requirements. Mr. Anderson asked if Ms. Groschner could talk to the chief of the review team and then talk to the agency general counsel. Ms. Groschner said she would do what she can, given her other commitments.

VII. New Business (cont.)

D. Sale of Brandon Training School, Brandon

Mr. Meier of State Buildings was introduced to the Council. Mr. Anderson said the reason this has come before the Council is that he asked the commissioner of State Buildings to bring it up in regard to Title 22 in case of sale. Mr. Meier said that in December 1994 they had signed a sale agreement that expired in June 1995 with a 90 day grace period. The grace period is now up so the property is back on the market. Most people are looking at this property as a potential congregate care facility. State Buildings has offered the property as a whole or to be subdivided, but they would prefer to sell it in total. They are talking to several people right now. The interest appears to be renovation and rehabilitation so the property's appearance would not change. He doesn't know what the interest of a potential purchaser would be in the tax credits. They have agreed to work with the Town of Brandon on any possible project, although the Town does not have veto power. In other states state property being sold off tends to go for the land value, so the value of this property might be \$2 to \$3 million. Mr. Donath asked about potential rehabilitation costs. Mr. Meier said it might be \$6 to \$7 million. Buildings did feasibility studies as part of their process. Mr. Anderson discussed the tax credit program and how it works as an incentive. He also noted that this is a sale of property by a state agency and Title 22 provides the Council an opportunity to comment.

Dr. Andres said this was an important complex for the state and it would be good to have some kind of fairly thorough documentation before it is used for a different purpose. Mr. Meier said there was no money for this as the State has already spent the money they thought they were getting for the sale. Mr. Lacy asked if there was something the Council could do to help with marketing. Mr. Meier said it depended on the buyer. Ms. Groschner said she didn't think the Council should jump ahead and comment on this sale without knowing what will happen. Mr. Donath noted that National Register eligibility and tax credits would be a carrot and that he wants to bust some of the myths regarding the Register. Ms. Groschner said the question is whether to bust the myth now or later. Mr. Anderson said the commissioner has asked for a list of all State-owned properties on the State or National Registers. The Division will be responding. He said the Council could encourage State Buildings to look into studying the National Register and tax credits for this particular project. Ms. Boone said she would send information to Mr. Meier. Mr. Meier said he would keep the Council up to date. The Council thanked him for coming.

VIII. SHPO Report (cont.)

A. Agency Restructuring

Mr. Anderson outlined the current plans to restructure the Agency of Development and Community Affairs into the Agency of Commerce. The Division would be changed from a

free-standing division and will be merged into the Department of Housing and Community Affairs, which will be renamed the Department of Community Affairs. The Governor is speaking to the Agency this afternoon about the budget difficulties and what will be happening in the next year. Mr. Anderson said the governor is supportive of the agency change, although some staff is skeptical and there will be a lot of turf wars. The Division may eventually move into the Pavilion Building. The Division is also looking within, assessing past and current commitments and defining priorities in the context of community development and community affairs. He said the Division will then look at the framework that can best achieve the goals. He said with the NPS review it is clear that the Division has to reinvent itself. With the restructuring process the Division is well-positioned so far.

Mr. Anderson said the Department of Travel and Tourism wants the Division to loan a staff member to them for a heritage tourism program. He said he is considering the request and that the Division has to make choices on what it is not going to do any more. Ms. Groschner asked if the fit with Housing IS a better relationship than being hooked with Travel. Mr. Anderson said Community Affairs is the right place to be, that the time is not right for the Division to become a department on its own, and that there are good linkages with Community Affairs. He said there is increased interest in growth centers and that is a lot of what the Division does. He also said he will do almost anything it takes to run a heritage tourism program in the Travel department with a full time person. Ms. Groschner asked if there is a way the Council can help in this process. Mr. Anderson and Ms. Boone thanked her for asking, and the former said the ground shifts from day to day so it is hard to know exactly what direction to go in.

Ms. Gilbertson noted that tomorrow was Ms. Lendway's twentieth anniversary of starting work at the Division. Ms. Groschner made the motion, which was seconded by Dr. Andres, that the Council pass a resolution thanking Ms. Lendway for her twenty years of excellent service. The motion passed unanimously.

VII. New Business (cont.)

E. Discussion of Act 250 Review and Role of Advisory Council

Mr. Anderson provided background on this issue. He asked how the Division can address the growing burden of Act 250 responsibilities, noting that they have shifted the burden back to federal agencies for Section 106 responsibilities. The Division has discussed Act 250 and what the role of the Council should be. The Division does a lot regarding archeology for Act 250 applicants. Ms. Peebles said this is a preliminary discussion and should be ongoing. She said Mr. Dillon spends 80% of his time on Act 250. Archeology needs to be better linked to other positive things going on, but it is difficult if most of one's time is spent on environmental review. She would like to present more ideas to the Council next time.

Mr. Anderson asked if the Division should back off Act 250. The Environmental Board has

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an expectation that the Division will present comments. He wondered if the Division should limit itself to comments on significance but not project impact. He also wondered if the Council would like a greater role--it could be a tremendous time burden. He thinks the law requires the Council to comment, and said the staff could do the actual comments based on discussions at the Council. Ms. Peebles noted that Act 250 is the strongest tool to preserve archeological sites in Vermont.

XI. Archeology Report

Mr. Lacy noted the receipt of Sheila Charles' report on archeology and the state grants.

The meeting adjourned at 3:10 p.m.

Submitted by,

Elsa Gilbertson
Nancy Boone

Vermont 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 October 26, 1995, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

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|-------|-----------------------------------------------------------------------------------|-------|
| I. | Minutes of the September 21, 1995, Meeting | 9:30 |
| II. | Update on Items from the Previous Meeting | 9:45 |
| III. | Confirmation of Dates for the November, December, and January Meetings | 9:55 |
| IV. | Archeology Report | 10:00 |
| V. | National Register Final Review | 10:20 |
| | A. Pawlet Town Hall, Pawlet | |
| | B. Wilson House, Dorset | |
| | C. Brigham Academy, Bakersfield | |
| VI. | National Register Preliminary Review | 10:35 |
| | A. Top Acres Farm, Woodstock | |
| VII. | New Business | |
| | A. Smuggler's Notch Campground, Stowe | 10:50 |
| | B. Discussion with John Fowler, Federal Advisory Council on Historic Preservation | 2:45 |
| VIII. | Working Lunch | 12:00 |
| IX. | Old Business | |
| | A. Conflict of Interest Policy for the Advisory Council | 11:30 |
| | B. Act 250 and the Role of the Advisory Council (tentative) | 1:00 |
| | C. Environmental Review Update | 1:45 |
| X. | SHPO Report | 2:00 |



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

MINUTES

October 26, 1995

Members Present: Thomas Keefe, Chair, Historic Architect
Glenn Andres, Vice-Chair, Architectural Historian (left at 2:30)
David Donath, Historian
William Finger, Citizen Member
Holly Ernst Groschner, Citizen Member (left at 3:10)
David Lacy, Prehistoric and Historic Archeologist
Kimberly King Zea, Historian/Citizen Member

Staff Present: Townsend Anderson, SHPO
Nancy Boone, Architecture Section Chief (9:40-10:00, 2:30-end)
Elsa Gilbertson, National Register Specialist
Curtis Johnson, Architecture Survey and Publication Manager
(11:00 - 12:00, 2:50 - 3:30)
Giovanna Peebles, State Archeologist (10:00-10:45, 2:45-3:30)
Eric Gilbertson, Director (12:15 - 1:15)
Suzanne Jamele, Environmental Review Coordinator (2:45-3:30)

Visitors Present: Ed Leary, Item VII.A (10:50 - 12:00)

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

I. Minutes of the September 21, 1995, Meeting

Dr. Andres made the motion, which was seconded by Ms. Zea, to approve the minutes with the correction of changing the word "significant" to "significance" on page 10, line 2. The motion passed unanimously. Mr. Finger said the minutes were very well done.

II. Update on Items from the Previous Meeting

Ms. Groschner asked what was happening with the Division plans for staffing.

Ms. Zea reported that the Vermont Museum and Gallery Alliance is in direct contact with the Park-McCullough House in many ways. VMGA had developed a pilot program to help museums in crisis, using the Park-McCullough House as an example, but the funding source (Vermont Community Foundation) pulled out a few weeks ago to redefine and expand the project. VMGA thought the new concept would spread the whole idea out very thinly, so they have decided through their mentoring program to supply three mentors to the Park-McCullough House. She said this was a band-aid rather than long term planning.

Mr. Keefe said he wanted to revisit the idea of a memorandum of understanding with State Buildings and of having a joint meeting with the New York State review board. Discussion followed. It was also suggested it would be useful to have a meeting with the New Hampshire board. Mr. Keefe said he would work with Ms. Gilbertson on setting this up.

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

The following meeting dates were set: November 16 (in Montpelier), December 14 (in Montpelier for the barn grants selection), and January 17.

IV. Archeological Report

The Council thanked Mr. Lacy for the written report he sent after last month's meeting. Mr. Lacy announced that the Vermont Archeological Society fall meeting is in Burlington on Saturday. A diverse group of papers is being presented.

Mr. Lacy discussed the sites on Monument Road in Highgate. Discussion by the Council followed. There is some interest in buying and protecting the property next to the parcel that has recently been purchased by the State. Mr. Lacy suggested the Council write a letter to the Vermont Housing and Conservation Board supporting the acquisition of this new site. Ms. Groschner suggested the Council solicit a letter of support re the significance of the site from Bruno Froelich, the Smithsonian archeologist who has been studying the area. In response to a question, Ms. Peebles and Ms. Gilbertson discussed National Register evaluation and evaluating traditional cultural properties. Ms. Gilbertson handed out the National Register bulletin on this subject. Ms. Groschner said a policy issue is evolving around how the Advisory Council advises on state projects and asked if it is different than National Register evaluation. She asked what level of predictability is needed for archeological properties and said the indicators seem to be subject to great controversy. Ms. Peebles discussed the State Register criteria for archeological properties. She cited state law regarding the Council's responsibilities. It was the consensus of the Council that Mr. Lacy

will write a letter to VHCB re this proposal and that the letter will be reviewed by Council members and the Development Agency's counsel before it is sent out.

V. National Register Final Review

The Council received copies of the nominations before the meeting.

A. Pawlet Town Hall, Pawlet

The Council looked at photos. Dr. Andres made the motion, which was seconded by Mr. Lacy, to approve the nomination under the "Historic Government Buildings of Vermont" MPDF and under criteria A and C. The motion passed unanimously. The nomination was written by Alfred Holden as part of the National Register class in the UVM historic preservation program. Mr. Lacy said this nomination made good use of the MPDF.

B. Wilson House, Dorset

The Council looked at photos. Mr. Lacy made the motion, which was seconded by Ms. Groschner, to approve the nomination under criterion C. Dr. Andres noted that the consultant, Hugh Henry, had made a very good case for the merit of this property. The motion passed unanimously.

C. Brigham Academy, Bakersfield

The Council looked at photos. Mr. Donath made the motion, which was seconded by Mr. Finger, to approve the nomination under the "Educational Resources of Vermont" MPDF and criteria A and C. The motion passed unanimously. The nomination was written by Amy Worden as part of the National Register class at UVM.

VI. National Register Preliminary Review

A. Top Acres, Woodstock

The Council reviewed photographs and historic information supplied by the owner. They concurred the property appears to be eligible for the National Register as a farmstead.

VII. New Business

A. Smuggler's Notch Campground, Stowe

Mr. Leary from the Vermont Department of Forest, Parks & Recreation (FP&W) was

introduced to the Council. Mr. Johnson made the presentation. Survey information about the campground was sent to the Council before the meeting and Mr. Johnson handed out a memo with a list of questions for the Council to address. He outlined the issue in the context of the land swap proposed by Stowe Mountain Resort. Mr. Leary gave the Council a copy of a proposal (attached to the record copy of the minutes) and corrected a few small errors in the State Register information. He said the historic buildings in question on this site are six log lean-tos built by the CCC, a toilet building, and fireplaces. He said FP&R really needed to know more about the CCC and the State Park system. He talked about the research he had done so far. As FP&R considers the land swap proposal, they would like to consider the following with respect to the historic structures at the campground: document all the structures and appropriately interpret them, move one lean-to near the ski dorm and interpret it, move another near the old base lodge (which is going to become a CCC museum), and move the other four to other state park campgrounds for continuing use. Mr. Leary said the character of the campground setting is much different than it was historically (a four season resort surrounds it now), there is no water-based recreation nearby (which they have found is what state park clients want), this campground has only about a 50% occupancy, and what Mount Mansfield wants to trade to FP&R fits into the State Parks plans. He referenced the Smuggler's Notch scenic highway and the management plan for the highway. He said the current campground is not that compatible with what surrounds it and there is no more land there to develop it further. FP&R feels eliminating this campground will not be so adverse. He said they are doing another round of planning for their park system, and the planning process includes heavy public involvement. Mr. Leary said the State Parks have missed something in not promoting their CCC history.

Dr. Andres suggested perhaps they should remove all the historic structures and put them in a new location in this state park rather than dividing them all up. Ms. Groschner agreed and commended Mr. Leary on his presentation. Mr. Leary showed the Council a map prepared by Stowe Mountain Resort showing their holdings and what parcels would be affected by the land swap. He said the governor has said if he is to support this land swap there will be no development allowed that could be seen from the road. Mr. Leary said he would be happy to provide the Council with more information if they need it. Ms. Groschner said she would like to study the material presented and come up with Council recommendations at a future meeting. Mr. Leary said he hadn't expected an answer today and noted there will be a public hearing on the land swap proposal on November 16. Dr. Andres said once interpretive materials are available to the public, it will very much enhance the value of a CCC campsite in the Mount Mansfield area. Mr. Johnson said the Council should at least address the question of whether or not there is an adverse effect.

Ms. Groschner made the motion, which was seconded by Dr. Andres, that there will be an adverse effect on the historic quality of the site. She said the site itself is integral to the historic value of the camp, so it is an adverse effect. Discussion followed. The motion passed unanimously.

Mr. Lacy asked if the Council thinks there is a way to mitigate the adverse impact. He

thought there could be mitigation. Dr. Andres said the Council needs to indicate now if they are willing to consider relocation. Mr. Finger said this area is fairly well compromised by new development and it will be hard to recreate the 1940 experience elsewhere in the state park. He said he liked Mr. Leary's proposal. Mr. Leary said FP&R could present moving these lean-tos to Ranch Valley at the public hearing. He noted they did need to comply with federal standards for drinking water, they need power, roads, and septic capacity, so the infrastructure for a new campground site will be very costly. They would also need to add more cabins or lean-tos to make it economical. Mr. Finger noted the extension of the sewer line is a major potential impact and might lead to future development or development pressures along the sewer line.

Ms. Groschner asked if the campground includes all the 26 acres the resort wants on the north side of the road. Mr. Leary said he would find out. Mr. Donath asked what is the condition of the structures and their viability. Mr. Leary said he had looked at them again last week. Their roofs have been changed, the base logs have heart rot, but all are well enough off the ground so they are out of the wet grounds and they have the potential to be used for quite a few more years. He would like to restore the roofs to their original appearance. Ms. Zea made a comparison for the purpose of discussion with the only historic house left on a street. The Council said they would like to know the area of the campground and where it is located in the parcel in question. It was agreed to put this on the agenda for the next meeting. The Council thanked Mr. Leary for his excellent presentation. Dr. Andres noted after Mr. Leary and Mr. Johnson left that it would be helpful to have slides showing the whole setting. Mr. Donath asked about the criteria for determining eligibility for such resources. Mr. Keefe said he wants more information mailed ahead of time. Ms. Gilbertson noted that Mr. Johnson did send the Division information on this project a week in advance.

VIII. Working Lunch

Mr. Anderson discussed the proposed changes in state government and specifically within the agency. He said in the move of the Division for Historic Preservation into the Department of Housing and Community Affairs the State Historic Preservation Officer will maintain a level of independence from the housing commissioner. He also discussed the background for the new direction of the Division in Section 106 and tomorrow's training session. Mr. Gilbertson also provided background information on Section 106 review.

IX. Old Business

A. Conflict of Interest Policy for the Advisory Council

Mr. Anderson met with Mr. Keefe and the agency's general counsel, Greg Maguire, to discuss the conflict of interest policy, using as a basis for their discussion the conversation

Ms. Groschner had with the National Park Service. Mr. Maguire was going to follow up with NPS. Mr. Anderson said the issue came up during program review in the context of the historic preservation grants and the CLG grants. He reported that Mr. Maguire would like the Council's agenda to be reviewed by the agency counsel. Ms. Groschner voiced strong opposition to this. She said this doesn't happen with any other board and that the Council is not answerable to the agency counsel. Mr. Maguire said, as had Ms. Groschner during the state grants awards in July, that if a Council member is a consultant to any of the grant applicants then the Council member must excuse him/herself from the entire grant round. Dr. Andres asked if the Council could have a separate session for the grants just to ask questions about the projects and then have another session to vote. Ms. Groschner said this would be problematic. Mr. Finger suggested developing a system for applicants to challenge individuals on the board. Ms. Groschner thought this was a good idea and that NPS should be asked about it. Discussion followed. Mr. Anderson will review Mr. Maguire's suggestions and get back to him, as well as consult the Council. Mr. Keefe asked if there is some way for the Council to get technical advice re the grants without a conflict of interest. Ms. Zea suggested getting a list of preservation architects and asking one of them to come to grant meetings to provide technical information. Ms. Groschner said this has its merits but doesn't address the issue of the preservation professional who recuses him/herself on a regular basis and shows a pattern of conflict. Mr. Donath noted the Council needs the expertise of the professional member based on their professional experience and their familiarity with the Council and what it does. There was further discussion and a question of whether or not conflict of interest really is an issue.

Mr. Anderson said another issue is the architect list the Division maintains. Under NPS rules, no Advisory Council member can be listed in any consultant lists maintained by the SHPOffice. Mr. Maguire suggested this list be privatized. It was noted that Division staff is strongly opposed to this idea. Under the current system the staff is able to provide assistance immediately and they feel privatizing the list will mean delays in the public getting what they request. Mr. Donath said at a recent NPS conference he attended the value of being able to respond immediately to a request came up. Mr. Anderson and Mr. Keefe mentioned that Mr. Maguire also brought up the issue of developing rules and regulations for Division activities. Mr. Keefe said the next step in the conflict of interest issue is for Mr. Anderson to consult further with Mr. Maguire.

Mr. Keefe also asked that any written materials be sent to the Council ahead of time, if these materials are available. He will bring this issue up again at future meetings.

B. Act 250 and the Role of the Advisory Council

Mr. Lacy said at the May Council meeting there was the discussion about the Newport project and he wanted to know if contact has been made between State Buildings and the Division archeologist.

Mr. Anderson provided some background on the issue at hand. He said one of his objectives

is to strengthen the Council and to have it exert a higher degree of independence from the Division. He talked about the power of the law, the role of the Council as per the law, and past attempts to address the logistical issue of the number of projects there are to comment on and the burden it puts on the Council. Mr. Anderson said he would like to go back to the law, but that this would add burdens to both the Division and the Council. Ms. Groschner asked if some of the burden can be addressed by the Act 250 applicants. Ms. Peebles noted the Division and several other departments in state government get no money through Act 250 fees. It was also noted that the Agency of Natural Resources Act 250 lawyer will no longer represent the Division in Act 250 cases. Ms. Groschner suggested that the applicants pull together the information the Council would need. Mr. Anderson discussed archeological issues and that he wants to come to the point where the Council can make decisions about significance and State or National Register eligibility. Mr. Lacy talked about the predictive model, which nearly always finds archeological sites. Ms. Peebles said once a phase 1 study is done, identification of a site or sites will have been made. She said a developer usually pays for this study.

Mr. Anderson said conceptually an agreement needs to be reached on a defensible basis for identification and consideration of archeological sites and that archeology is vulnerable simply because of the cost. Ms. Peebles said that in the past the Division has acquired as much information as is necessary to negotiate. She suggested the Division show the Council a case study at a future meeting. Ms. Groschner said that would be helpful and also asked about the possible retreat for the Council. Mr. Keefe said there would be no retreat until the conflict of interest issue was resolved. Mr. Johnson suggested the Council read the appropriate sections of Act 250 and the State preservation law as applies to the Council before this is discussed at the next meeting. Ms. Boone asked Mr. Anderson for clarification on what Act 250 reviews would be brought to the Council--everything or just adverse effects, for example. Mr. Lacy repeated that the predictive model finds the sure bet archeological sites, but there are many more sites beyond that.

Ms. Zea seriously questioned what it is that Mr. Anderson is asking of the Council, as she felt it was not at all clear what he was talking about. Other member concurred. Mr. Anderson provided further background and said the discussion would have to be continued at a later meeting. Mr. Keefe said the Council could use a "cheat sheet" on the Act 250 process. Ms. Peebles will send some information to the Council.

D. Other

Ms. Boone reported that the Isle LaMotte barn grant recipient had decided without consulting the Division to put some translucent panels in the roof. The grant was for fixing the roof. The owner has offered to "undo" the panels. Mary Jo Llewellyn, the grants manager, and Ms. Boone would like to accept this offer, since such panels would not have been permitted and are not part of the grant agreement. She said the changes were on the most visible sides of the barn. The Council concurred with the decision to have the panels removed.

October 26, 1995

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X. SHPO Report

Mr. Anderson reported that the Park-McCullough House has asked for a letter from the Division stating just what the Division has been supporting re their project. Bill Jenney, regional sites administrator based in Plymouth, is the co-chair of the Department of Travel and Tourism's heritage tourism task force. Mr. Anderson said he has heard from Commissioner Maynes that she hopes to develop a plan for a heritage tourism program by the end of the year. Mr. Anderson will be talking to Tom Slayton and others about some publicity for the design and construction of the Mount Independence visitor's center. He thinks it is going to be a building of national significance and that this should be marketed.

Ms. Boone asked if any Council members were going to the preservation retreat on November 12 and 13. Mr. Anderson would like one or two Council members to attend, if possible.

Mr. Keefe reminded the Council that they still needed to discuss setting standards for documentation and destruction.

The meeting was adjourned at 3:45.

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 November 16, 1995, beginning at 9:30 a.m. in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

AGENDA

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|-------|------------------------------------------------------------------------|-------|
| I. | Minutes of the October 24, 1995, Meeting | 9:30 |
| II. | Update on Items from the Previous Meeting | 9:40 |
| III. | Confirmation of Dates for the December, January, and February Meetings | 9:50 |
| IV. | National Register Final Review | 9:55 |
| | A. McLaughlin Farm, Fayston | |
| | B. Grand Isle County Courthouse, North Hero | |
| | C. Lamoille County Courthouse, Hyde Park | |
| V. | National Register Preliminary Review | |
| | A. Johnson's Folly (Wilson Castle), Proctor | 10:10 |
| | B. O.J. Walker, Burlington | 10:15 |
| VI. | New Business | |
| | A. Proposal to Demolish Building at Former Weeks School, Vergennes | 10:45 |
| VII. | Working Lunch | 12:15 |
| VIII. | Old Business | |
| | A. Smuggler's Notch Campground, Stowe | 11:30 |
| | B. Act 250 and the Role of the Advisory Council | 1:00 |
| | C. Environmental Review Update | |
| IX. | SHPO Report | 2:50 |
| | A. Report on Activity Under 22 V.S.A. | |
| X. | Archeology Report | 3:15 |



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

MINUTES

November 16, 1995

Members Present: Thomas Keefe, Chair, Historic Architect
Glenn Andres, Vice-Chair, Architectural Historian
David Donath, Historian
William Finger, Citizen Member (left at 2:00)
Holly Ernst Groschner, Citizen Member (arrived at 9:45)
David Lacy, Prehistoric and Historic Archeologist
Kimberly King Zea, Historian/Citizen Member

Staff Present: Townsend Anderson, SHPO
Elsa Gilbertson, National Register Specialist
Jane Lendway, Preservation Planner (10:00 - 10:30)
John Dumville, Historic Sites Operation Chief (10:00 - 10:30)
Giovanna Peebles, State Archeologist (10:00-10:45, 1:10 -2:50)
Curtis Johnson, Architecture Survey and Publication Manager
(arrived at 10:45)
Scott Dillon, Survey Archeologist (1:10 - 2:50)
Nancy Boone, Architecture Section Chief (arrived at 1:20)

Visitors Present: Art Cohn, Item V.B (10:00 - 11:00)
Ron Tofani, Item VI.A (10:45 - 12:00)
Ed Leary, Item VIII.A (11:45- 12:40)

The meeting was called to order by the chair at 9:30 a.m. It was held in the fourth floor conference room, 135 State Street, Montpelier, Vermont.

I. Minutes of the October 24, 1995, Meeting

Mr. Finger made the motion, which was seconded by Mr. Lacy, to approve the minutes with the correction of changing the word "end" to "hand" on page 6, last line, and "from" to "for" on page 8, next to last sentence. The motion passed unanimously.

II. Update on Items from the Previous Meeting

Mr. Lacy said he has not yet completed a draft of the letter regarding the Highgate site.

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

The following meeting dates were set: December 14 (in Montpelier for the barn grants selection), January 17, and February 13.

IV. National Register Final Review

The Council received copies of the nominations before the meeting.

A. McLaughlin Farm, Fayston

The Council looked at the photographs and an article in the *Valley Reporter* about the farm and the nomination. The Mad River Valley Rural Resource Commission (CLG) and the Fayston Board of Selectmen had given this nomination their final approval. Ms. Gilbertson read verbatim letters of support from the owner and the Fayston selectmen. Dr. Andres made the motion, which was seconded by Mr. Lacy, to approve the nomination under criteria A and C and the Agricultural Resources of Vermont multiple property submission. Discussion followed. The motion passed unanimously.

B. Grand Isle County Courthouse, North Hero

The Council looked at the photographs. Ms. Groschner made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The nomination was prepared through the UVM graduate program in historic preservation. Discussion followed. The motion passed unanimously.

C. Lamoille County Courthouse, Hyde Park

The Council looked at the photographs. Ms. Groschner made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The nomination was prepared through the UVM graduate program in historic preservation. Discussion followed. Dr. Andres noted the similarity in design with other late 19th century courthouses in Vermont. The motion passed unanimously.

V. National Register Preliminary Review

A. Johnson's Folly (Wilson Castle), Proctor

Looking at the survey, the Council concurred the property appears National Register eligible.

B. O. J. Walker, Burlington

Mr. Cohn, director of the Lake Champlain Maritime Museum, was introduced to the Council. He gave a presentation on the history and significance of the O. J. Walker, a sailing canal boat now on the bottom of Burlington Bay. He explained the features of the boat and how it operated. Mr. Cohn gave the Council copies of a drawing by Kevin Crisman and an article in *Vermont History* about the General Butler. He said there are hundreds of documents at UVM relating to Orson Spear, the shipwright who built the O. J. Walker. Mr. Cohn then showed a videotape of a dive he made on the boat this summer. It was built in 1862 and sank in 1895 with a load of brick and patented drainage tiles from Brown Brothers of Milton and Burlington. He said canal boats had a working life of ten to fifteen years, so it is extraordinary that this one was in use for 34 years. He noted the opportunity to compare and contrast this boat with the General Butler, which was built on the New York side of the lake. The Council concurred that the O. J. Walker appears eligible for the National Register.

Mr. Cohn said the underwater preserve program fosters an ethic among divers to respect these wrecks. He discussed the threat of zebra mussels and the study he has been conducting, noting that by next season it will be difficult to see some of the underwater sites. He stressed the need for an accelerated survey to document the historic shipwrecks before they are covered by the mussels. The Council discussed how the nomination would be written. Ms. Peebles and Ms. Gilbertson talked about the maritime resources of Lake Champlain MPDF in progress. Mr. Lacy asked if the Council can play a role in getting the MPDF finished. Mr. Anderson said the Division would work with the Coast Guard on this and also said the Division is working on a programmatic agreement with the Maritime Museum to manage and study the underwater sites. He said it is very difficult to obtain funding for this kind of thing. Ms. Zea discussed the Vermont Museum and Gallery Alliance grant opportunities. Mr. Cohn acknowledged the work of VMGA but said that underwater site studies are very expensive. He is looking for public/private partnerships for the accelerated study. Mr. Keefe asked Mr. Cohn to be in touch with the Council and tell them if they can do anything to help. The Council thanked Mr. Cohn for his fascinating presentation.

VI. New Business

A. Proposal to Demolish Building at Former Weeks School, Vergennes

Mr. Anderson introduced Mr. Tofani from the Department of State Buildings. Mr. Keefe announced that he would recuse himself from the discussion as State Buildings is an active client of his firm. He left the room for the entire discussion. The vice-chair, Dr. Andres, took over as chair. The Council received information in the mail before the meeting. Mr. Johnson outlined the issue at hand. Mr. Tofani said the people who run the Job Corps program and have a 20 year lease on much of the Weeks School campus have concerns about this building. They do not need the space and have boarded up the building, but are concerned about safety issues as it is an attractive nuisance. The Job Corps program would like to tear the building down. State Buildings has looked at the campus carefully and

doesn't have the money to put into this building. If they had funding, they would rather spend it on other buildings on the campus and they can't see mothballing the building for the next 16 years (the remainder of the lease). Mr. Tofani said they are a good tenant and are doing a good job maintaining the other buildings. The Job Corps program would be responsible for removing the building and re-landscaping. Mr. Tofani showed current photos of the building. Mr. Johnson gave a summary of the historic and architectural significance of the Weeks School campus. Mr. Tofani said the building is fairly square and the foundation is in good condition, but other things are deteriorating.

Ms. Groschner suggested a quid pro quo solution. Mr. Lacy suggested that a maintenance plan be prepared. Mr. Finger asked if the building is marketable and movable from the site. Mr. Tofani read the section from the lease on maintenance. Ms. Groschner asked the Council re adverse effect if it is the effect on the building itself or on the campus. Some Council members felt it was the latter. Mr. Johnson also suggested the latter, which is listed in the State Register as a complex. Mr. Lacy asked about advertising to move the building. Mr. Tofani gave the example of 12 Pine Street in Rutland, which didn't work. Mr. Lacy suggested trying it anyway. The Council looked at the adverse effect question. Mr. Johnson provided some information on adverse effects and again discussed the significance of the Weeks School. Mr. Donath said there is not enough information now to determine the relative significance of the building. Ms. Groschner made the motion, which was seconded by Mr. Finger, that the demolition of the building is adverse to the integrity of the site. The motion passed unanimously. Ms. Groschner said she would like to see a solution that encourages adaptive reuse and maintenance. The Council discussed conditions. Ms. Groschner said she believes there needs to be the approval of the general assembly for the sale or removal of state property. Mr. Finger asked if there should be conditions on the building after it is moved.

Mr. Anderson said a possible condition would be a preservation plan to ensure that the rest of the buildings included in the lease are maintained to a reasonable preservation standard. Ms. Groschner said she felt this would be a minimum. Ms. Zea asked if there could be a phased plan over the years to make it a usable building. Mr. Tofani said they don't need the space. Ms. Groschner suggested the preservation plan include the two Weeks School buildings not included in the lease. Mr. Tofani said he would like to leave it with the Council and State Historic Preservation Officer to come up with a solution and asked that the solution be fair to both the Job Corps and State Buildings.

Mr. Donath said again that they need more information on the building in order to decide on what to do. Dr. Andres asked how the Council would get this documentation. Discussion followed. Dr. Andres asked what is State Buildings' responsibility? Mr. Donath said if this building is an expression of a particular period in the history of the school then it is important. He said he may want to avoid destruction in the event that the documentation leads to a finding that the building is of significance. Ms. Groschner made the motion, which was seconded by Mr. Donath, that the Council approve this project be done in a manner compatible with preservation objectives, the conditions being 1) the building be documented in a manner acceptable to the Council (the documentation to at least include the construction date, original function, the relationship of this building to the phases of the

school history, and the basic level of HABS/HAER documentation, with 3x5 photographs rather than large format) and that the documentation report be provided to the Council not less than 60 days prior to proposed destruction, during which time the Council will determine whether or not demolition is to be deemed acceptable, 2) that a preservation plan for the maintenance and repair of the existing leasehold, plus buildings 9 and 16, be prepared, the content of the plan to be determined by the Division and State Buildings, 3) that a letter of agreement be signed such that continued maintenance under the present terms of the lease be consistent with the preservation plan and that it be noted that destruction of this building does not imply waiver of the obligation of the tenant to maintain the other buildings in the lease, and 4) the lessee be advised of their obligations under Section 106 of the National Historic Preservation Act. This action is being taken as per 22 V.S.A. 14 section 743 (3). Discussion followed. Mr. Tofani said he would ask the commissioner of State Buildings to send the Job Corps program a letter approving removal of the building with a list of the conditions. Mr. Lacy said re the preservation plan he would like it to address ground disturbing activity since this is an archeologically rich area. The motion passed unanimously. The Council thanked Mr. Tofani for coming to the meeting. The Division will forward the motion to Mr. Tofani. Mr. Keefe returned to the meeting.

VIII. Old Business

A. Smuggler's Notch Campground, Stowe

Mr. Leary reported that he had answers to the questions the Council asked at the last meeting. He gave them copies of two maps showing the location of the campground and of the historic structures within the campground. Two acres of the 25 acre parcel in question is taken up by the historic structures. Mount Mansfield Corporation will not be interested in the land swap any more if they have to leave the historic structures intact. Mr. Leary then showed the Council slides of the structures and their setting. Ms. Groschner reported that she had been to the site recently. She noted the Spruce Peak parking lot is right near it and there is a massive power line and substation at the upper edge of the site. She discussed the governor's condition that with any land swap the undeveloped feeling would remain. She asked if State Parks had to have the infrastructure if the campsite was to be moved to a new location. Mr. Leary said State and Federal regulations require state of the art sanitary facilities and that it would cost \$1 million to put this campground elsewhere. Mr. Keefe asked the Council about the extent of the adverse effect. Mr. Leary said the Underhill state campground also is in the Mount Mansfield State Forest and suggested the cabins be moved there. He did say State Parks was flexible on where they should go. Mr. Donath said the integrity of the campground has been compromised, so what remains to be preserved are the artifacts themselves and that these artifacts lend themselves to being moved. He asked what venue is most likely to enhance their long-term preservation. Mr. Leary would like more research to be done on the CCC and the State Parks and have the consultants make a proposal for the best solution. Mr. Donath noted the danger of moving and mothballing historic buildings and said a finite time frame is very important. Mr. Anderson applauded the State Parks idea to interpret the CCC. Mr. Johnson discussed the National Park Service context effort on the CCC. Discussion followed. Mr. Lacy would like the option of the

Council reserving the right to approve the consultant's recommendation. In discussing a possible context study, the Council agreed that it was the most reasonable to ask for documentation on the role of the CCC in the Mount Mansfield State Forest with some reference to the whole state. Ms. Groschner made the motion, which was seconded by Ms. Zea, that the proposed project can be done in a manner compatible with preservation objectives if 1) the Agency of Natural Resources (ANR), Department of Forest, Parks & Recreation (FP&R) review and document the facility and the CCC context as it applies to the Mount Mansfield State Forest, such documentation to be done in consultation with the Division for Historic Preservation and that the report include a plan and cost analysis of the implementation of moving the historic buildings, 2) that the documentation be submitted to the Council for approval, and 3) that ANR undertake implementation of the plan, such implementation to include but not be limited to interpretation of the structures in the mitigated location, and that the Division assist FP&R in the details. Ms. Groschner noted the quid pro quo of the Mount Mansfield Corporation will not be an unreasonable burden. Mr. Leary said he felt comfortable with this. The motion passed unanimously.

VII. Working Lunch

The Council discussed the idea of a retreat and said it should happen in the near future. They agreed to review and add to Mr. Keefe's memo on items for discussion and/or resolution (copy of memo attached to record copy of minutes). They will submit new ideas at the December meeting and at that meeting will set study groups and a retreat date.

VIII. Old Business (cont.)

B. Act 250 and the Role of the Advisory Council

The Division sent the Council information before the meeting. They thanked Mr. Johnson for his memo. Mr. Anderson provided some background on Act 250. He said the Division needs to develop rules and regulations. Mr. Keefe started with the basics of Act 250 and discussed how the Council comes into the picture. Dr. Andres noted the Council is the body referenced in Act 250, but that they are not a statutory party and don't get notified. Mr. Anderson said the Division is a statutory party, that the Council determines significance, and that the Division has the obligation to make its comments based upon the actions of the Council. Mr. Donath suggested he might interpret the law narrowly so the Council venue is just significance. Ms. Peebles and Mr. Anderson said that is how the Division has been operating. There was discussion on 22 V.S.A. 14 and the powers of the Council as relates to Act 250. Mr. Anderson said he was trying to achieve a process that is better defensible and predictable. He discussed some of the negative perceptions he hears about archeological studies for Act 250 projects and why this makes archeology vulnerable. Ms. Groschner noted if there is no archeological evidence and if an applicant refuses to supply evidence, the Council and Division would be hard-pressed to provide testimony. Ms. Groschner suggested that if you say archeological mitigation is going to cost no more than x% of the cost of the project and if you apply this standard equally to all applicants, then that is all that is

necessary. Mr. Anderson said Mr. Dillon is doing a review of past archeological studies to see what the costs have been. He also brought up the issue of public benefit. Ms. Peebles explained the predictive model. Mr. Donath said if there is an objective standard adopted under rules and regulations, then that is much stronger than what we currently have. Mr. Lacy explained that the predictive model was derived by archeologists practicing in Vermont and that it has been refined over time. He said the model clearly works. Ms. Groschner said she feels predictive models are critical because they give private people a way to trigger knowledge of whether or not they have a significant property. Dr. Andres suggested if the Council adopts a predictive model for both architecture and archeology then that can be the testimony of the Council. There was discussion on the merits of a predictive model for architectural resources. Ms. Peebles noted the Division only asks for an archeological study if the applicants are going to hit something with their project. The study area is honed down based on the plans and a site visit by a Division archeologist. Ms. Peebles gave background information on the Division's recent study of its environmental review procedures. She explained rules and regulations and said the Division is asking the Council for help in solving problems relating to Act 250.

Mr. Keefe said the underlying question is what is the value of archeology to the public-- people don't understand, see, or live with archeology. Ms. Zea said people were very interested in archeology. In her area the most popular public programs are on archeological topics. She said there is an audience out there that wants to learn and that education needs to be a big part of the whole equation. Mr. Lacy noted that archeological consultants now have to provide a non-technical brief on each study they do. Ms. Zea said there needs to be more public programming, even if it is just a sign at the study site. Ms. Peebles is sending the consultants a survey to find out how they would bring in the public. Ms. Zea suggested a standard press release be issued when an archeological study is taking place. Ms. Groschner said at some point the burden is so large that you have a takings issue. There was discussion on the applicant fee structure. Mr. Lacy said he would like to distribute the phase one costs across all the applications, so all applicants would pay just a little. Ms. Peebles said the Division has never had to go to the Supreme Court on archeological issues and that there are very few serious complaints from developers.

Mr. Anderson repeated the need to articulate the case for a rational fee structure. Mr. Lacy stated that the archeological predictive model is very reliable and works rigorously. He said the model is not the problem. Ms. Groschner said the model should be easy for the public to understand. Mr. Anderson said there needs to be a definition of what archeology is and why it is important. Ms. Zea and Dr. Andres said there isn't agreement on the significance of buildings either, but that it is important to at least try to raise awareness. Mr. Keefe asked how the Council can help with developing rules and regulations. Mr. Anderson said their comments have been very helpful and now the burden is on the Division. He said the Division's study of Act 250 has brought into focus the issue of statutory parties and the responsibilities of the Council and the Division. Discussion followed.

D. Other

Ms. Boone asked the Council for rulings on three barn grant issues. Two concern barn

grants awarded in 1993. There have been delays in two projects. Ms. Llewellyn has been in contact with the grant recipients numerous times by telephone and letter. Most recently the recipients were asked to respond by November 1. Re the Furgat barn in Rockingham (\$10,000 grant), the owner did respond and signed the contract but has not been able to define the project. He asked for an extension to resolve the issues of money and work to be performed. Re the Howrigan barn in Enosburg (\$5,800 grant), the owner did not respond. The Council discussed both cases. Mr. Donath made the motion, which was seconded by Dr. Andres, that the Howrigan barn grant offer be deemed abandoned as the owner has not responded to Division requests and that the grant money, \$5,800, be added to the barn grant money to be awarded in December 1995. The motion passed unanimously. Mr. Lacy made the motion, which was seconded by Ms. Zea, to extend the deadline for the owner of the Furgat barn until December 10, at which time if he has not responded with evidence of a contract under signature, the grant money, \$10,000, will be removed and added to the barn grant money to be awarded in December 1995. The motion passed unanimously.

The Division received a late application this year from the Mountain View Creamery in Burke. Ms. Boone read the letter from the owner asking for allowance to submit her application. Mr. Keefe recused himself from the vote, saying he probably won't be voting on the other barn grants. The Council discussed the importance of observing deadlines. Ms. Zea made the motion, which was seconded by Ms. Groschner, not to accept the application. The motion passed. Mr. Keefe did not vote.

IX. SHPO Report

A. Report on Activity Under 22 V.S.A.

Mr. Anderson reported UVM had sent the Division plans for a building they own at Fort Ethan Allen. UVM had hired a consultant. The Division felt the project was well thought out and meets preservation standards. He asked if the Council wanted to adopt a procedure to delegate authority to the Division, SHPO, or Council chair to sign off on projects where there is no adverse effect. Mr. Johnson suggested that in situations where the time frame is important the Council delegate one or two members to sign off. Another alternative is if there is no adverse effect, the Division would sign off and report to the Council at the next meeting. Ms. Groschner said the Council needed a policy on these cases and that for the Division to advise the Council after the fact is problematic since the Division is making decisions contrary to law. Mr. Donath made the motion, which was seconded by Ms. Groschner, that with issues under 22 V.S.A. 14 that need to be addressed in a timely fashion the Division will make a recommendation and will send a letter of concurrence for the Council chair or vice-chair to sign. The motion passed unanimously.

The meeting was adjourned by the chairman at 3:30 p.m.

Submitted by,

Elsa Gilbertson, Vermont Division for Historic Preservation

PROPOSAL

submitted to
Vermont Advisory Council on Historic Preservation

November 16, 1995

with regard to the Department of State Buildings' proposal
to raze a building on MacDonough Drive in Vergennes

submitted by
Department of State Buildings

Background

The Department of State Buildings leases approximately sixty-five acres and all but two buildings to the Federal Government on MacDonough Drive in Vergennes. The lease is a twenty year lease with the lessee being responsible for maintaining the buildings and grounds. This is the site of the former Weeks School. The Feds use the facility to operate the Northlands Job Corps Center, an alternative educational facility with an enrollment of around 300 students who live on campus. In September of 1995, we received a request from the operator of the program to raze a building located on the property.

Historic Significance of Exchange Proposal

The building is listed on the State Register of Historic Buildings and dates back to 1909.

Details of the Proposal

The building that we have been requested to allow the removal of is a 3,800 square foot, two story wood frame building identified as Andrews #28 located on the south side of MacDonough Drive. An asbestos removal program has been on-going by the lessee and needs to be completed prior to removal. The building would be burned under the direction of the local fire department and the site would be filled, graded and seeded by the lessee.

Justification

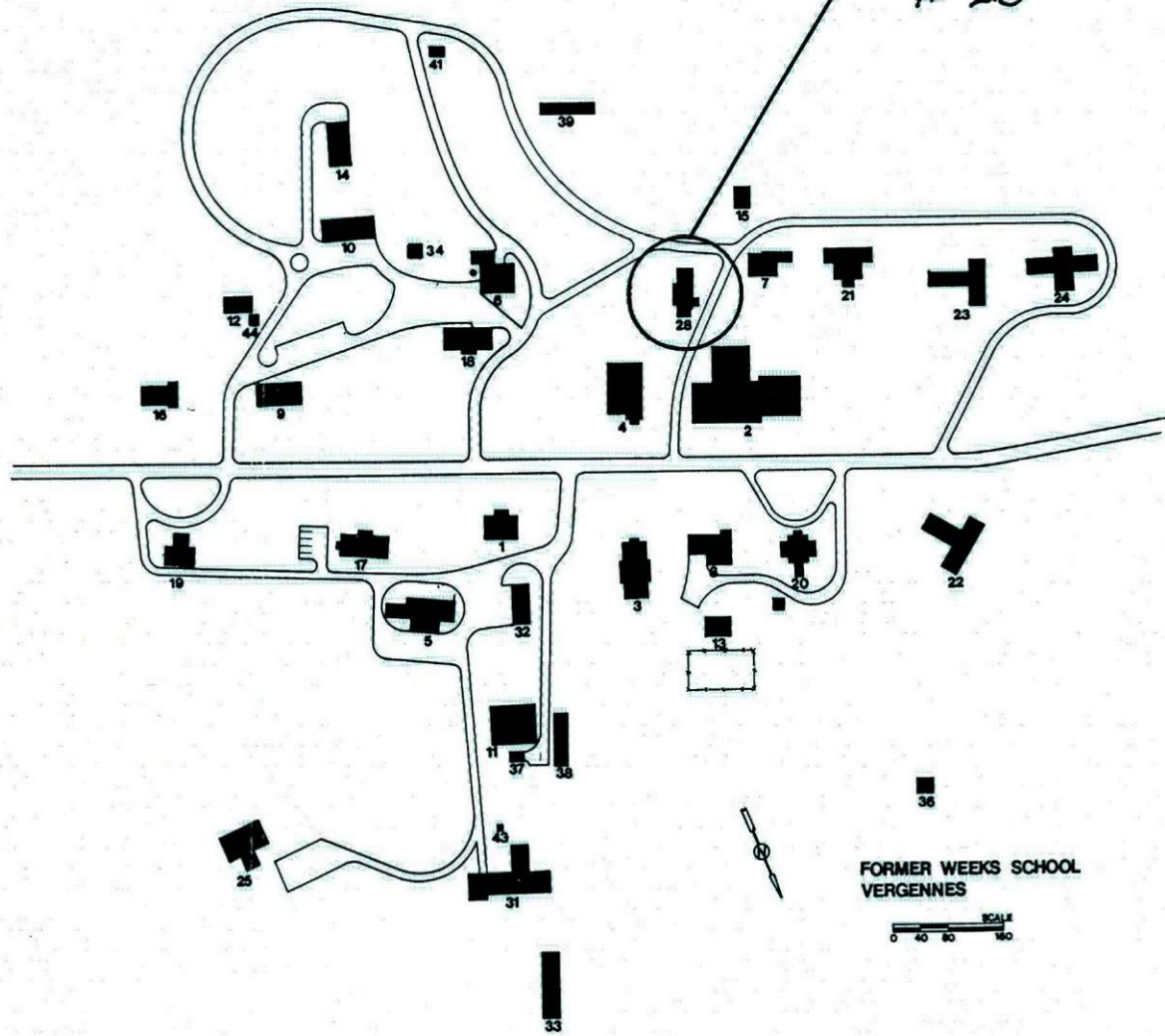
The Department of State Buildings wishes to grant this request to remove this building from the campus for the following reasons:

- 1) The building is not needed by the Department of State Buildings in the operation of the Space Management Program. There are two more desirable unused buildings on the campus to accommodate future growth. The Job Corps determined this building unsafe for occupancy during the first ten year lease and used it for storage until it was boarded up about five years ago.
- 2) Inasmuch as the building is of wood frame construction and is located amongst active buildings such as the main classroom, there is a concern that students could be hurt in or around the building.
- 3) The building is of the type construction that does not blend well with the predominately masonry buildings throughout the campus.
- 4) Based on our past experience, to restore this structure for adoptive reuse would cost the taxpayers of this State in the vicinity of \$100 per square foot, some \$380,000. This is a great deal of money even for a building of this size we do not have use for.

Conclusion

The Department of State Buildings hopes that the Vermont Advisory Council on Historic Preservation would look favorably on this proposal by granting an opinion allowing for the razing of this structure.

Andrews
28



FORMER WEEKS SCHOOL
VERGENNES



STATE OF VERMONT			
DEPARTMENT OF STATE BUILDINGS			
AGENCY OF ADMINISTRATION			
MONTPELIER,		VERMONT	
WEEKS SCHOOL			
DATE	SCALE	REVISIONS	DWG. NO.
NOV 1955			
DRAWN BY	APPROVED BY		OF
S. FURBO			



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 December 14, 1995, beginning at 9:00 a.m. in conference room 1, ground level, 133 State Street, Montpelier, Vermont.

AGENDA

- | | | |
|------|---------------------------------------------------------------------|-------|
| I. | Minutes of the November 16, 1995, Meeting | 9:00 |
| II. | Update on Items from the Previous Meeting | 9:10 |
| III. | Confirmation of Dates for the January, February, and March Meetings | 9:15 |
| IV. | New Business | 9:20 |
| | A. Selection of the FY'96 State Historic Barn Grants | |
| V. | Working Lunch | 12:00 |
| | A. Revision of CLG Grant Criteria | |
| VI. | Old Business | |
| | A. Environmental Review Update | |
| VII. | SHPO Report | 4:00 |



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

MINUTES

December 14, 1995

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

Staff Present: Townsend Anderson, SHPO
Nancy Boone, Architecture Section Chief (left at 3:20)
Elsa Gilbertson, National Register Specialist
Mary Jo Llewellyn, State Grants Manager (left at 3:20)
Jane Lendway, Preservation Planner (12:15 - 1:15)

The meeting was called to order by the chair at 9:10 a.m. It was held in conference room 1, 133 State Street, Montpelier, Vermont.

I. Minutes of the November 16, 1995, Meeting

Dr. Andres made the motion, which was seconded by Ms. Zea, to accept the minutes. Ms. Zea said that on page 3, paragraph 2, VMGA "studies" should be changed to "grant opportunities." The motion passed unanimously.

II. Update on Items from the Previous Meeting

There were no issues.

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

The following meeting dates were set: January 23, February 13, and March 21.

IV. New Business

A. Selection of the FY'96 State Historic Barn Grants

The Council received the draft summary of applications in the mail before the meeting. Ms. Llewellyn gave the Council a list of the grant requests, the final grant application summary, and the grant scoring system. She gave an overview of the applications and the Division staff preliminary cut. She said this year the amount to be awarded is a little over \$70,000, due to two grants from two years ago having been taken back (as per the action at the November 1995 Council meeting) and several other projects in the past coming in under budget. The Council reviewed the scoring system. Ms. Boone discussed further the staff preliminary cut, which was done by Ms. Llewellyn, Eric Gilbertson, Curtis Johnson, Ms. Gilbertson, and herself.

Ms. Llewellyn showed the Council a slide for all the applications, commenting briefly on the projects and noting which ones did not make the cut. Mr. Donath made the motion, which was seconded by Ms. Groschner, that the Council approve the Division's list of applications that did not make the preliminary cut. The motion passed unanimously.

Ms. Llewellyn then went through the applications that made it to the final round. She showed slides and discussed each project. The Council read the grant summaries as they went along and scored each project using the scoring system. Ms. Zea noted that a number of the barns had historic weather vanes and suggested that if barns with old weather vanes get grants, the owners be encouraged to secure them since they are highly collectible and people have been known to steal them. There were some comments and discussion on the following applications:

1. George Davis Farm, Cavendish

Mr. Keefe brought up the issue of painting and whether or not it should be funded. Ms. Llewellyn said if painting was included in a project, she tried to find out how much the painting cost is and put it in the summary. She noted sometimes painting is an essential part of the project as it protects historic features, while other times it may be more of an enhancement project.

11. Smith Barn, Ferrisburgh

The Council asked about the continuous stone wall being proposed. Mr. Keefe noted that when a bank is moving piers aren't as stable as a continuous wall. He said if they get a grant it will be important to address the engineering issue.

12. Winchester Barn, Brattleboro

Mr. Keefe asked about the aluminum fiber paint and suggested instead metal primer

and a top coat of epoxy and oil paint. He also said the cost for the project appeared low.

13. Weiser Barn, Westminster

It was noted that from the slides one could see that the plate is rotten. Ms. Llewellyn discussed how she works with owners on projects and how issues get addressed. The plate does not appear to be specifically addressed in the application, but Ms. Llewellyn said she would address it if the project gets a grant.

14. Jannen-Smith Barn, Halifax

There was discussion about buildings close to roads and the damage that can happen. Mr. Lacy said the Agency of Transportation has a fund to move buildings back from roads. Mr. Anderson asked Mr. Lacy if he could find out more information about this program.

19. Frost Barn, Dorset

Ms. Llewellyn said she talked to the owner about his proposal to take apart the high drive and reassemble it rather than just to repair it. She stressed the importance of meeting a standard when it comes to taking apart things and rebuilding them. Mr. Keefe noted there is more work beyond the \$26,000 to be done on this barn.

21. Dietzel/Levin Barn, Calais

Ms. Llewellyn summarized the proposal to fix the bowing of the upper plate and said if the Council likes the barn but not the solution, the owner would do whatever is appropriate. Mr. Keefe said this barn really needs a technical report and engineering input.

23. Edgcomb Barn, Warren

Mr. Keefe said the roof replacement material is rather high end and suggested something less expensive than galvalume. He said it might make a difference of several thousand dollars in the project. Ms. Llewellyn said the owner is getting a Preservation Trust technical report. Mr. Donath noted the project is overmatched by about \$1,500.

24. Lyndon Institute Barn, Lyndon

Mr. Donath asked if this request is a more premium price project than the others because it is an institution. Ms. Llewellyn said the person doing their estimate suggested up to \$8,500 for the sill, while they asked for \$12,000. On another item of work broken down in the proposal, they asked for less than what the estimator suggested.

25. Whitehill Barn, Ryegate

Mr. Donath noted the national historic significance of the property.

28. Evans Grist Mill, Clarendon

Mr. Donath discussed historic slate roofs, the various levels of quality of various types of slate, and how they hold up over time. Mr. Keefe also discussed the quality of slate. He suggested putting snowholds on the roof so the slate roof isn't battered. He thought the application doesn't solve the battering problem. Discussion followed. Mr. Anderson encouraged the Council to recognize that this site makes it very difficult to repair the roof. Mr. Keefe said the owners need professional guidance.

30. Brod Barn, Pittsford

Mr. Lacy said there appear to be two projects here and asked if the Council should consider separating the barn repair from the silo repair. After discussion the Council concurred that the treatment to fix the silo was a very interesting solution and that silos were an endangered property type worthy of preservation.

31. William Smith Barn, Shrewsbury

The Council noted the quality of the slides was unfortunate.

V. Working Lunch

A. Revision of the CLG Grant Criteria

A week before the meeting Ms. Lendway sent the Council an explanatory memo and the proposed changes. Mr. Finger recused himself from the discussion and voting on this issue. He left the room for the entire discussion and did not vote.

Ms. Lendway handed out the proposed changes to those Council members who needed another copy. She said in working with the criteria over the years, she has wanted to make some improvements to the scoring system. During the federal program review, the National Park Service also encouraged the Division to make a few changes. Ms. Lendway also has asked other states for their ideas. She said the secondary criteria for the priority one grants would only be used if there wasn't enough funding to go around amongst all the applicants. Ms. Groschner commended the proposed new criteria. The Council asked questions about the CLG program. Mr. Donath made the motion, which was seconded by Ms. Groschner, to approve the additions and changes to the grant criteria as proposed. The Council asked Ms. Lendway if there were other issues. Ms. Lendway brought up the issue of using CLG funds to support staffing for the CLG commissions. She said what they do is important but is not necessarily tied to a directive, objective, or initiative. Ms. Groschner said the secondary criteria could address that concern. The motion passed unanimously. Mr. Finger did not vote; he was not in the room.

The Council then discussed what wording could be included to address the issue of funding requests for staff. Mr. Donath made the motion, which was seconded by Ms. Groschner, that the following criteria be added to the secondary criteria--Leverages historic preservation benefits to the community that are beyond the minimum requirements of certification, per Sect. 501-2-f-1. The motion passed unanimously. Mr. Finger did not vote; he was not in the room.

B. Other

Mr. Finger returned to the meeting. The Division and Council members congratulated him on his 50th birthday. The Division presented him with a cake and copies of *The Historic Architecture of Addison County* and *The Historic Architecture of Rutland County*.

IV. New Business (cont.)

A. Selection of the FY'96 State Historic Barn Grants (cont.)

33. Rodgers Barn, Colchester

Ms. Llewellyn noted she would prefer they didn't use pressure treated lumber.

34. Andrews Barn, Richmond

Mr. Lacy asked what would happen if the milkhouse wall wasn't funded. It was noted this wall was important to the rest of the structure.

35. Clayton Davis Barn, Jericho

Mr. Keefe encouraged the applicant to consider painting the roof.

37. Schermerhorn Barn, Charlotte

Mr. Anderson noted there is nothing in the application about fixing the roof on the small shed addition.

39. Preston/LaFreniere Barn, Bolton

Dr. Andres questioned why the State should be funding work on a state-owned property. It was explained that the Department of Forest, Parks, and Recreation is negotiating a long term lease to the Town of Bolton on the property. Mr. Anderson noted the opportunity to leverage Title 22 and ask FP&R to do a preservation plan for the property. Mr. Donath said if the Division is going to invest in the property then a preservation plan is important to ensure we are not throwing good money after bad. The involvement with the Vermont Housing and Conservation Board on this project was noted. Mr. Keefe suggested the Council write a letter to VHCB about the project and property. Ms. Groschner suggested tabling the discussion and just concentrate now on evaluating the application, which is coming from the Town of Bolton. She said it was difficult to address best long term use. Ms. Boone talked about several ideas that have been presented to use the buildings.

41. Orleans County Fair Barn, Barton

Mr. Donath noted the barn's public visibility and the impact of projects such as this.

45. Howrigan Barn, Fairfax

Ms. Zea asked how visible the barn grant signs are on these barns and if there was a way to make some temporary signs, to be used over and over again, that could be placed near the road. She said she realized signage is not an important issue, but that more visibility would be helpful.

51. Knox Barn, Newbury

The Council concurred that the cost for removing the manure and dirt should not be funded as part of the grant but that the \$3,000 (total--\$1,500 grant share) should be used for something else important.

52. Beal Barn, North Hero

Mr. Keefe asked about the urgency of the project. It was noted that in the technical assistance reports it would be helpful if they specifically addressed the issue of urgency.

53. Silverstein Barn, Hyde Park

Mr. Anderson noted the corner appears to be at risk.

Ms. Boone added up the Council's scores and listed the applications that scored 114 points and above. Mr. Lacy said there is no need to discuss archeology on any of these projects. The Council discussed whether or not to consider geographic distribution. They agreed to vote on geographic distribution for the four projects that scored 112 and 113 points in order to pick one more project to fund. In the geographic distribution voting, the Jannen-Smith Barn in Halifax received seven points.

Ms. Groschner made the motion, which was seconded by Dr. Andres, that the following properties appear to be eligible for the National Register of Historic Places: McArthur Farm, Hartland; Frost Farm, Dorset; Seymour Farm, Duxbury; Brod Farm, Pittsford; William Smith Farm, Shrewsbury; Clayton Davis Farm, Jericho; Preston/LaFreniere Farm, Bolton; Howrigan Farm, Fairfax; Knox Farm, Newbury; Schermerhorn Farm, Charlotte; Lake Farm, Randolph; and Jannen-Smith Farm, Halifax. The motion passed unanimously.

Mr. Finger made the motion, which was seconded by Dr. Andres, to award the following barn grants:

McArthur Barn, Hartland	\$	6,900
Frost Barn, Dorset		7,500
Seymour Barn, Duxbury		6,130
Evan Grist Mill, Clarendon		3,125
Brod Barn, Pittsford		6,159
William Smith Barn, Shrewsbury		3,000
Clayton Davis Barn, Jericho		3,500
Preston/LaFreniere Barn, Bolton		1,800
Howrigan Barn, Fairfax		7,162
Knox Barn, Newbury		7,500
Schermerhorn Barn, Charlotte		7,500
Lake Barn, Randolph		3,104
Jannen-Smith Barn, Halifax		7,000

TOTAL	\$	70,380

and that the Bisson Barn in Orange be the first alternate. The motion passed unanimously.

Ms. Groschner asked that the minutes reflect the Council's appreciation of the work Curtis Johnson did on the barn pamphlet, *Taking Care of Your Old Barn*, which was just published as a joint effort by the Division and VHCB. She said it was well worth reading. The Division sent it to Council members before the meeting. The Council said it was very helpful in preparing for the barn grants.

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The Council thanked Ms. Llewellyn very much for her efforts on the barn grants.

VI. Old Business

A. Environmental Review Update

The Council received a copy of the update in the mail.

B. Other

Mr. Lacy said he revised the letter the Council is sending to VHCB about the Boucher property in Highgate. He gave the Council a copy of the new letter and asked if there were any other comments. Mr. Lacy asked if the counsel of the Agency of Development and Community Affairs should look at the letter. Mr. Anderson said it would be wise. Mr. Lacy also gave the Council a copy of a letter from Chris Roy of the Abenaki Research Project requesting the Council put the state-owned property on Monument Road in Highgate on the State Register of Historic Places. The Division will check to see if it already has been placed on the register.

The chair adjourned the meeting at 3:45 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation