

Minutes
January 11, 2008

Members Present: Glenn Andres, Architectural Historian
George Turner, Vice-Chair
Ron Kilburn, Citizen Member
Susan Hayward, Citizen Member
Peter Thomas, Archeologist

Members Absent: Beth Boepple, Chair
David Donath, Historian

Staff Present: Nancy E. Boone, State Architectural Historian
Diane McInerney, Executive Assistant
Jane Lendway, SHPO
Devin Colman, Interim Grants Administrator
Eric Gilbertson, PTV

The meeting was called to order by the Vice-Chair at 10:13 a.m. in the Calvin Coolidge Conference Room, 6th Floor, National Life Building, Montpelier.

V. State Register Review and Designation

A. Churchill Homestead Historic District, Brandon

The Council received this nomination prior to the meeting and felt that for listing on the State Register, there needs to be further information about the District. The Council suggested a map be created that ties the dam to the location; with better pictures of the ruins related to the mill. A basic statement of significance with more information on the history and better pictures of the District would facilitate the listing. There was Council consensus that the District is historic and it was recommended that more information be submitted for listing on the State Register.

III. National Register Final Review

B. Tontine Building, Guilford

The Council received a copy of the nomination prior to the meeting. The Council had reviewed it at the preliminary review stage and agreed that it was eligible for listing on the National Register. Glenn moved to approve the nomination for listing on the National

Register under criterion A & C and Ron seconded. The Council voted unanimously for the Tontine Building to be listed on the National Register.

A. Old Christ Church, Bethel

The Council received this nomination prior to the meeting and agreed that this Federal style church is an excellent example of the work done in the style of Asher Benjamin and holds high architectural significance. They suggested that the church apply for a Historic Preservation Grant to repair the balustrade before further damage is inflicted on the vulnerable woodwork. Glenn moved to nominate the church to the National Register under criterion A & C and Sue seconded. The Council unanimously approved of the Old Christ Church being listed on the National Register.

C. Bottum Farm, New Haven

The Council received the nomination for the Bottum Farm prior to the meeting. This property meets the registration requirements for a farmstead and is being listed under the *Agricultural Resources of Vermont* MPDF. Council members felt this farm was in excellent condition and is eligible to be listed on the National Register. Peter moved to list the farm on the National Register under criterion A & C and Ron seconded. The Council voted unanimously in favor of listing the Bottum Farm on the National Register.

IV. National Register Preliminary Review

A. Ferrisburgh Grange

Eric Gilbertson of the Preservation Trust of Vermont appeared before the Council to ask for confirmation that the building when reconstructed will still be eligible for the National Register. The Grange burned in an arson fire, just as a major restoration was about to begin. The Council had awarded a Preservation Grant toward the work, and after the fire, agreed to put the grant toward the reconstruction. Besides having accurate drawings, Eric noted that there are actual salvaged features- windows, brackets, doors, etc. that will be incorporated into the reconstruction. Ron moved to continue support for this project and the building's continued National Register eligibility, based on its adherence to the Register criteria for reconstructed properties. Peter seconded the motion. The Council did not want to set a precedent that reconstructed buildings are usually eligible for the Register. Glenn amended the motion: In light of the special and tragic circumstances of this building and its importance as a community and state landmark, the care taken to document and recreate this building, as well as meeting the National Register criterion for reconstruction, the Council considers the Ferrisburgh Grange eligible for listing on the National Register. Ron accepted the amended motion. The Council unanimously agreed that the Ferrisburgh Grange is eligible for listing on the National Register.

VI. Old Business

A. Historic Preservation Grants Review

The Council received information prior to the meeting about the Pownal Center Community Church which had applied for a 2008 Historic Preservation Grant. The application form had been inadvertently misfiled when the Division received it and was not considered in the grant review in December. The Division found it mixed in with Barn Grant applications, and staff asked the Council to score it as they had scored the others in December. The Council decided not to score it, but did discuss the application. They felt that more definition of the scope of the work was needed. And they felt that the Church needed more money in hand to make this a viable project. They encouraged the Church to reapply when they had more adequate funding.

A previously awarded project recently declined their grant, making \$15,000 available for award to the first alternate in the 2008 round. The first alternate, the Perkins House in Mt. Holly, HP08-24, was awarded \$15,000.

VII. SHPO Report

Jane shared information with the Council about current ideas to fund archeology in Act 250. These issues are being addressed by Kevin Dorn and the Governor.

The Cheney House – Ed O’Leary was pleased with the language suggested by the Council to incorporate in the deed of sale for the preservation of this historic house. The nomination for listing this house on the National Register will be presented by Forest and Parks in the near future.

Lake Champlain Bridge - Alternatives for repair or replacement of the Lake Champlain Bridge are currently being discussed and a Citizen Advisory Board has been established. NY DOT & AOT are anticipating a start date of 2012. Officials are considering the implementation of a ferry service to deal with traffic and an 80 mile detour when the bridge is closed for rehabilitation. Scott Newman will present regulatory information to the Board. There may be some archeological impact if a landing for the ferry has to be constructed. Staff members for DHP have compiled information and a story about the history of the bridge to be posted on the Quadricentennial website for public awareness.

Downtown Board Tax Credits – 1.6 million dollars in tax credits has been requested for this fiscal year starting in July 2008. Between July and January 2007 there were 1.9 million dollars in credits requested from downtown applicants. These amounts are evidence of the high demand for preservation and restoration in the state’s downtown districts.

Intervale – Jane shared a letter from Burlington Mayor Kiss with the Council, once again addressing questions and issues that had already been answered at the meeting attended

by the mayor. NRCS will be conducting a management study for Intervale Compost at no cost.

II. Minutes

Glenn moved to approve the minutes of the November 14th meeting and Peter seconded. The meeting minutes from the November 14, 2007 meeting were unanimously approved by Council members.

Peter moved to approve the December 12th meeting minutes and Glenn seconded. Corrections were made to language and spelling. The minutes of the December 12, 2007 meeting, with corrections, were unanimously approved by the Council.

The meeting was adjourned at 1:30 pm.

Office of
the Mayor
Burlington,
Vermont



Bob Kiss
Mayor

Room 34, City Hall
Burlington, VT 05401
Tel: (802) 865-7272
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December 18, 2007

Jane Lendway
Vermont Division for Historic Preservation
National Life Building, 6th Floor
Drawer 20
Montpelier, VT 05620-0501

RECEIVED
DEC 19 2007

Re: Intervale Archeological District.

BY:.....

Dear Jane,

I'm writing to follow up on the Advisory Council on Historic Preservation's decision to designate the Burlington Intervale as an archeological district. I previously indicated that the City recognizes that archeological resources exist in the Intervale but we wanted more information to better understand the proposed designation.

In light of the City's request for more time to understand the purpose, breadth, and consequences of the designation, the Council's action is disappointing. Given that Burlington has a history of working cooperatively with the Division for Historic Preservation to protect archeological resources, and that the existence of archeological resources in the Intervale has been known to the Division and Council for several years without any urgency until now to make this designation, the decision to move forward on October 23rd without granting the additional time we requested seems unwarranted. We continue to have questions about this process and the identification and delineation of the archeological district.

Despite our disappointment with this process, it is important that several issues were clarified and confirmed at the October 23 meeting, including but not limited to:

- The permitted McNeil Generating Plant site is not subject to any additional regulation related to archeology or history because of the designation;
- The permitted Eco-Park, similar to McNeil, is not affected by the designation;

Re: Intervale Archeological District
December 18, 2007
Page 2 of 2

- Routine activities of DPW related to road and other necessary maintenance and improvements, and DPW's drop-off area, are not affected;
- The Tommy Thompson Community Gardens, as an agricultural use, is not affected by the designation; and
- Specific activities, such as tilling land for farming and gardening and digging at the level of fence post holes, are unaffected by this designation based on an assumed lack of surface level impact on archeological resources.

If your understanding of any of these issues is different, please let me know.

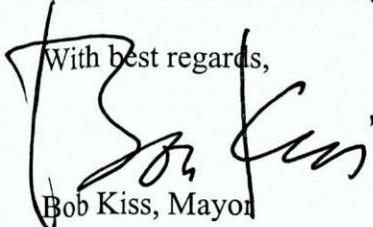
We believe that under the circumstances a management plan or similar cooperative agreement between all the property owners and DHP for the new district is necessary to provide for predictability and protection of archeological resources, and is in our mutual interests. It is especially important to have specificity around what can be done at known archeological sites based on our current knowledge, as well as engaging in predicative modeling for other potential sites of interest. We appreciate the offer by Division staff to work together to develop a shared understanding for the district, and look forward to working with the Division to accomplish this.

We continue to feel that having clearer rules and statutory guidance is ultimately necessary to provide adequate information and predictability as to what is required of property owners for studying and protecting archeological sites, and what is allowable on those sites. In addition, there should be more clarity with respect to the CLG process and its relationship to the designation process and ongoing management of archeological resources.

We are also interested in working together on a plan to locate resources to fully realize the potential of the archeological district while enabling the City and other property owners to move forward with appropriate development that is a benefit to the entire community. I'm concerned that the resources necessary to address archeological issues in the new district places a new burden on the City's ability to move forward on significant projects there. The Intervale District presents a real opportunity to create a pilot project for future districts, bring in local expertise such as that found at UVM, and develop learning centers and similar educational opportunities for the public

Thank you again for the opportunity to address these issues. Let's move forward from here. Please contact me with any questions.

With best regards,



Bob Kiss, Mayor

Cc: Elizabeth Boepple, Chair, Vermont Advisory Council on Historic Preservation



State of Vermont
Division for Historic Preservation
National Life Building, Floor 2
Montpelier, VT 05620-1201
www.HistoricVermont.org

[phone] 802-828-3211
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Agency of Commerce &
Community Development

January 10, 2008

Mayor Bob Kiss
City Hall, Room 34
Burlington, VT 05401

Dear Mayor Kiss:

I am responding to your letter of December 18, which you sent in response to the October 23 meeting of the Advisory Council on Historic Preservation at which the Burlington Intervale Archeological District (District) was listed in the State Register. The Council listed the District in recognition of the significant archeological and historic resources present in the area and to provide protection under Act 250 and other regulatory processes. While the sites have been there for centuries and the Intervale Center has been there for many years, only recently has part of the District property become subject to Act 250 review.

Listing in the State Register does not add any additional regulation. Federal and state regulatory review is triggered by projects or activities, not by geographic location. For any project at McNeil that requires regulatory review under any federal or state statutes, the historic sites criteria need to be addressed. This process will continue to happen, but takes into account past historic site review and determinations. For example, a recently proposed addition to the McNeil facility is under review in the Act 248 (Public Service Board) process. Burlington Electric Dept. and Division for Historic Preservation staff discussed the project, conducted a site visit, and the Division made a verbal determination that no additional work would be required in the project area, pending a review of final plans.

Although farming and gardening is generally considered to be agriculture and exempt from Act 250 review, some associated infrastructure such storage buildings, barns, and fence construction, particularly for the community gardens, may not be excluded from review. The Act 250 Jurisdictional opinion issued on May 25, 2007 with regard to the Intervale Center and City of Burlington lands is very specific that it does not include agricultural use. However, construction of fencing around the Tommy Thompson Community Gardens by the Burlington Parks and Recreation Department may not qualify for the agricultural exemption. Similarly, projects within this jurisdictional area or throughout the District boundaries may be subject to other types of federal or state review which include a historic site review component.

We support discussions toward developing a management plan throughout the entire District that would address appropriate stewardship regardless of the regulatory status. Burlington has matching grant funds available to it through its CLG program. We are happy to discuss how to go forward, and how those funds might be available but we will need to know that you and the CLG program are in synch on the project.

Sincerely:

A handwritten signature in cursive script that reads "Jane Lendway".

Jane Lendway
State Historic Preservation Officer

Cc: Elizabeth Boepple



MEMORANDUM

TO: Advisory Council on Historic Preservation

FROM: Nancy Boone, State Architectural Historian / Deputy State Historic Preservation Officer NB

DATE: January 2, 2008

RE: Historic Preservation Grant Review – Addendum
Pownal Center Church, Pownal

After the Council meeting on December 12, we discovered one additional HP Grant application mixed in with the Barn Grant applications. It had been received by the grant deadline, is a complete application, and is for an eligible project. Needless to say, we felt awful about the mistake. This has never happened before. We propose to correct the mistake in the following way.

Attached is a Grant summary sheet for the Pownal Center Church, along with a copy of the grant application and a CD of photos. At the meeting we will present the project and ask you to score it just as you scored the other grant applications at the last meeting. If it scores higher than the first alternate that you chose last time, it will become the next project funded. \$15,000 is now available to fund an additional project(s). If the Pownal project scores lower than the first alternate, the first alternate will be funded.

Thank you.

2008 Historic Preservation Grant Application Summary Sheet

DHP Project #: HP08-37

Applicant name(s): Pownal Center Community Church
Mark Wesner, 447-1724

Project location: Pownal, Bennington County

Proposed work: Repair roof and bell tower supports, repair roofing, and repair foundation and chimney.

Amount Requested: \$15,000.00

Total Project Cost: \$88,000.00

Application includes: Bid(s) Technical Report(s) Architectural Plans

Comments: The Pownal Center Community Church was built in 1849, and the bell tower was added in 1890. The building is presently used for religious services and community events. The bell tower was removed from the roof in 2006 following an inspection by Zarembo-Sopko Associates. They identified several failed and deteriorated structural beams and felt the steeple could collapse under moderate wind loads.

The following work is proposed:

- Reinforce and repair roof structure;
- Repair the roofing with asphalt shingles to match existing;
- Reinforce and repair bell tower base supports;
- Replicate the bell tower with new materials;
- Repoint rubble stone foundation; and
- Repoint brick chimney.

The application includes a 2006 engineering inspection report from Zarembo-Sopko Associates, and a 2007 inspection report by Keefe & Wesner Architects. The structure is not listed on the National Register, but is on the State Register and appears to be eligible for the NR.

2008 State Historic Preservation Grant Application

Application deadline is **October 2, 2007 at 4:30 p.m.**, or postmarked by **September 29, 2007**. In fairness to all applicants, incomplete applications or those received after the deadline will NOT be considered. **Applications that are faxed or e-mailed will not be considered.**

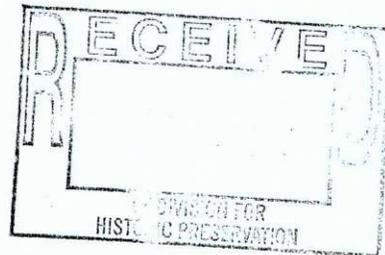
VERMONT DIVISION for HISTORIC PRESERVATION

Office location: National Life, North Building, 6th Floor
National Life Drive
Montpelier, Vermont



Mailing address: National Life Building
Drawer 20
Montpelier, VT 05620-0501

Telephone: (802) 828-3043



Please refer to the "2008 State Historic Preservation Grant Manual" before completing this application form. Please address the specific questions asked within the text of each question in this application. Use a separate application for each building. If you received a grant in 2007 you are ineligible to apply this year.

REMINDERS:

Photographs of the building, its setting and the specific work for which you are requesting funding are a critical part of the application. This is the best way for us to understand your buildings and your project. The best way to submit photographs is in the jpeg format on a CD. (you must include labeled prints) You can also submit regular photo prints. See page 17 of the manual for suggestions and guidelines for good pictures. If you have historic photos copy and send them.

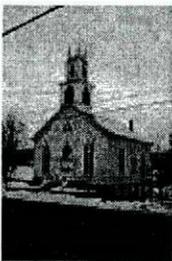
Budget: Get a good estimate. Your application will be considered based on the costs you submit. In the work description say what you are going to fix and how you are going to fix it. For Example: *Repair failed stone foundation to match original* or *Repair or replace rotten pieces of frame with matching pieces* or *Replace leaking asphalt shingle roof with asphalt shingles*. Include a more detailed description of the work in Section 6 of the application; "Preservation of Historic Features."

Copies: You need to submit only one copy of the application. The submission must be a signed, paper copy. Applications are available at the Division's Web site www.historicvermont.org so you can fill out the document, print it and mail it in.

You must keep the answers within the space allocated. You can add supplemental information but the information must be summarized in the application.

BE SURE YOU INCLUDE: PHOTOGRAPHS (PRINTS AND DISK), A LOCATION MAP AND A SKETCH MAP OF THE FARM.

If you have any questions please call the Division at 802-828-3043 and someone will return your call.



HP08-37

2008 State Historic Preservation Grant Application

1. **PROPERTY NAME:** Pownal Center Community Church
 Street Address: Church Street
 Town/City: Pownal, Vermont
 Town if different from address:

Date the building was built (or approximate date): 1849

2. **PROPERTY OWNER:**

Address: Pownal Center Community Church/Town of Pownal

Ownership Status (check one):

Municipality _____ Non-profit _____ Other (explain): Church

3. **APPLICANT NAME:** Nichole Forest, Board Chair, PCCC

Address: 2 Robinson Avenue, Bennington, VT 05201

Daytime phone: 802-447-0220, ext. 222 (until 3:00 p.m.) 802-447-2698 after 3:30 p.m.

PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Mark Wesner, Architect

Title: Architect

Daytime phone: 447-1724

PERSON AUTHORIZED FOR ADMINISTERING THE PROJECT

Name: Mark Wesner, Architect

Address: Prospect Street, North Bennington, VT 05257

Daytime phone: 447-1724

4. **BUILDING INFORMATION:**

Date of Original Construction (approximate): 1849

Original Building Type: House , Barn , Church , Town Hall

Other ; Describe Original town meeting house is beneath church sanctuary

NATIONAL REGISTER OF HISTORIC PLACES Status:

Individually listed on the National Register

Listed on the National Register as part of a historic district

Name of HISTORIC DISTRICT _____

* Not listed on the National Register of Historic Places (See Section 21)

*Church and Carriage Barn are registered with the State Register of Historical Buildings

5 A. PROJECT SUMMARY AND BUDGET in PRIORITY order:

WORK DESCRIPTION	ESTIMATED COST
1. Roof support and repair	\$25,000
2. Steeple/Belltower Base support	\$25,000
3. Steeple/Belltower Repair and Restoration <i>Replication</i>	\$25,000
4. Additional Support Beams	\$8,000
5. Foundation Repair of Church + <i>chimney repair</i>	\$ 5,000
6.	\$
7.	\$
8.	\$
TOTAL PROJECT COST	\$88,000

5 B. GRANT AMOUNT REQUESTED: \$ 15,000
MATCHING AMOUNT: \$15,000

5 C. MATCHING AMOUNT SUMMARY (list each source of funding):

Source: PCCC Steeple Fund – source of funds donated by PCCC Women’s Fellowship	Amount \$15,000
Source:	Amount \$
Source:	Amount \$
TOTAL \$15,000	

5 D. If the total project cost is greater than the sum of the grant request and the matching share, indicate the source(s) of the additional funds.

		In-hand	Not In-hand
Source:	Amount \$	\$12,000	\$46,000
Ongoing Donations/Grants	58,000		

If you receive a grant you will be required to invite at least 3 people to make proposals for the work.

Any additional comments on the budget.

Donations of beams/wood/crane may be available from local businesses

- 6. FINANCIAL NEED: (1 point possible)** It is up to the applicant to demonstrate the need for state funding for this project. It is your decision as to how you make the case. For example, you might discuss the following: Have you sought funding from other sources? If so, from where and were you successful? Are you planning to apply for funding from other sources if so, to which organization(s)? What other demands are there on your financial resources? Be clear and precise in your answers. (Use only space provided)

With an annual budget of just over \$13,000, there is not an excess amount of funding to support major structural repairs. Our current budget allows for payment of the pastor's salary, heat and lighting bills, Sunday school materials and other miscellaneous expenses. Given that our present congregation is small, only 12-18 people regularly, tithing does not provide the amount of funds needs for this major historical restoration project that our church needs at this time.

To date the PCCC has sought funding from its Women's Fellowship group, local citizens and the Robert Sincerbeaux Fund of the Preservation Trust of Vermont. These funds have been used to pay for our architecture report from Keefe & Wesner as well as for our engineering study and bid document preparation from Steve Sopko of Zarembo Sopko Associates.

The Pownal Center Community Church will be applying to the Lily Foundation for a grant through the New Dollars for Sacred Places Program.

The demands on our funds, in addition to the roof and bell tower base restoration, include complete restoration of our historic bell tower, foundation work on the church, replacement of floor boards in church vestibule (c. 1849) removal of siding and painting of the church, window rehabilitation in the church basement, and historically sensitive energy efficient upgrades such as insulation.

The present congregation will continue its efforts to raise extra funds through fundraising events such as a fall pie festival (Taste of Pownal), personal solicitations, 2-3 community-wide tag/bake/seedling sales, and tithes at special services.

Note: Answer all questions using the space provided. Be direct, clear and precise in your answers. Describe the condition of the building element (roof, frame etc.) and the proposed work. Additional material may be attached and referenced, however, your application will be judged on the answers you give within the space provided on this application. You should include copies of the reports or assessments listed in Section 8.

- 7. PRESERVATION OF HISTORIC FEATURES: (10 points possible)** The purpose of this question is to determine the condition of the building's components, the suitability of the proposed treatment, and the estimated cost of the work. **The problems you describe in this section must be illustrated in the photographs. NOTE: Please read and follow the**

guidelines on page 9-10 Section 7 of the manual in completing this section. (Use only space provided)

THIS IS A CRITICAL PART OF THE APPLICATION

A. SUMMARIZE WHY THIS PROJECT IS NEEDED. If it is part of a larger project, briefly describe that project and indicate what work would be funded with this grant.

The current project of the church is to restore the church roof and bell tower base in order to support putting our steeple back on the church after its emergency removal due to compromised support beams in September 2006. The structural engineers report indicated that a majority of the mortise and notched beams had split due to weather infiltration in the upper bell tower.

Stage 1 begins with removal of bell tower base and roof and beam replacement. Roof shingles also have to be replaced because underneath the base are wood shingles and those will be removed and when the roof is fixed, asphalt shingles will be installed.

B. Roof:

The 12 ft square bell tower base sits atop the church and would normally hold the bell tower/steeple. The roof has cracked support beams that are compromised due to weather and rot and need to be replaced. The roof sags due to the damage and rain has entered the church and done further damage to the support beams. Supportive beams, extensive roof repair and new asphalt shingles have to be done before the bell tower base can be rebuilt and replaced atop the church.

Cost: Approximately \$25,000

C. Frame and Structure:

The structural engineer working on this project has assembled bid documents outlining the work to be done to the frame and structure. His assessment is to replace beams under the roof and remove all compromised beams and supports.

The bell tower base needs to be completely rebuilt after the roof is repaired and can be built and installed separately from the bell tower. Mark Wesner of Keefe and Wesner is currently working on architectural drawings of the present bell tower.

Cost: \$25,000

D. Exterior (siding, trim, etc.):

Removal of the aluminum siding and prepping and repainting of the original clapboards will restore the church to its original c. 1849 condition.

Cost: \$15,000

E. Interior (plaster, trim, room, etc.):

Interior projects are ongoing and include ceiling repair, cold air return duct to heating system, replace sagging boards in church vestibule, caulk and repaint windows, repair or replace windows in town hall (Sunday school room) and interior painting of sanctuary.

Cost: \$10,000

F. Windows, doors:

Repair and rebuild the four current windows in town hall to original historic accuracy. Restoration would involve framing, sills and glass replacement.

Cost: \$2,000 - \$4,000

G. Foundation (masonry):

Repointing of chimney, repair of church foundation as well as carriage barn foundation due to aging mortar.

Cost: \$3,000

H. Special Features (steeple, cupolas, porches):

Bell Tower/Steeple needs to be completely restored due to extensive water and wood damage. (See June 5, 2007 Keefe & Wesner Architects report)

Cost: \$20,000

I. Site (drainage, roads, sidewalks, etc.; conditions that cause damage to building):

Rain gutters need to be replaced to keep rain off windows and away from foundation.

Cost: \$1,000

J. Other (other conditions that affect the building):

Cost:

8. **LIST ANY PRESERVATION PLANS, REPORTS OR EVALUATIONS OF THE CONDITION OF THE BUILDING.** If there have been architectural reports, needs assessments, historic structures reports, architectural plans or specifications, or similar evaluations of the condition of your building, list the documents below and include a copy with your application. Include the date and name of the person or firm that conducted the study.

June 5, 2007 – Architecture & Planning Update- Keefe & Wesner
September 21, 2006 – Engineering Plan and Letter from Stephen Sopko

9. **PROPERTY USE: (2 points possible)** Answer questions A-C to describe how this project will promote the best, long-term use of the building. (Use only space provided)
See manual page 12 criteria 6.

A. **What was the building's original use?** Lower level of church was used for a meeting house. Upper level of church was originally called The Union Church and built and shared by Methodist and Baptist congregations.

B. **What is the current or proposed future use of the building?** Church Services, Sunday School Classes, Bible Study Groups, Weddings, Baptisms, Funerals, Historical Tours. The church, town hall and carriage barn are also community gathering spaces and have been used for such events as bicentennial celebrations, church suppers, outdoor concerts, community farmers markets and numerous tag/bake/seedling sales; many of which will continue in the future.

C. **Describe any changes made necessary by the current or proposed use.**

Church basement (town hall) needs work to enclose oil tank and remove boxes of papers owned by Town of Pownal, which represent a fire hazard. Safety features such as a railing of ½ wall need to be installed for children's safety. Lighting improvements are necessary for general safety and use. Window rehabilitation is necessary for security and weather infiltration.

10. Describe any work that has been performed on the building in the last five years: i.e. roof, frame and structure, exterior (siding, trim, etc.), interior (plaster, trim, room, etc.), windows, doors, foundation (masonry), other (cupolas, steeples, porches, drainage, etc.). Also include the date on which the work was done. Please note if a State Historic Preservation Grant funded any of the work. (See Question #5 for format). (Use only space provided)

Minor roof repairs and eaves repair. Window repair in sanctuary. Painting of interior pews has been done in the last 5 years.

New oil barrel within the last two years. Exit on lower level was rebuilt in 2006.

11. DESCRIBE WORK NEEDED AND PLANNED AFTER THIS PROJECT. If your building needs additional work after the completion of this project, please describe your long-range plans and list the work needed in priority order. (Use Question #5 as a format.)

Long range plans for a maintenance fund to keep up with repairs include: foundation work on the church, replacement of floor boards in church vestibule (c. 1849) removal of siding and painting of the church, window rehabilitation in the church basement, and historically sensitive energy efficient upgrades such as insulation.

12. PUBLIC BENEFIT: (4 points possible) Public funding for projects demands public benefit. These questions are being asked to determine the public benefit of the proposed project. Refer to manual **page 11 Criterion 12.** If the project is in a Certified Local Government Municipality (Bennington, Brandon, Burlington, Fayston, Hartford, Montpelier, Rockingham, Shelburne, Stowe, Waitsfield, Warren, Williston, and Windsor) attach comments from the local Historic Preservation Commission. (Use only space provided)

A. How frequently is the building open to and/or used by the public? Estimate the number of groups and people that use the building in a year.

Building is open one day a week for church services and as needed for women's fellowship meetings, bible study and Sunday school. The Church is also available to be used for weddings, funerals, joint church services and use by other groups upon request.

B. How is the building important to the history of the community?

This church building has been an icon in the community since 1849, and sits on the Town Green next to the present Town Clerk's office. The church is surrounded by several historical building including a country schoolhouse, general store, inn and boarding house. This village area is currently being considered for a state historic designation, and would be considered the largest building in this proposed district, as the base of the church was the original town meeting house.

C. How is the building an important symbol for the community?

The church is an important symbol for the community because it represents a place where people from all denominations are welcome and encouraged to attend. Weddings, funerals, bicentennial celebrations, Easter Sunrise Services, and many other events have taken place at this building. People in the community know this church and the meaning it represents to the historical community it is part of. The church has never closed its doors due to lack of funds, lack of a pastor or lack of people, and that is the commitment the townspeople have made to keep this church a viable part of the community.

D. Is the building a local landmark? Is it widely recognized, or used as a landmark for directions?

The church is on the historical register in Vermont, as well as on the Town of Pownal Historical Tour map, and is a destination spot for locals and tourists seeking out historical buildings. The Church is very visible from Route 7 North and South and is a notable landmark for travelers.

E. Describe how the building is visible from public places such as greens, parks, and roads. (Be sure to include photographs that illustrate this)

The Church is on the Town Green, and is also visible from Route 7 North and South. The church is located next to the Town Clerk's Office and is seen by many townspeople who have business with the Town of Pownal.

F. Describe how the community supports the project. What other organizations are involved and how are they participating?

The townspeople of Pownal and its surrounding area have supported this church for years through donations, attendance at church, tithing, contributing to building fund projects, attendance at church suppers, pie festivals and tag/bake sales. We have a following of supporters who are willing to help with projects and fundraising efforts.

The Pownal Historical Society is a supporting organization that is actively dedicated to preserving historical building in the Town of Pownal (see attached letter of support).

The Town of Pownal, being co-owner of the building, has been supportive of numerous repairs to the church roof and building, and is also committed to keeping this church a viable part of the community (see attached letter of support).

G. Use this space for other comments or factors not previously mentioned.

13. ACCESSIBILITY FOR PERSONS WITH DISABILITIES: (1 point possible)

A. Is the building handicapped accessible? The church itself is not handicapped accessible, but the town hall beneath the church is (original meeting house).

B. Describe how it is accessible. The town hall beneath the church has a door that opens to the ground level, and is accessible to all people.

C. If the building is not accessible, describe any plans to make it accessible and the time frame to complete those plans.

Future plans include working with an architect to evaluate the building for placement of handicapped entrance.

14. DESIGNATED DOWNTOWNS: (1 point possible) The Downtown Development Act passed in 1998 states that priority consideration in awarding state funds shall be given to projects in downtown development districts designated by the Downtown Board. Projects must be in an officially designated downtown to receive the point for location in a designated downtown. The following downtowns have been designated: Barre, Bellows Falls, Bennington, Bradford, Brandon, Brattleboro, Burlington, Middlebury, Montpelier, Morristown, Poultney, Randolph, Rutland, St. Albans, St. Johnsbury, Springfield, Vergennes, Windsor and Winooski.

Is your building in a downtown or village center designated under the Downtown Development Act? Pownal is not a designated village center.

If so, obtain a comment letter from the Downtown Organization.

15. REQUIRED ATTACHMENTS: PHOTOS, SLIDES OR DIGITAL IMAGES ARE A VERY IMPORTANT PART OF YOUR APPLICATION. The images of your property are shown to the seven members of the Advisory Council in the awarding of grants. It is important to clearly illustrate the building in its setting and the specific problems included in the application.

BE SURE TO WRITE THE NAME OF THE BUILDING, THE TOWN AND A VERY SHORT DESCRIPTION OF THE VIEW ON EACH AND EVERY PHOTO, SLIDE OR DIGITAL IMAGE.

Do not send more than 20 photos, slides or digital images per project.

PLEASE INCLUDE THE ADDITIONAL FOLLOWING ATTACHMENTS:

- Include a map that shows the exact location of the building in the town. A site map may be used.
- Proof of non-profit status. Internal Revenue Service 501(c)(3) certification is the preferred proof of non-profit status.
- If your community has a historic preservation commission their comments are very important.
- If your community is in a designated downtown obtain comments from the downtown organization.
- An architectural report or plans by professionals can be very useful in evaluating your application. If you have such a report please include it.

The Division suggests that applicants make a copy of their application for their own records.

16. **CERTIFICATION:** I certify to the best of my knowledge that the information provided in this application is complete and accurate.

NAME: Nichole Forest TITLE: Board Chair

SIGNATURE: Nichole Forest Date: 9/27/07
(Applicant or Authorized Person)

OWNER'S SIGNATURE: _____ Date: _____
(if different from above)

17. **THIS SECTION MUST be completed only if the property is NOT listed on the National Register AND the property has not been previously reviewed for eligibility by the Division.** (If a previous review has occurred, enclose the letter you received from the Division that confirms National Register eligibility and do NOT complete this section.) Review for National Register eligibility will be undertaken during the grant selection process. If a property is in a village or neighborhood setting, this review may include review of the village or neighborhood as a potential historic district.

A. Briefly describe the HISTORY of the property:

Shortly after the Town of Pownal, Vermont was settled, homesteaders built a simple meetinghouse as a place of worship on the highest point of the plot of ground set apart for it in the 1762 charter. The settlement used the same log building as its place of business.

In 1847, the church people decided it was unfitting to conduct the religious services in the room where secular meetings were held, so a series of activities to raise subscriptions to build a church were begun.

Within two years, through contributions of labor, teams and timber, hard work and cooperation by the Pownal citizens, the "Union Church" was erected at a cost of \$2,875. In the true spirit of "friendship and worship," the Union Church was open to every denomination, and remains so to the present day.

Church members added the bell tower (steeple) to the structure in 1890. Late in the 1940's the Union Church was renamed the "Pownal Center Community Church."

B. Describe any ALTERATIONS to the building and their dates, if known:

There have been no structural alterations to the present building. Historical stained glass windows have been refurbished where panes were broken. Heating system was replaced by oil fired hot-air furnace (originally a wood burning stove).

C. Summarize the Property's SIGNIFICANCE:

The church has been a significant part of the Pownal community since 1849, and remains so to this day.

The southern gateway to Vermont is Route 7 North. This church is visible to tourists and visitors entering the state and presents a perfect picture of the country charm in Vermont that people expect from this state. This church was featured on the 1948 United Nations Magazine portraying the peaceful valley setting.

PREPARED by: Nichole Forest TITLE: Board Chair
SIGNATURE: Nichole Forest Date: 9/27/07

POOR QUALITY

ORIGINAL LIGHT

Pgs. 1-3

Jamele, Suzanne

From: Churchill House Inn [stay@churchillhouseinn.com]
Sent: Wednesday, December 12, 2007 12:28 PM
To: Jamele, Suzanne
Subject: State Historic Register Request

Dear Ms Jamele,

Our neighbor Tim Gibbud here in Brandon gave us your name recently. He told us he has submitted documentation and photographs for the Churchill property in Brandon to be listed on the State Historic Register (he may be calling it Millhouse Farm or Churchill Farm or something like that). Our neighbors do own the bulk of that property, while we own the Churchill House Inn, which is the major structure separated on a small parcel of land by the Churchill family in 1972. Tim indicated that because so much of his application/documentation necessarily involved our property, you would be able to list our property on the State Historic Register based on what he has already submitted. If this is the case, we would express our desire that the Churchill House Inn be listed on the State Historic Register.

Attached are a photo of the inn from an old postcard we found here, as well as a dance card from a masquerade held at the inn on March 11, 1887, which we purchased recently.





If you need more information from us, or if we misunderstand, please do contact us, and we will be happy to cooperate. We look forward to hearing from you.

Cordially,
Seth & Olya Hopkins, Innkeepers
Churchill House Inn, Brandon, VT
www.churchillhouseinn.com
(802) 247-3078 ~ (800) 320-5828
Named Brandon's first "Green Hotel" by the State of Vermont

The Churchill House Inn

"A Classic Vermont Inn...for all Seasons"



по-русски

français



[About the Inn](#) | [Reservations](#) | [Specials/Packages](#) | [Cuisine](#) | [Things to do](#) | [Music Studio](#) | [Gift Ideas](#) | [Contact Us](#)

History

The Churchill family first constructed a small dwelling and mill along the swift-flowing Neshobe River early in the 19th century. Like most New England farmers, to supplement their income they dabbled in lots of fields: they manufactured wintergreen oil, sold timber, milled grain, opened Vermont's first fish hatchery, cured piano sound-boards, and finally began taking in guests who had travelled the difficult east-west route from Rochester over "Brandon Gap." This proved to be both enjoyable and profitable.

In 1872, using lumber from trees felled on the land and milled at their mill, they constructed this 20-room house, designed as an inn. A floating floor was installed in the 3rd floor ballroom, and a 3-piece "orchestra" was hired from Rutland on certain evenings. Guests would come over from Rochester, have their grain milled, their horses stabled, and then have a hearty supper followed by a night of dancing. Early in the morning hours they would retire to bed and awaken to country breakfasts several hours later.

The Churchills ran their inn for several generations. In the late '60s, the Churchills sold the inn and a small parcel of land. The inn was modernized and reconfigured in the mid-'70s and has seen four families of innkeepers come and go since the Churchills sold it 40 years ago.

The current innkeepers, Seth and Olya Hopkins have made significant improvements to the inn, installing modern heat in all guestrooms for the first time, replacing the roof, and buying new beds for several rooms. At the same time, they respect the great history of the place and of New England country innkeeping. Many vegetables used in the kitchen are grown in the new organic garden which Olya planted; Seth bakes breads and desserts from scratch using family recipes. They look forward to welcoming you to this authentic country inn with its long tradition of gracious hospitality.



[About the Inn](#) | [Reservations](#) | [Specials/Packages](#) | [Cuisine](#) | [Things to do](#) | [Music Studio](#) | [Gift Ideas](#) | [Contact Us](#)

Churchill House Inn - Seth and Olya Hopkins, Innkeepers
3128 Forest Dale Road (VT Route 73 East) Brandon, Vermont 05733
Toll Free Reservations: (877) 248-7444 ~ Direct: (802) 247-3078

The Churchill House Inn

"A Classic Vermont Inn...for all Seasons"



no-русски



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[About the Inn](#) | [Reservations](#) | [Specials/Packages](#) | [Cuisine](#) | [Things to do](#) | [Music Studio](#) | [Gift Ideas](#) | [Contact Us](#)

Directions

From the intersection of US Route 7 and VT Route 73 in Brandon:

Take Route 73 East (Park Street) from the center of the village.

You will quickly come to a stop sign at the end of Park Street.

Take a left here and continue about 3 1/2 miles on Route 73, passing through the village of Forest Dale and climbing toward Goshen.

The inn will be on your left.

Churchill House Inn coordinates:
(for GPS users)

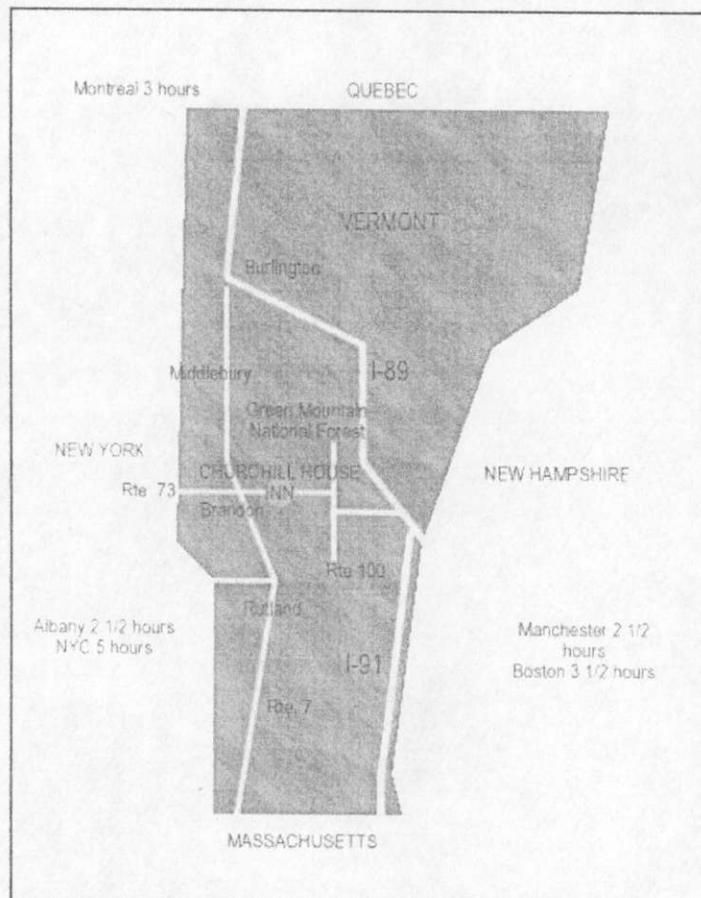
N 43° 50.095 W 73° 2.563

N 43° 50' 05" W 73° 02' 33"

Brandon, Vermont:
Discover Why Yankee Magazine
called Brandon a "Hidden Jewel"

Revitalized downtown Brandon is the "talk of New England" and Yankee Magazine recently chose Brandon as Vermont's "Hidden Jewel." There are events and activities happening most weekends. With a dozen Country Inns and Bed & Breakfasts in town and three years of award-winning community art projects behind us, Brandon is known for its hospitality, friendly natives, and a fun atmosphere. Visit Brandon for some of Vermont's best recreation: skiing (both cross-country and downhill are nearby), snowshoeing, and ice fishing in winter; hiking, biking, and arts and antiquing the rest of the year.

We have created Getaway Weekend Packages and Offerings with you, the traveler, in mind. Learn more about Brandon and find out why our village is often referred to as Unhurried, Unspoiled, Unforgettable! Click on: [Brandon, Vermont](#)

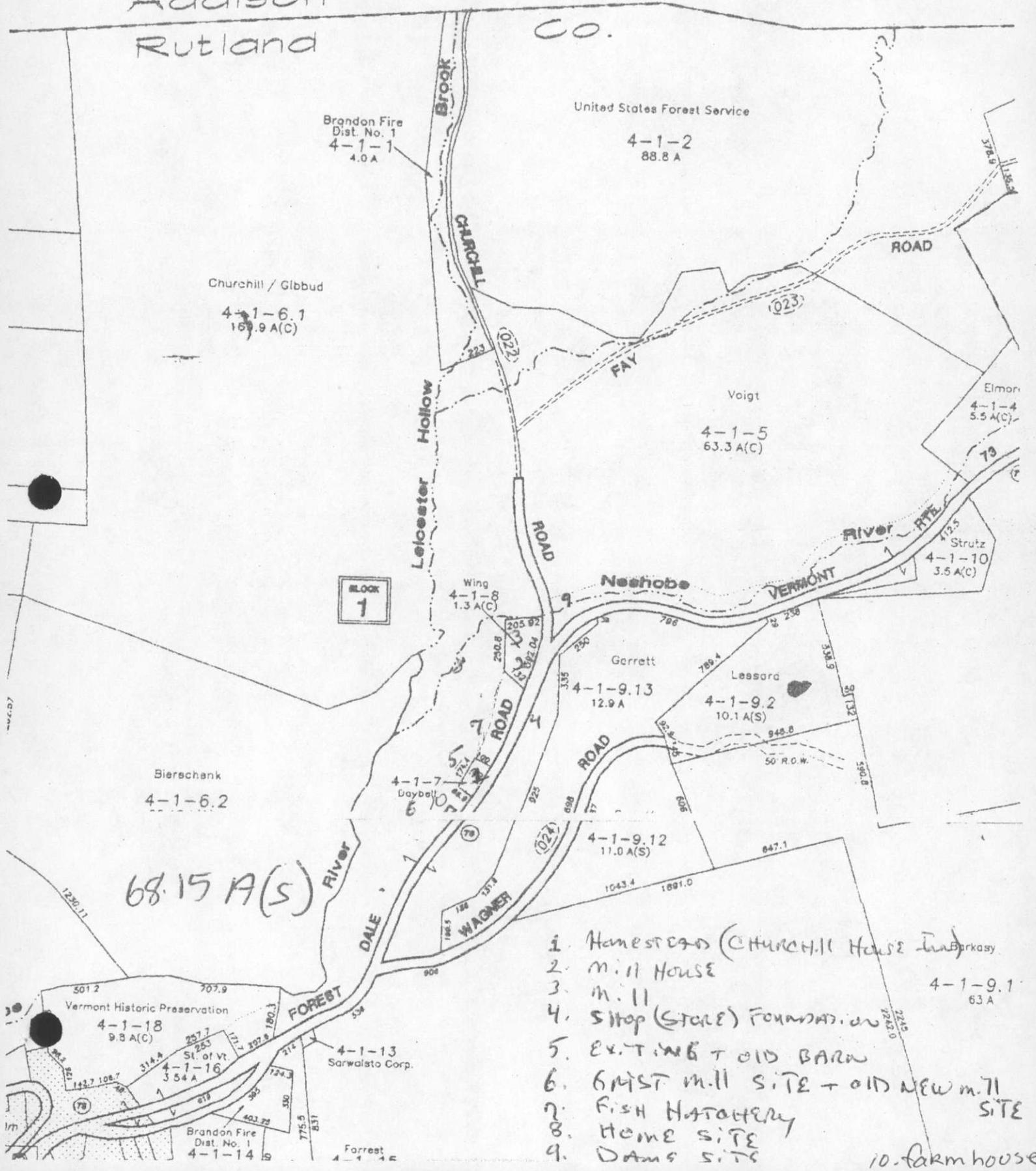


[About the Inn](#) | [Reservations](#) | [Specials/Packages](#) | [Cuisine](#) | [Things to do](#) | [Music Studio](#) | [Gift Ideas](#) | [Contact Us](#)

Churchill House Inn - Seth and Olya Hopkins, Innkeepers
3128 Forest Dale Road (VT Route 73 East) Brandon, Vermont 05733
Toll Free Reservations: (877) 248-7444 ~ Direct: (802) 247-3078

Addison
Rutland

Co.
Co.



1. Homesteads (Churchill House and Parkasy)
2. Mill House
3. Mill
4. Shop (Store) Foundation
5. EX-TING + OLD BARN
6. BRIST Mill SITE + OLD NEW m. 71 SITE
7. Fish Hatchery
8. Home SITE
9. Dams SITE
10. farmhouse

68.15 A(S)

BLOCK
1

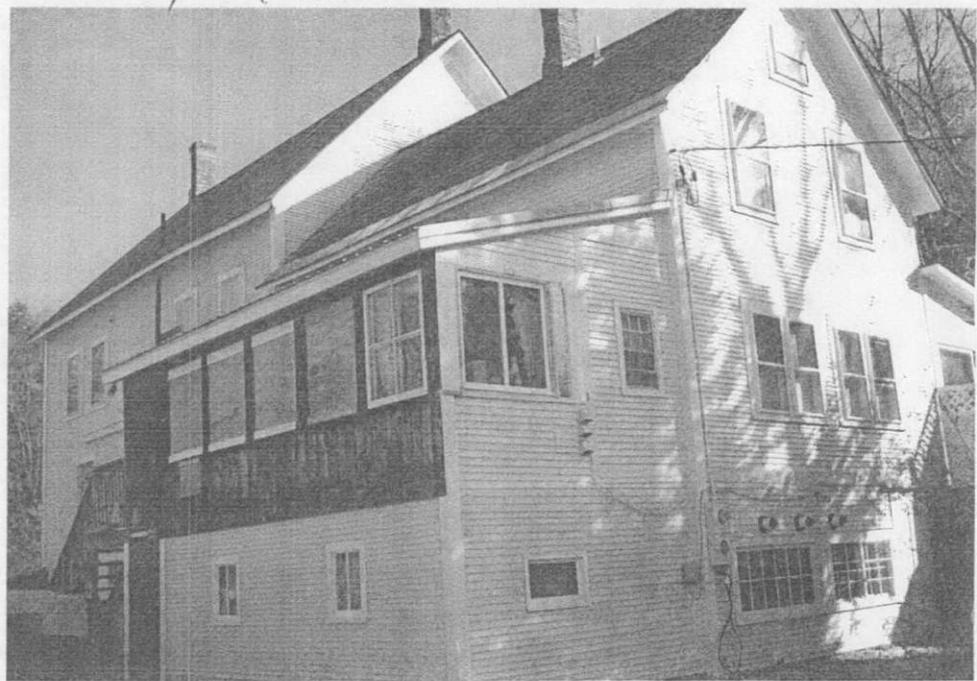
4-1-9.1
63 A



#1



Churchill House Inn ~~not~~ Family Homestead



NOT OURS NOW WILL GO TO THAT OWNERS

#2



mill House



mill House



mill House



mill House



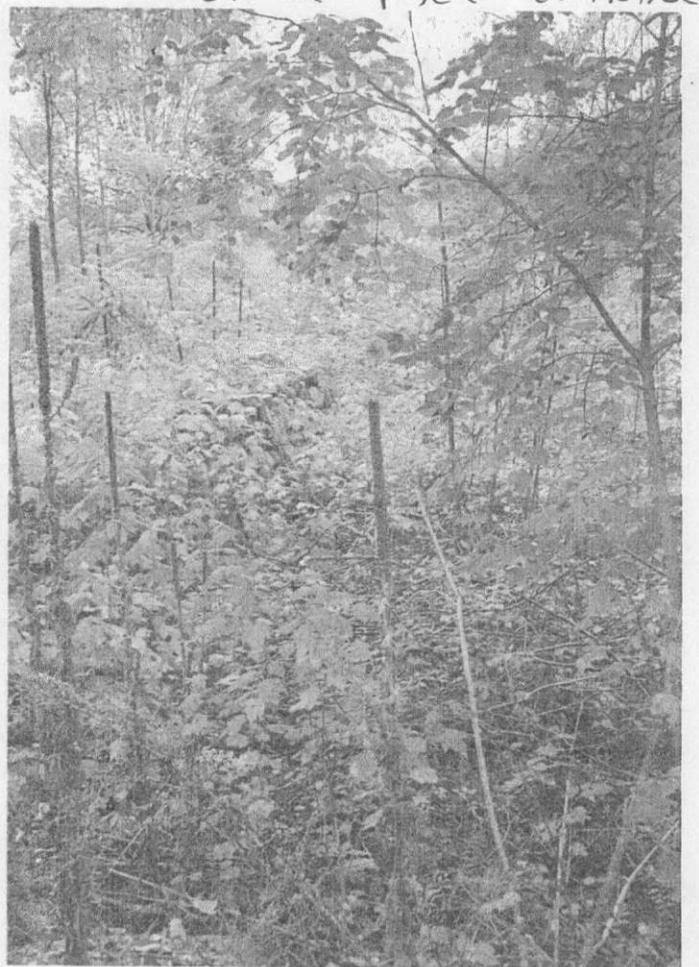
EXPOSED RACE



STONE RACE ENTRANCE



PART MILL FOUNDATION



MILL WALL

#3



3 Mill Foundation



4 BLACKSMITH FOUNDATION



9 DAM SITE ON WESHOBEE



3 ROCK PILE

1, 10, 15



House Barn Today

#4



Shop/Store House



mill pond



Shop/Store House Fall 1915 #4

5

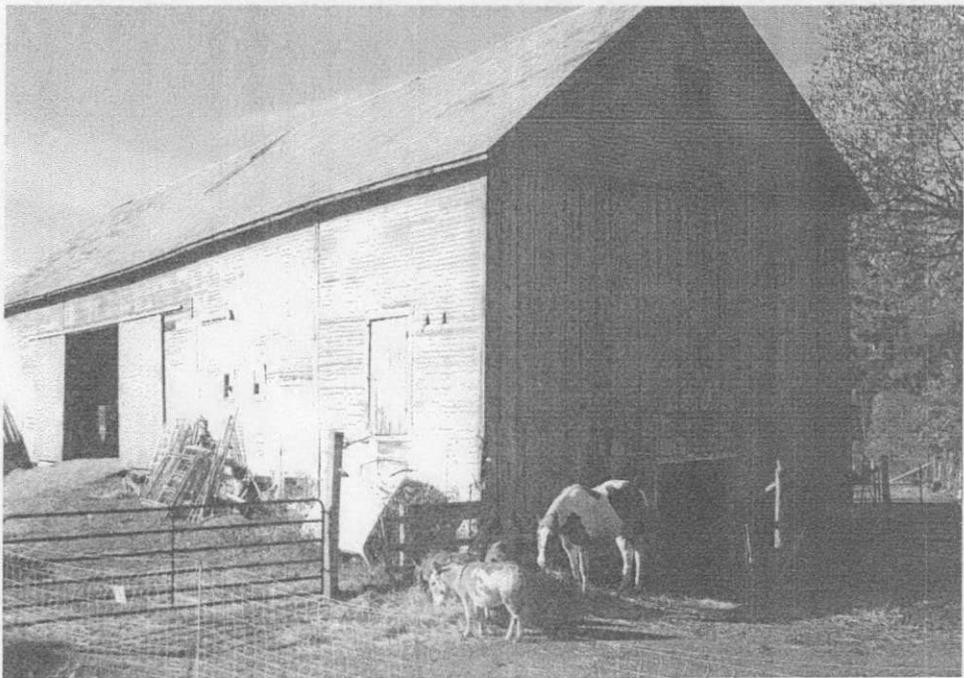


BARN

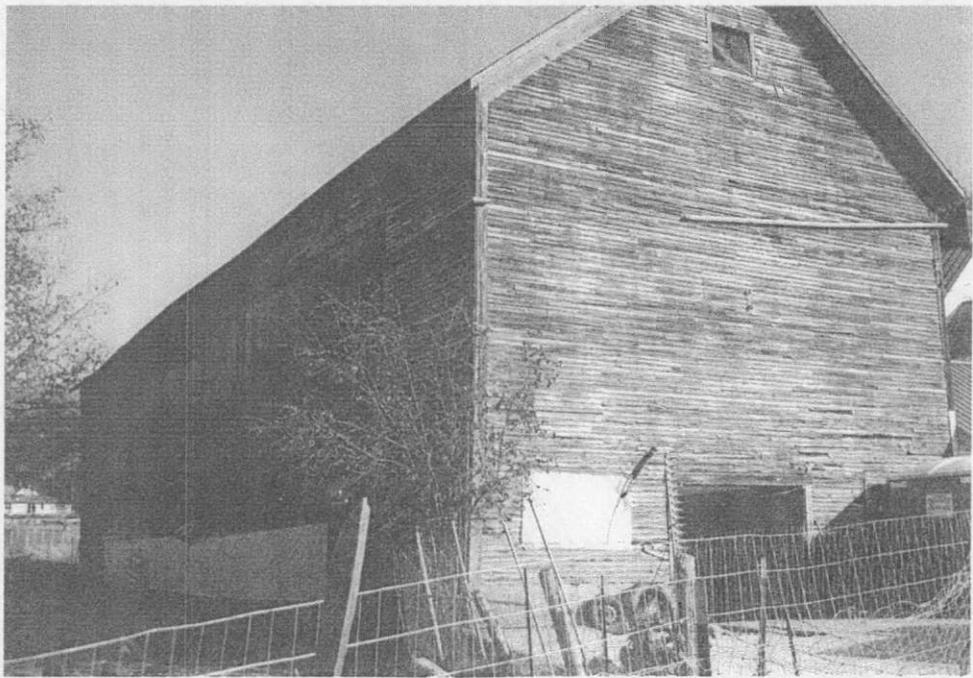
10



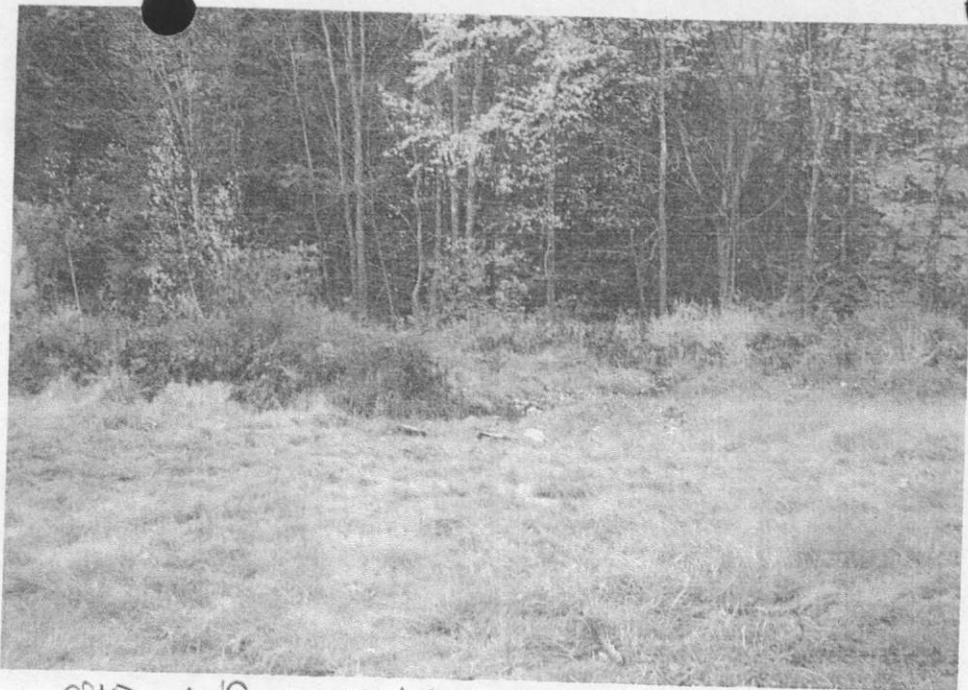
FARM HOUSE



BARN



BARN

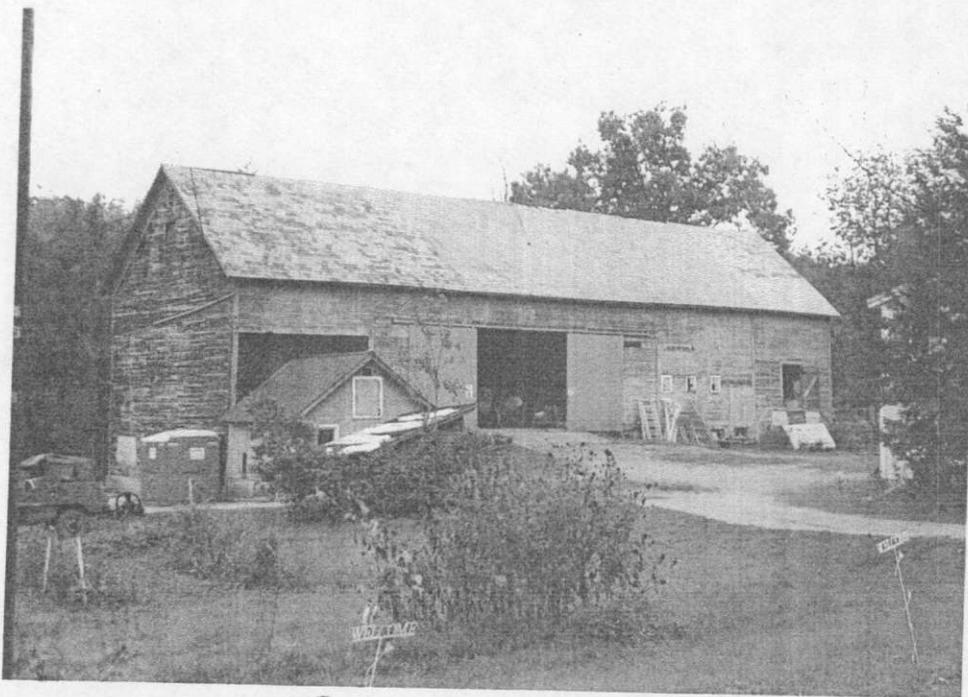


OLD NEW MILL SITE



#6

Grist Mill



BARN

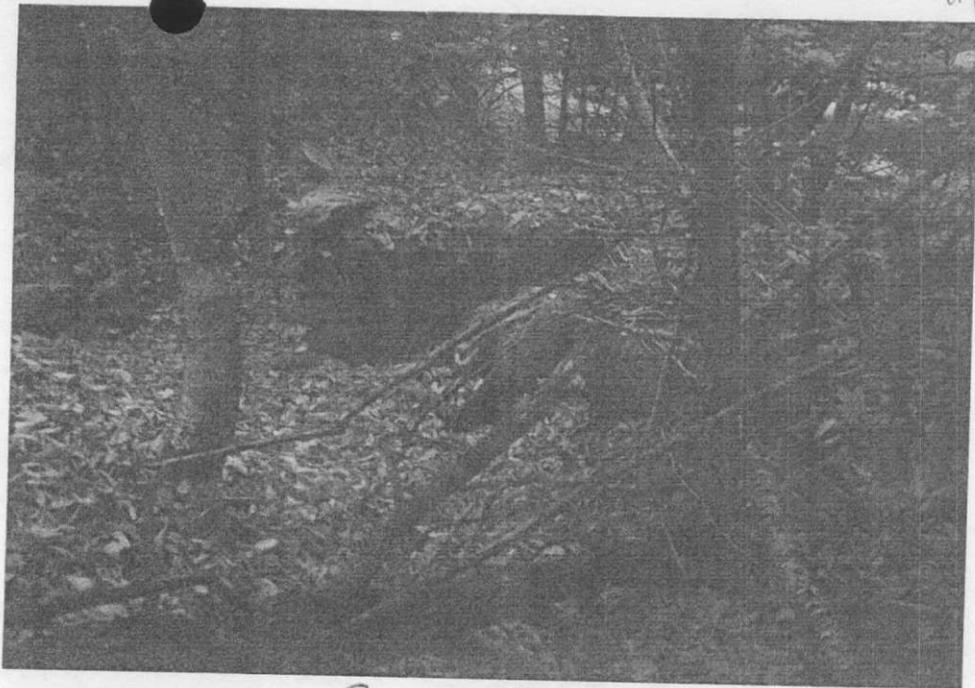
#5



#6

Grist Mill Site NEARBY

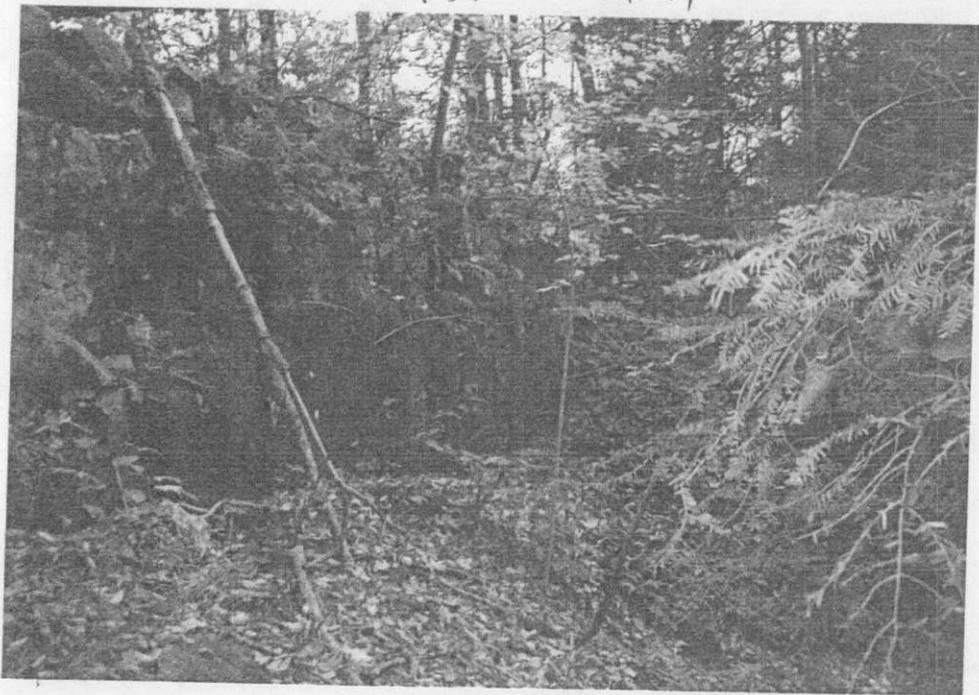
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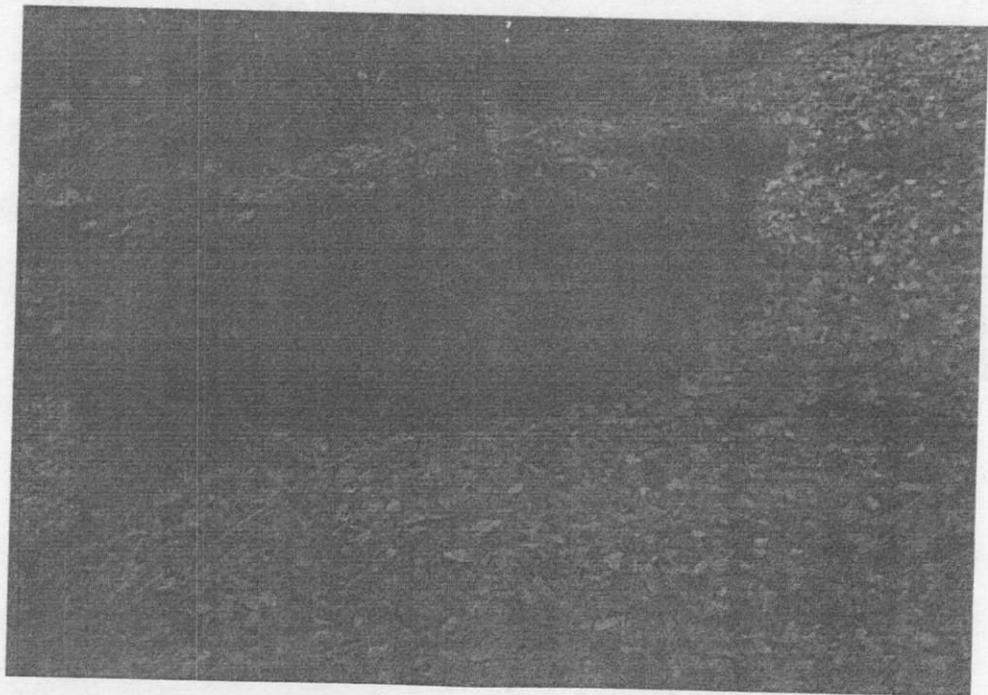
Grist M. 11



Grist M. 11



Grist M. 11



Grist M. 11

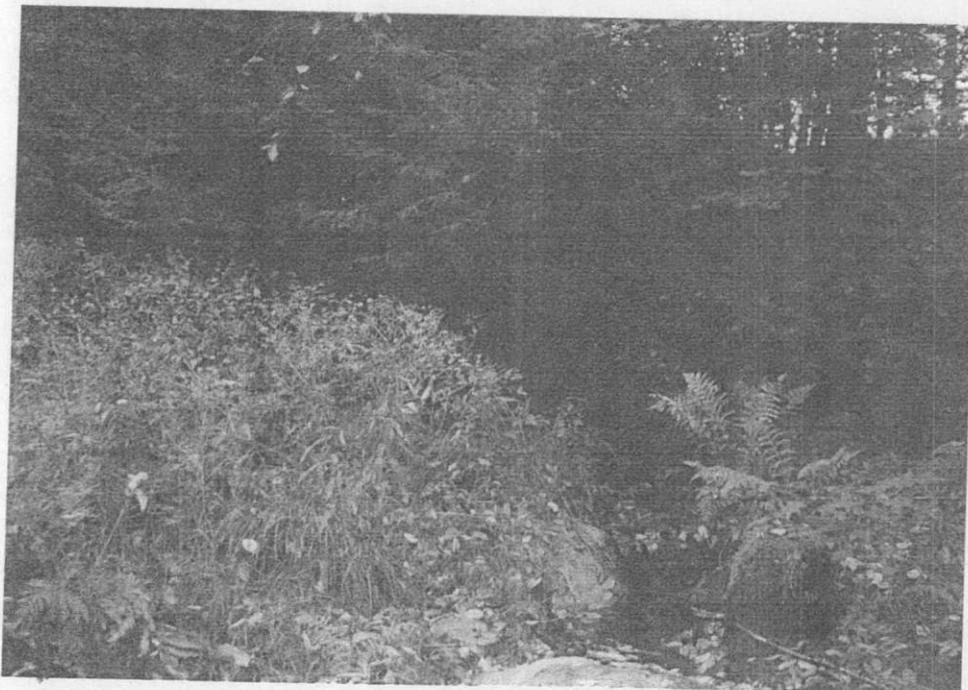
#6



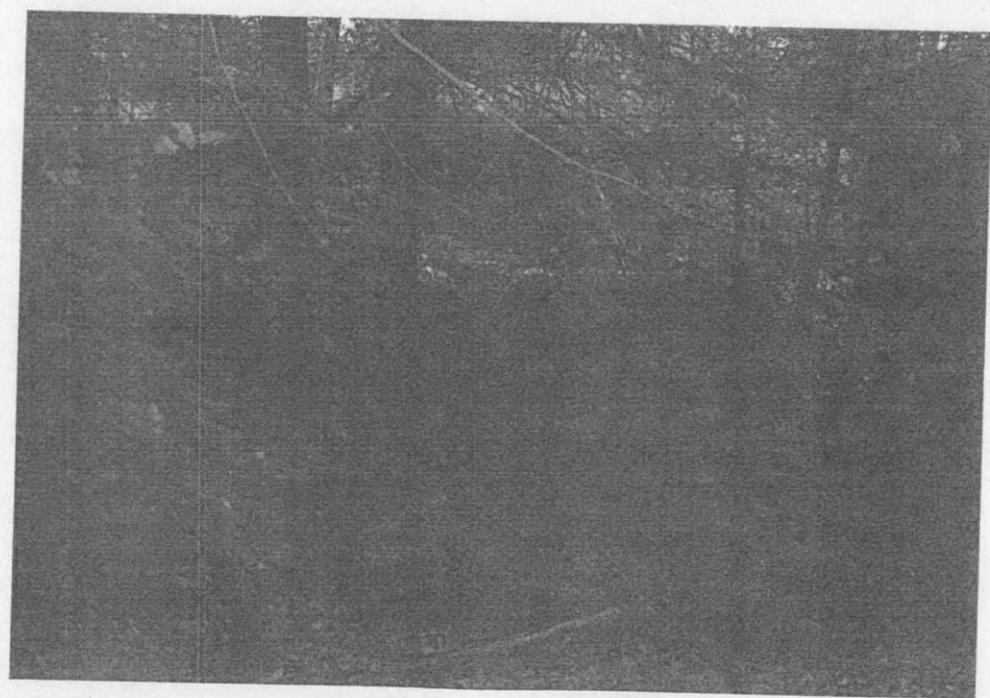
Grist mill



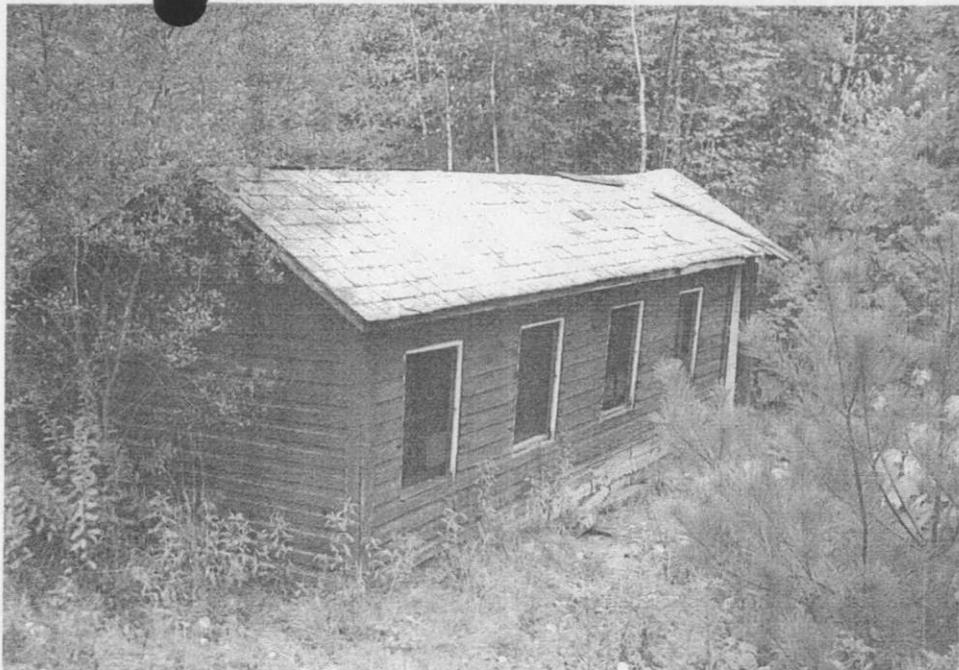
STONE BRIDGE



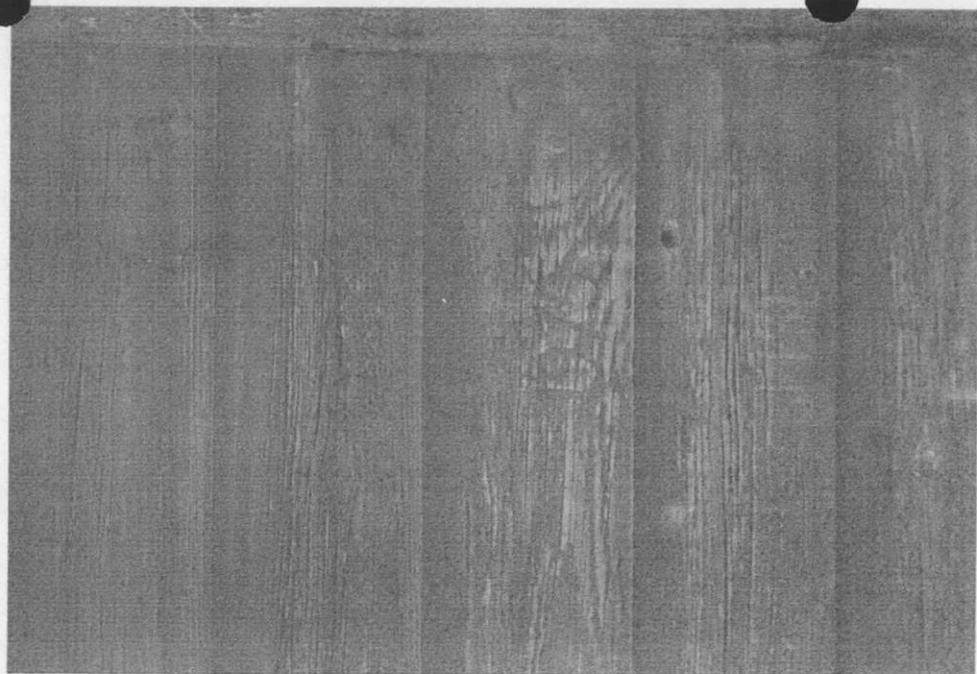
Grist mill



Grist mill



#7 FISH HATCHERY



#7 FISH HATCHERY DATES



#8 HOME SITE



#7.2 HATCHERY + MILL HOUSE



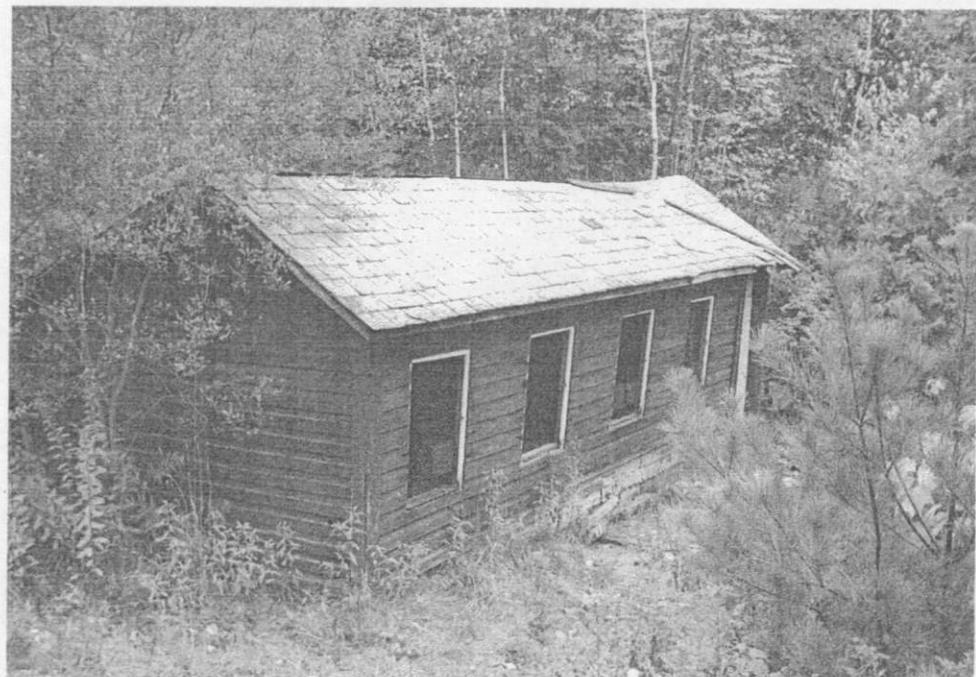
#8 ORIGINAL HOME SITE



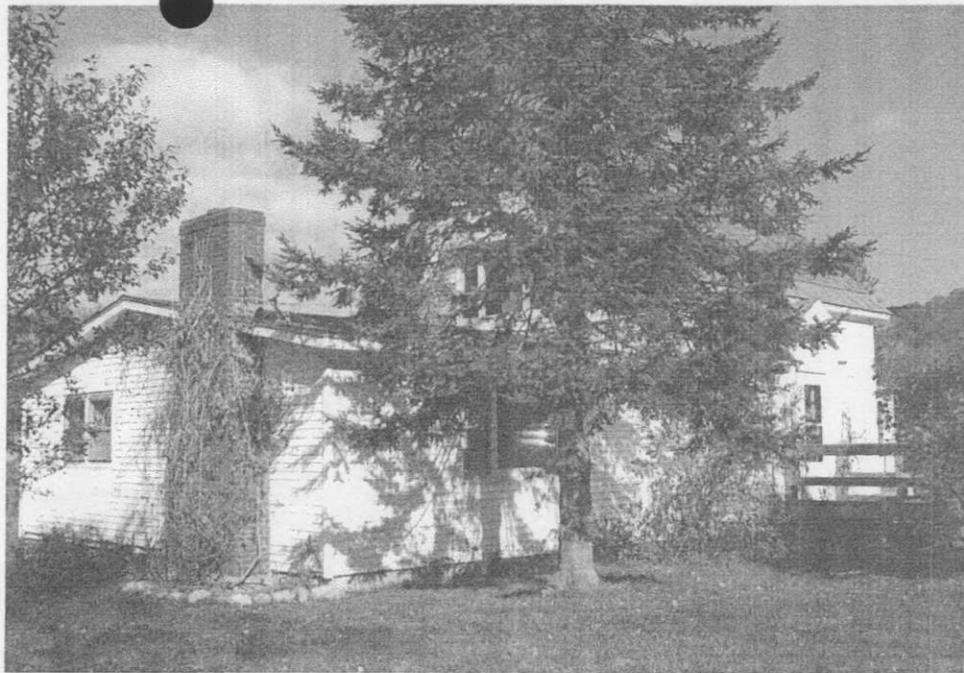
#7,2 HATCHERY + MILL HOUSE



#8 FIRST HOUSE SITE ?



#7 FISH FACTORY



FARM HOUSE



FARM HOUSE



FARM HOUSE

In 1803, Nathan H. Churchill was born in Chittenden, Vermont. He was the son of Caleb Churchill. Caleb and Nathan searched for land on a stream where a Saw Mill could be built. Nathan purchased land along the Neshobe river in the town of Brandon, Vermont.

Nathan built a small house by the stream where his son George H. was born. He built a three story Mill that was powered by water. He built a sturdy dam with logs from the Mill and a bulkhead to store water for power. A Saw for logs, a Slab saw, a Planer and a separate room for machinery with which Sleds, Clothes lines, Skis, Silo siding, 2 x 4's, Siding for houses and you name it were produced upon order. A Black Smith shop was built adjacent to the mill and then a house, the Mill House, erected for the Mill help. I tend to think, that family lived in the Mill House while the Home Place, a 14 room home with a Dance Hall on the third floor was being built. A big barn was then built and a small two bedroom home for Hired Man and family. I never saw the Grist Mill but there were always signs of it as grinding stones made from granite lay around the land.

A Trout Hatchery was built in a hollow near the Neshobe. Eggs were purchased from a Hatchery in Plymouth, Mass. And were picked up at the Railroad station in Brandon. My brother's, John, George and I had to pick the eggs for "bad eggs" in the freezing cold. As soon as we were big enough!

Caleb said that the mill was for profit, the hatchery paid the taxes and what farm there was, fed us and the help!

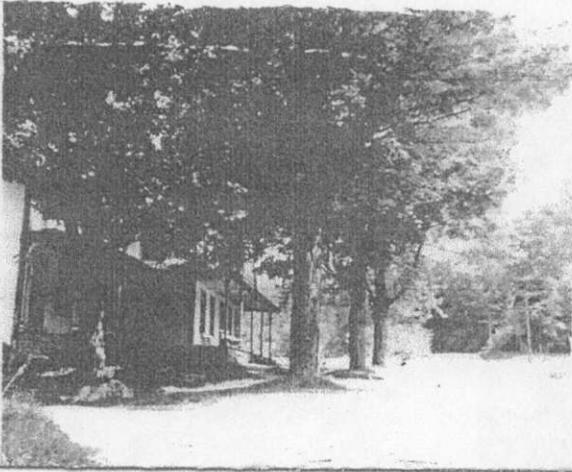
It would seem to me that Nathan was a hard working, successful man. I don't remember my grandfather George ever doing a day's work and he was always dressed to the 9's. He was around when 100lb. ice blocks were cut from the lake and drawn to the barn with two horses and a heavy sled. He was there when we cut and drew hay.

The Mill burned in 1949 and with it went my father Andrew Hawley's spirit. My mother's too. They had no fire insurance and it was devastating.

Son George being the oldest was given the land to work. It was always left to the oldest son. George decided to work the farm, and so it goes.

Tim, I could go on about how wine was made, apples dried on strings hung around the kitchen, carcasses hanging in the cellar all winter for out meat, but I don't think you want all that. If you want dates for the above, I can't honestly give them to you.

I miss the Home Place, I had a wonderful childhood! G. G.



CHURCH - II Home 2002



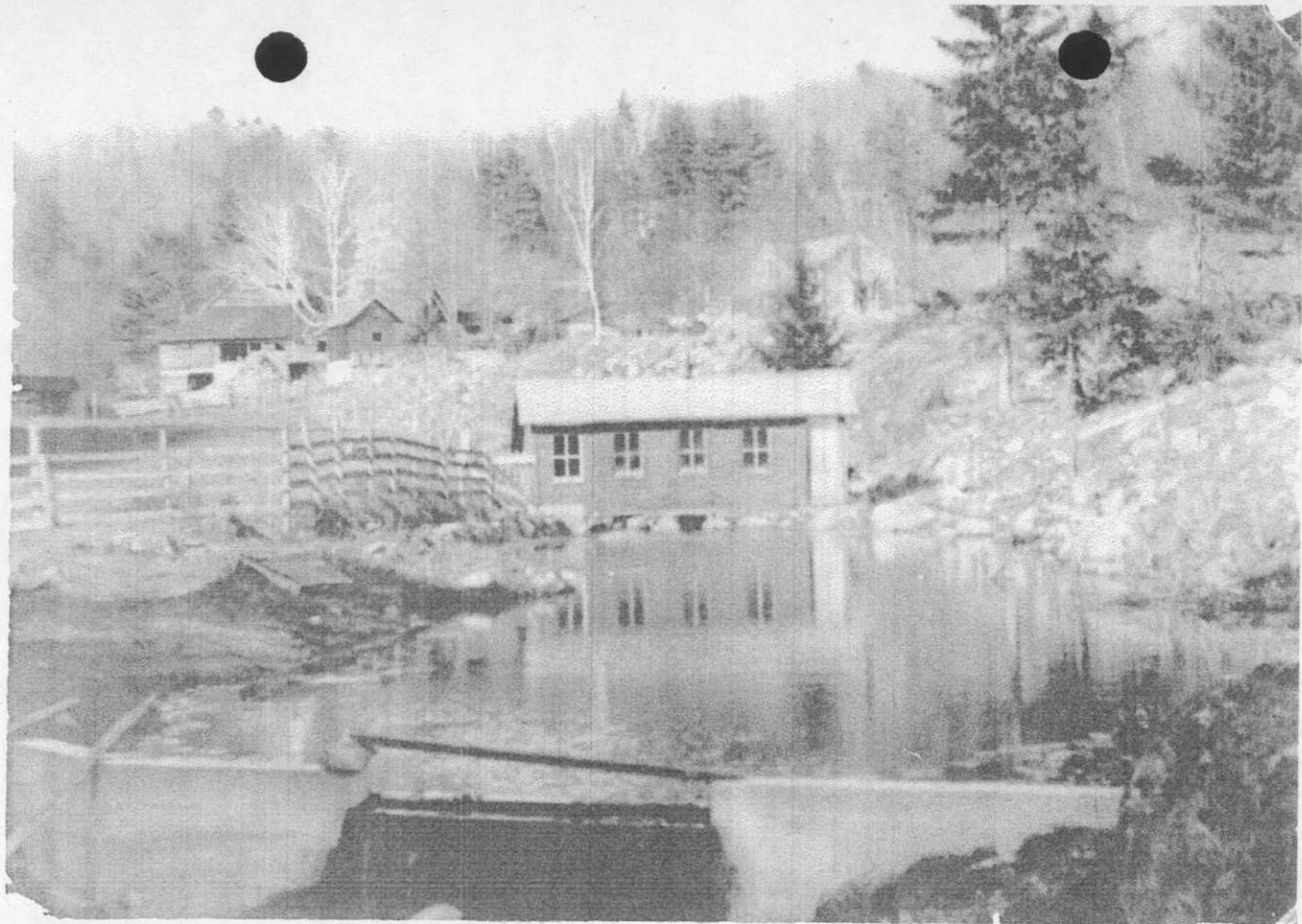
CHURCH - II Home 2002



CHURCH - II House 2002
BANK + Sew's Home (George Church II)



Mill House



HATCHERY
MILL HOUSE
MILL

BLACKSMITH SHOP

ORIGINAL SIZE PHOTO



RT 73 looking east
old shop (mowing store)
enlarged photo



George Herbert and family
did sleep in back room

Without doubt
you can place this
Cold-house -

— Ida —
Fred had an idea
that he was home here.
Was he? NO,

Back of Church Hill Home
Picture

90+

98 35. Hillside Farm Dairy Barn Albany 10,000'

97 54. Mantel Farm Barns Newfane 10,000'

96 12 Greensboro Barns Greensboro 10,000'

95 18. Racehorse Stable Barton 9,975'

95 24. Ellins Tavern Barn Peacham 10,000'

95 42. von Trapp Farm ^{Dam} Barn Waitzfield 10,000'

92. 13. Hawkins Barn Clarendon 10,000'

92 34. Ferry Watch Inn Barn Grand Isle 10,000'

90 ~~06~~ Calhoun Topsham 10,000'

96 29. Betty's Barn Richmond 10,000'

90 39. Stonecrest Farm Barn Hartford 5,241'

85 - 89

89	19. Harmon Noble Barn	Isla La Motte	8,375'
89	28. Blue Ledge Farm Barn	Leicester	9,800'
89	51. Alsop Barn	South Hero	7,575'
88	41. Baum Farm	Canaan	10,000'
88	52. Schreiber/Clay	West Windsor	10,000'
87	16. Locke Family Farm Barn	Waterville	10,000'
87	25. Beaver Meadow Farm	Shrewsbury	9,000'
87	49. Mosher Farm Barn	Chester	10,000'
87	64. La Bozza Barn	Mt. Holly	4,000'
			<hr/>
			179,966
			<hr/>
			183,966

85 26. Reed Farm Dairy Barn Coventry 10,000
193,966

80 - 84

84	23	Eddy Farm Corn Crib	Middlebury	<u>10,000</u>
				203,966
	45	Malshuk Barn	Irassburg	5,000
				(raise + 8,800 if funds become available)
				<u>208,966</u>

SECOND ALTERNATE	82	47	Timpae Farm Barn	Pittsfield	6,775
FIRST ALTERNATE	82	46	Brook Valley Farm	Hyde Park	10,000
	82	45	Malshuk Barn	Irassburg	8,800
	82	44	Lutes Farm	Roxbury	10,000
	82	08	Cota Farm Barn	Starksboro	10,000
FIRST ALTERNATE	82	17	Venture Farm Cob Barn	Richmond	10,000
	82	21	Altha Frnds Farm Barn	Thetford	10,000

80	09	La Ponderosa Chicken Barn	Roydton	10,000
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DIVISION FOR HISTORIC PRESERVATION
 FY08 - BARN PRESERVATION GRANT AWARDS

GRANT #	TOWN	COUNTY	PROJECT	COST	AWARD	
08-06	Topsham	Orange	Calhoun Dairy Barn	\$25,000	\$10,000	
08-12	Greensboro	Orleans	Greensboro Barn	\$25,300	\$10,000	
08-13	Clarendon	Rutland	Hawkins Barn	\$21,400	\$10,000	
08-16	Waterville	Lamoille	Locke Family Farm Horse Barn	\$25,875	\$10,000	
08-17	Richmond	Chittenden	Venture Farm Cob Barn	\$22,000		1st Alternate-\$10,000
08-18	Barton	Orleans	Racehorse Stable	\$19,950	\$9,975	
08-19	Ilse La Motte	Grand Isle	Harmon Noble Barn	\$16,650	\$8,375	
08-23	Middlebury	Addison	Eddy Farm Corn Crib	\$21,400	\$10,000	
08-24	Peacham	Caledonia	Elkins Tavern Barn	\$28,190	\$10,000	
08-25	Shrewsbury	Rutland	Beaver Meadow Farm Barn	\$18,691	\$9,000	
08-26	Coventry	Orleans	Reed Farm Dairy Barn	\$20,000	\$10,000	
08-28	Leicester	Addison	Blue Ledge Farm Barn	\$19,600	\$9,800	
08-29	Richmond	Chittenden	Betty's Barn	\$23,700	\$10,000	
08-34	Grand Isle	Grand Isle	Ferry Watch Inn Barn	\$22,880	\$10,000	
08-35	Albany	Orleans	Hillside Farm Dairy Barn	\$25,500	\$10,000	
08-39	Hartford	Windsor	Stonecrest Farm Barn	\$10,482	\$5,241	
08-41	Canaan	Essex	Baum Farm Carriage Barn	\$20,000	\$10,000	
08-42	Waitsfield	Washington	von Trapp Farm Dairy Barn	\$24,000	\$10,000	
08-45	Irasburg	Orleans	Malshuk Barn	\$17,650	\$5,000	Partial funding-\$3,800
08-46	Hyde Park	Lamoille	Brook Valley Farm	\$32,000		2nd Alternate-\$10,000
08-49	Chester	Windsor	Mosher Farm Barn	\$55,491	\$10,000	
08-51	South Hero	Grand Isle	Alsop Barn	\$15,150	\$7,575	
08-52	W. Windsor	Windsor	Schreibman/Clay Farm	\$40,000	\$10,000	
08-54	Newfane	Windham	Mantel Farm Barns	\$26,000	\$10,000	
08-64	Mount Holly	Rutland	LaBozza Barn (MHBPA)	\$8,000	\$4,000	
Total				\$584,909	\$208,966	

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Thursday, February 28th at 9:00 am in the Calvin Coolidge Conference Room, 6th Floor, National Life Building, National Life Drive, Montpelier, Vermont.

- | | |
|---|----------|
| I. Schedule Meeting Dates | 9:00 am |
| II. Minutes – January 11, 2008 | 9:10 am |
| III. New Business | |
| A. Distribution of 2009 Capital Construction Bill | 9:15 am |
| IV. Barn Grants Review | 9:30 am |
| Working Lunch | 12:00 pm |
| V. SHPO Report | 12:30 pm |
| VI. CLG Grant Approvals 2008 | 12:50 pm |
| IV. Barn Grants Review (continued) | |
| Expected Adjournment | 4:00 pm |



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

Minutes
February 28, 2008

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

Members Absent: Susan Hayward, Citizen Member

Staff Present: Nancy E. Boone, State Architectural Historian/DSHPO
Diane McInerney, Executive Assistant
Devin Colman, Historic Preservation Specialist
Judith Ehrlich, Director of Operations

Guest: Charley Burbank

The meeting was called to order by the Chair at 9:16 a.m. in the Calvin Coolidge Conference Room, 6th Floor, National Life Building, Montpelier.

I. Schedule Meeting Dates

Meetings were scheduled for Wednesday, March 19, 2008 in Montpelier or Burlington; Wednesday, April 16, 2008 location to be announced, and Friday, May 2, 2008 at the Annual Historic Preservation Conference in Brandon.

II. Minutes - January 11, 2008

In III. A, Glenn noted that it should read "in the style of Asher Benjamin" since it was not designed by Benjamin. Glenn moved to approve the minutes for the January 11, 2008 meeting and Peter seconded. The minutes were unanimously approved by the Council with minor corrections.

III. New Business

A. Distribution of 2009 Capital Construction Bill

Council members were presented copies of the Capital Budget which will be discussed at the March meeting. Included were a review sheet that noted projects that might affect historic and archeological sites, and a copy of the Memorandum of Understanding between the Division, the Advisory Council, and the Department of Buildings and General Services.

B. Other

George noted a controversy surrounding removal of a cemetery on private land in Windsor to make way for construction of a new house. Nancy noted that the Division does not have jurisdiction in the matter.

IV. Barn Grant Review

Council members received copies of the barn grant applications and pictures prior to the meeting. Nancy noted that there was a tremendous interest in the grant program this year with 64 applications totaling \$562,000.00 in requests for projects costing \$1,797,259. The Council has \$209,000.00 available to award – the \$180,000 legislative appropriation plus \$29,000 of funds recaptured from past grant projects that were canceled or came in under budget. Council members received a copy of the scoring criteria and Nancy presented a map of the geographic distribution for the projects. Council members were reminded to score projects with consistency. Prior to the meeting, Division staff had reviewed and scored the applications and recommended the 38 top scorers for the Council's consideration. Beth noted the worthiness of all projects, but said that limited funding would limit the project awards. Council members agreed that there is an urgent and growing need for resources and that the program is being overwhelmed by these needs. Glenn described the situation as "heartbreaking" for those farm families who will not be funded. Council members discussed effective and creative ways to address the funding issues and would like to take the opportunity to present their concerns at the Historic Preservation Conference. An "Adopt a Barn" project may be a consideration for those agricultural buildings that are in dire and immediate need.

Devin Colman gave a PowerPoint presentation on the grant applications and the Council members discussed and reviewed them. The members scored the 38 projects that the Division staff had recommended plus one, BG08-31. Beth abstained from voting on BG08-03 because she said she did not think that she could score it fairly given outside knowledge of the applicant. The other Council members did not see this as a conflict of interest requiring a recusal, but rather simply as an abstention. To make up for Beth's missing score on the project, Nancy averaged the remaining members' scores and inserted the average as the missing score.

The Council took a break midway through the Grants review to discuss other business.

V. SHPO Report

Commission on the Future of State Parks

At this time, Nancy Boone, Deputy State Historic Preservation Officer, discussed a draft letter to Win Smith, President of the Sugarbush Resort with the Council's comments to the Commission on the Future of state Parks. Council members felt that the importance of the economic value of parks as historic resources should also be mentioned in the letter. The members made several revisions and Nancy will send the final letter to Beth for her signature.

VI. CLG Grant Approvals 2008

The Council received a summary of the CLG Grant projects prior to the meeting. There is \$51,234 available to award, and \$29,838 in requests. Unallocated funds will be awarded in a subsequent CLG grant round. Peter moved to approve the four project applications and David seconded. Nancy noted the staff request for a condition on the Warren Town Hall project – that the Division approve final plans for the design of accessibility and code improvements at the Warren Town Hall. The Council unanimously approved of the four projects with the condition on the Warren Town Hall project.

2008 Certified Local Government Grant Awards

Grant #	Community	Project	Request	Match	TPC
VT-08-010	Burlington	Church Street Historic District	3,000	2,000	5,000
VT-08-011	Montpelier	Phase II National Register Survey Completion	11,422	7,615	19,039
VT-08-012	Rockingham	Basic Program Book Reprinting	5,416	3,611	9,027
VT-08-013	MRPD Warren	Warren Town Hall Accessibility	10,000	12,212	22,212
		Total Funds Requested	\$29,838.00		
		Total Allocated Funds	\$51,234.00		
		Remaining Available Funds	\$21,396.00		

IV. Barn Grant Review, continued

After all grant applications were scored, Nancy compiled a list of top scoring projects. Starting with the top score and working down, projects were awarded grants until all allocated funds were used, leaving one project with a partial amount (total amount will be granted if funding becomes

available). The Council then chose 2 of the 5 projects with the next lower point score as first and second alternates if any of the awarded projects decline and additional funding becomes available for reallocation. They considered geographic distribution points, decided that they were not appropriate to award to any of the 5, and polled themselves to choose 2 among the 5.

David ^{moved} ~~motioned~~ that the agricultural buildings funded were eligible for listing on the National Register and Peter seconded. Council members unanimously approved of these agricultural buildings being eligible for listing on the National Register.

George moved to approve funding as listed, including the partial funding of the Malshuk Barn, BG08-45 with full funding if money becomes available. Ron seconded. Council members unanimously approved the projects as listed below.

**DIVISION FOR HISTORIC PRESERVATION
FY08 - BARN PRESERVATION GRANT AWARDS**

GRANT #	TOWN	COUNTY	PROJECT	COST	AWARD
08-06	Topsham	Orange	Calhoun Dairy Barn	\$25,000	\$10,000
08-12	Greensboro	Orleans	Greensboro Barn	\$25,300	\$10,000
08-13	Clarendon	Rutland	Hawkins Barn	\$21,400	\$10,000
08-16	Waterville	Lamoille	Locke Family Farm Horse Barn	\$25,875	\$10,000
08-17	Richmond	Chittenden	Venture Farm Cob Barn	\$22,000	1 st alternate
08-18	Barton	Orleans	Racehorse Stable	\$19,950	\$9,975
08-19	Isle La Motte	Grand Isle	Harmon Noble Barn	\$16,650	\$8,375
08-23	Middlebury	Addison	Eddy Farm Corn Crib	\$21,400	\$10,000
08-24	Peacham	Caledonia	Elkins Tavern Barn	\$28,190	\$10,000
08-25	Shrewsbury	Rutland	Beaver Meadow Farm Barn	\$18,691	\$9,000
08-26	Coventry	Orleans	Reed Farm Dairy Barn	\$20,000	\$10,000
08-28	Leicester	Addison	Blue Ledge Farm Barn	\$19,600	\$9,800
08-29	Richmond	Chittenden	Betty's Barn	\$23,700	\$10,000
08-34	Grand Isle	Grand Isle	Ferry Watch Inn Barn	\$22,880	\$10,000
08-35	Albany	Orleans	Hillside Farm Dairy Barn	\$25,500	\$10,000
08-39	Hartford	Windsor	Stonecrest Farm Barn	\$10,482	\$5,241
08-41	Canaan	Essex	Baum Farm Carriage Barn	\$20,000	\$10,000
08-42	Waitsfield	Washington	von Trapp Farm Dairy Barn	\$24,000	\$10,000
08-45	Irasburg	Orleans	Malshuk Barn	\$17,650	Partial funding \$3,800
08-46	Hyde Park	Lamoille	Brook Valley Farm	\$32,000	2 nd alternate
08-49	Chester	Windsor	Mosher Farm Barn	\$55,491	\$10,000
08-51	South Hero	Grand Isle	Alsop Barn	\$15,150	\$7,575
08-52	W. Windsor	Windsor	Schreibman/Clay Farm	\$40,000	\$10,000
08-54	Newfane	Windham	Mantel Farm Barns	\$26,000	\$10,000
08-64	Mount Holly	Rutland	LaBozza Barn (MHBPA)	\$8,000	\$4,000
Total				\$584,909	\$208,966

Nancy distributed a summary of the Barn Census that is scheduled to kick-off in spring of 2008, and noted that she is still looking for sources to fund the grant match. Council members discussed a wrap-up celebration in the fall of 2009 where concerned individuals can share ideas on what to do next about the restoration of agricultural buildings since they are important to the economy of agriculture as well as tourism in the state of Vermont.

The meeting was adjourned at 3:02 pm

Respectfully submitted, Diane McNerney

Win Smith

President

Sugarbush Resort

1840 Sugarbush Access Road

Warren, Vermont 05674

Re: Commission on the Future of State Parks

Dear Mr. Smith:

We were very pleased that the Governor created the Commission on the Future of State Parks to ensure that the Parks have a strong future. The Parks are historic treasures as well as recreational resources. As the body charged with advising the Governor on matters related to historic and archeological resources, the Vermont Advisory Council on Historic Preservation would like to offer some comments for consideration by the Commission.

As you know, development of the Vermont State Parks system received a great boost in the 1930's with the work of the Civilian Conservation Corps (CCC). The significance of the architectural legacy of the CCC in Vermont was recognized by the recent nomination of the CCC-era Parks to the National Register of Historic Places in celebration of the 75th anniversary of the Parks system. It was a joint project of Forest, Parks and Recreation (FPR), the Division for Historic Preservation and the Graduate Program in Historic Preservation at UVM. From log lean-to's to rustic Moderne bathhouses (at Crystal Lake), the Parks contain structures of significant historic value. And the landscapes which surround them are often also historic and worthy of preservation. The Parks lands also contain historic buildings that pre-date development of the Parks, and sometimes pose challenges for integration and productive use for park purposes. Historic structures provide an opportunity to convey the heritage value of the Parks.

A number of the Vermont State-Owned Historic Sites, which are operated by the Division for Historic Preservation, are located near a Vermont State Park. Many visitors to the State Parks also visit the Historic Sites while staying at a Park. Throughout the season a park staff member will come to one of the historic sites to conduct a public program on nature and the environment and a staff member from a historic site will conduct a program at a park. Last summer, the Division hosted a highly successful public archeological investigation of an early French settlement area now contained within DAR State Park. At times the Division has joined together for joint purchases of picnic tables to obtain a reduced cost. They also have a reduced reciprocal ticket to support each other and encourage cross visitation. The June Vermont Day weekend event offers an opportunity

for people to visit a park or a historic site early in the season at no charge. This results in great publicity, a better understanding what we have available in our state, and after experiencing the park or historic site people return to visit throughout the summer and fall.

Under 22 VSA 14, the Advisory Council reviews and comments on proposed state-funded projects that may adversely affect historic and archeological resources. The goal is a dialog between project sponsors and the Council to find ways to fulfill the sponsor's program needs while avoiding adverse effects to historic resources. We welcome opportunities to help solve shared issues on historic buildings in the Parks so that they may be restored and used. We have had several productive dialogs with FPR in recent years and appreciate their thoughtful commitment to protecting the heritage of the parks. One recent example is a proposed workshop on log structure repair that FPR is planning with experts from the National Park Service.

Many of the Parks' log CCC structures are at a critical juncture - they must be repaired now or be lost forever. Significant investment is needed to protect and enhance the significant historic buildings and structures in the Parks so that they may be enjoyed by generations to come. We urge the Commission to recommend substantial and sustained investment in the historic infrastructure of the Parks. They are a treasure for Vermonters and visitors alike. We would be pleased to offer additional testimony to the Commission if you would like. Just let us know.

Thank you for your consideration and for your work in preserving Vermont's historic State Parks.

Sincerely,

Elizabeth Boepple

Chair

Vermont Advisory Council on Historic Preservation

cc: Jonathan Wood, Commissioner, Department of Forests, Parks and Recreation

Craig Whipple, Director of Vermont State Parks

Tom Hark, Director, Vermont Youth Conservation Corps

MEMORANDUM OF UNDERSTANDING

**Between the
AGENCY OF ADMINISTRATION, BY AND THROUGH THE VERMONT DEPARTMENT OF
BUILDINGS AND GENERAL SERVICES**

and the

**AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT, BY AND
THROUGH THE DIVISION FOR HISTORIC PRESERVATION**

and the

VERMONT ADVISORY COUNCIL ON HISTORIC PRESERVATION

This MEMORANDUM OF UNDERSTANDING (this "MOU") is made this 27th day of February, 2006 by and between the Agency of Administration, by and through the Vermont Department of Buildings and General Services ("BGS"); the Agency of Commerce and Community Development, by and through the Division for Historic Preservation ("Division"); and the Vermont Advisory Council on Historic Preservation ("Advisory Council").

WHEREAS, BGS is the steward of some of Vermont's most important historic buildings and archeologically sensitive lands and has been a leader in model historic preservation projects;

WHEREAS, the State of Vermont is committed to providing government services in historic buildings and in downtowns, and it is likely that BGS will continue to undertake projects on important historic buildings and in historic downtowns;

WHEREAS, the Vermont Historic Preservation Act, 22 VSA §§ 701 *et seq.*, directs the heads of state agencies and departments to consult with the Advisory Council before funding or otherwise authorizing projects that may adversely affect historic buildings and archeological sites that are listed on the State Register of Historic Places;

WHEREAS, the Vermont Historic Preservation Act also directs state agencies and departments to consult with the Advisory Council before demolishing, altering, conveying, or leasing historic buildings and archeological sites that are listed on, or potentially eligible for, the State Register of Historic Places;

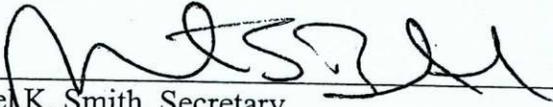
WHEREAS, the Vermont Historic Preservation Act also directs state agencies and departments to preserve their buildings in a manner compatible with preservation objectives and which does not result in unreasonable economic burden to the public interest; and

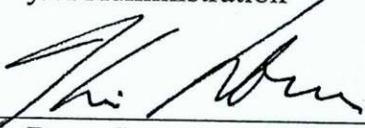
WHEREAS, the Advisory Council has delegated the review of BGS projects to the Division for projects that will not adversely affect historic buildings and archeological sites;

NOW, THEREFORE, BGS, the Division, and the Advisory Council wish to cooperate to expedite project reviews in an effort to promote efficient and appropriate use of state funds and to satisfy the requirements of the Vermont Historic Preservation Act according to the following Protocol.

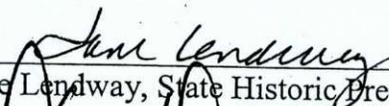
1. The Division shall review BGS projects that may impact historic buildings and archeological sites, and shall respond to BGS requests for project review within 30 days of receipt of complete information, as identified in Appendix A.
2. Maintenance activities that are unlikely to adversely affect historic buildings and archeological sites, as described in Appendix B, shall be exempt from review.
3. If a project may have an adverse effect on historic buildings and/or archeological sites, BGS shall consult the Advisory Council. The Advisory Council shall respond to BGS requests for review and comment by scheduling reviews at the next available Council meeting.
4. BGS shall consult with the Division in the early planning stages of major projects that involve state-owned historic buildings of high significance, as defined in Appendix C.
5. BGS shall provide the Division with a list of state-owned buildings under its jurisdiction and the Division shall provide information on the historic status of those buildings. Said list shall be attached as Appendix D when it is made available.
6. BGS shall consult with the Advisory Council and the Division prior to the sale or lease of state-owned properties that are listed or eligible for listing on the State Register of Historic Places.
7. BGS shall require that BGS-administered grant projects involving historic buildings meet the Secretary of the Interior's Standards for Rehabilitation. BGS may request technical assistance from the Division in evaluating whether potential grant projects meet the Secretary's Standards.
8. BGS shall provide its 5-year capital improvement plan to the Advisory Council as soon as it is available at the beginning of each calendar year, meet with the Advisory Council to discuss the plan, and take into consideration the Advisory Council's comments on projects included in the plan.
9. The Division shall provide technical training to BGS staff on topics requested by BGS.
10. BGS shall either avoid disturbance of archeological sites in its projects or undertake appropriate studies to identify, evaluate and recover such archeological sites if they cannot be avoided, in accordance with the Guidelines for Conducting Archeology in Vermont.
11. The Division shall provide BGS with GIS archeological sensitivity maps when completed.

12. The Division shall give BGS CD copies of the Vermont Historic Sites and Structures Survey.

Signed:  Date: 3-16-06
Michael K. Smith, Secretary
Agency of Administration

Signed:  Date: 3-7-06
Kevin Dorn, Secretary
Agency of Commerce and Community Development

Signed:  Date: 2/27/06
Tasha Wallis, Commissioner
Department of Buildings and General Services

Signed:  Date: Feb. 27, 2006
Jane Lendway, State Historic Preservation Officer

Signed:  Date: 2/27/06
David Donath, Chair
Vermont Advisory Council on Historic Preservation

Appendix A

Information Needed for Project Reviews

When requesting review of a proposed project or action, the Department of Buildings and General Services ("BGS") will provide the following information to the Division for Historic Preservation ("Division") and Vermont Advisory Council on Historic Preservation ("Advisory Council"). If the Division determines that the information provided is incomplete, it may request that BGS gather additional information.

If it is unclear whether a building is historic or whether an area is archeologically sensitive, BGS is encouraged to consult the Division on that question first, by submitting the information in paragraph 3 below, before submitting detailed information on the proposed project. BGS may also consult the Division on potential historic buildings or archeologically sensitive lands that BGS is considering acquiring.

BGS will provide 10 copies to the Advisory Council when submitting project information for review at an Advisory Council meeting.

BGS will provide the following information:

Information on Building(s), Historic District(s), Recorded Archeological Site(s), and Archeologically Sensitive Lands

1. A copy of the State Register, National Register, or Vermont Archeological Inventory (VAI) form for the property if one exists. BGS may request the copy from the Division.
2. If the project may affect parts of the historic property not described on the form (i.e. the back, outbuildings, the interior, or adjacent properties), provide color photographs or digital images of those areas.
3. If the project involves a building 50 years old or older and/or a vacant piece of land that are not already listed on one of the inventories noted in paragraph 1 above, provide:
 - a. a locator map (USGS topographic map or Geographic Information System (GIS) map layer if available);
 - b. color photographs or digital images of the building(s), area, and/or surrounding historic district;
 - c. information about the social and cultural history of the property or district;
 - d. a brief discussion of relevant historic contexts; and
 - e. information about any prior ground disturbance, if new construction is proposed.

Information on Proposed Projects

4. A site plan or sketch map of the project area showing all buildings and structures (existing and proposed), natural features, roads, etc.
5. A brief description of the proposed project and how it may affect properties that are listed on the State or National Registers or potentially of historical, architectural, archeological or cultural significance.
6. If applicable, architectural plans.
7. A brief description of the project's public benefit.
8. A statement of whether or not the proposed project has the potential to include Federal funds, loans, permits, or license, or if it will require an Act 250 permit.
9. If applicable, a description of any anticipated adverse effects on historic or archeological properties.
10. If BGS is proposing to rehabilitate an historic property in a manner that will adversely affect its historic character, provide an economic analysis comparing what is proposed to alternatives that would have less of an adverse effect.
11. If applicable, an explanation of how the adverse effect will be mitigated.

Appendix B

Exempt Activities

The following treatments will not require review by the Division for Historic Preservation ("Division") or the Vermont Advisory Council on Historic Preservation ("Advisory Council"):

1. **Non-Historic Buildings and Structures.** Demolition and rehabilitation of non-historic buildings and structures, i.e. those less than 50 years old, except when a proposed addition to an existing building or structure may impact a surrounding historic district. New construction is not an exempt activity.
2. **Mechanical Systems.** Repair, replacement and installation of the following systems provided that such work does not affect the exterior or require the installation of new ducts through the interior: electrical work; plumbing pipes and fixtures; heating system improvements; installation of fire and smoke detectors; ventilation systems; and bathroom improvements where work is contained within the existing bathroom.
3. **Exterior painting.** Repainting of exterior surfaces provided that destructive surface preparation treatments, including, but not limited to waterblasting, sandblasting and chemical cleaning are not used. Scraping, sanding, chemical or low-heat stripping, if appropriate, do not need review.
4. **Exterior Repairs.** Repair or partial replacement of porches, cornices, exterior siding, balustrades, stairs, or other trim when repair or replacement is done in-kind to closely match existing material and form.
5. **Windows.** Caulking, weatherstripping, reglazing and repainting of windows, installation of new window jambs or jamb liners, repair, replacement or installation of storm windows (exterior, interior, metal or wood) provided they match the historic shape and size of the historic prime windows and that the meeting rail coincides with that of the prime window. Color should match trim, if possible.
6. **Roof Repair.** Roof repair or replacement of historic roofing with material which closely matches the existing material and form. Cement asbestos shingles may be replaced with asphalt shingles. When repairing or replacing existing asphalt shingle, sheet metal or rolled roofing, corrugated fiberglass roofing is not appropriate.
7. **Gutters.** Repair, replacement or installation of gutters and downspouts.

8. **Insulation.** Insulation in ceilings and attic and basement spaces provided it is installed with appropriate vapor barriers. Wall insulation is not an exempt activity and requires review.
9. **Interior Surfaces (floors, walls, ceilings).** Repainting, refinishing, repapering, replacing sheetrock with sheetrock, replacing failing asbestos-containing plaster with plaster or sheetrock, laying carpet or sheet flooring, or replacement of suspended ceiling tile.
10. **Interior Trim.** Repairing and retaining significant interior historic trim including doors, baseboards, chair rails, wainscoting, paneling, cornice trim, fireplace mantels, stair balusters, newel posts, window and door casings and other decorative features or replacement of non-significant flat stock trim.
11. **Site Improvements.** Repair or replacement of existing roads, driveways, sidewalks, and curbs, provided that repairs are done with like material, and there are only minimal changes in dimension or configuration of these features. Repair or replacement of fencing when work is done in-kind to closely match existing material and form.
12. **Interior Floor Plan.** Removal or alteration of non-historic interior walls.
13. **Underground Utilities.** Repair or replacement of water, gas, storm, oil, electric, telecommunications, and sewer lines if it occurs in or adjacent to the original trench.
14. **Handicapped Access Ramps.** Graded ground paths that provide access to a building.
15. **Lead Paint Abatement.** Interior lead paint abatement when it is limited to washing, scraping and repainting, wallpapering, and chemical stripping of lead-painted surfaces, installation of new window jambs or jamb liners, installation of metal panning in window wells, and replacement of non-significant flat stock trim. Exterior lead paint abatement that includes scraping and repainting of exterior wood and masonry surfaces.
16. **Asbestos Abatement.** Necessary removal of asbestos provided it does not involve the removal of contributing historic elements.
17. **Shallow Ground Disturbance.** Removal or disturbance of soil to a depth of six (6) inches or less, over 100 square feet or less.

18. **Plantings.** Planting of grass, shrubs, bushes and trees.
19. **Previously Disturbed Land.** Previously disturbed land as evaluated and documented by a qualified archeological professional, or engineer provided earlier as-built plans are available to demonstrate disturbance.
20. **Test Holes and Wells.** Test borings, well drilling and perc tests that do not require a temporary or permanent new access road to a site.
21. **Generators.** Temporary installation of generators, and permanent installation of generators that are placed inside existing buildings or that occupy an area under 50 square feet behind the building they serve.

Appendix C

State-owned Historic Buildings of High Significance

State House, Montpelier

Capital Complex, Montpelier

Redstone, Montpelier

Historic Courthouses*

Waterbury State Hospital Complex, Waterbury

Weeks School, Vergennes

Public Safety and Training Facility, Pittsford

University of Vermont campus, Burlington

Fort Ethan Allen, Colchester

Vermont History Center, Barre*

Historic State Park Complexes

Historic Buildings at State Colleges

State Prison Farm, Windsor

* The State of Vermont may not hold title to these buildings, but BGS generally administers state-funded construction projects on these properties.

VERMONT BARN CENSUS

A Project of the Vermont Division for Historic Preservation, Preservation Trust of Vermont, Save Vermont Barns, UVM Graduate Program in Historic Preservation, and the Preservation Education Institute

How many barns are there in Vermont? What kind of condition are they in? Are we losing significant numbers each year? What can be done to preserve these icons of our history and landscape? The goal of the Vermont Barn Census is to carry out, for the first time, a state-wide census of Vermont's barns that will lay the foundation for further efforts to preserve them. The Favrot Fund grant request would fund a key part of the project - development of the web interface that will receive information about the barns, serve it up to the public on the web, and showcase information and ideas about barn preservation.

The project will recruit volunteers in all of Vermont's 251 towns to identify barns and other agricultural outbuildings in their communities. The project will develop a web-based barn form that volunteers will use to record basic information about the barns as well as a photo. The Division and the University of Vermont will receive the forms via the internet and compile them in a GIS (Geographic Information System) mapping database. People will be able to access the database on the web and use it to learn about barns in their community and across the state.

The Barn Census will occur mainly over several highly publicized weekends in the spring and fall of 2008 and 2009. Students from elementary to high school will be welcomed to participate. Volunteers will take a photo and some notes about barn features, history, use and condition in the field, and then submit the data over the web. Local coordinators will help organize and support teams of volunteers who will be recognizable by their Barn Census logo T-shirts. People can survey one barn or many. A kickoff conference will be held in the spring of 2008, and a wrap-up celebration in the fall of 2009. Following the announcement of the Preserve America grant for the project, we have already heard from hundreds of people who want to participate.

The project is the initiative of a group of partners concerned with the disappearance of Vermont's agricultural heritage: Vermont Division for Historic Preservation; Preservation Trust of Vermont; Mt. Holly Barn Preservation Association; UVM Graduate Program in Historic Preservation; the Vermont Housing and Conservation Board; and the Preservation Education Institute. We expect to identify over 5,000 barns in the Barn Census.

We are starting a mailing list and will keep you informed. Please e-mail debra.sayers@state.vt.us to get on the mailing list for the Vermont Barn Census. You can also check the Division for Historic Preservation's website at www.historicvermont.org and the Mt. Holly Barn Preservation Association website at www.savevermontbarns.org.

TO: Advisory Council for Historic Preservation

2008 CLG Grant Requests Summaries

These applications were reviewed by DHP staff for your consideration and approval. There will be a second round of applications to deplete the remainder of appropriations.

Burlington – Church Street Historic District (VT-08-010): Grant funds will be used to hire a consultant to complete the 2003 National Register Nomination for the Church Street Historic District with updates and probable revision due to the lapse in time.

Request 3,000.00
Match 2,000.11
Total \$5,000.11

Montpelier – Phase II (VT-08-011): Grant funds will be used to hire a consultant to complete the 1978/1989 Montpelier Historic District National Register nomination with updates, re-mapping, and a minor boundary increase.

Request 11,585.00
Match 7,860.05
Total \$19,445.05

Rockingham – Basic Program/Book Reprinting (VT-08-012): Grant funds will be used to fund a wide variety of activities that celebrate, enhance and preserve the Town of Rockingham's historic resources. The grant will also fund a position of responsibility for supporting these basic programs. Funds will include the reprinting of *The Old Meeting House and First Church in Rockingham, Vermont*; author Lyman S Hayes, first published in 1915.

Request 5,416.00
Match 3,611.00
Total \$9,027.00

MRVP/Warren – (Priority II Project) Warren Town Hall Accessibility and Preservation (VT-08-013): Grant funds will be used to improve ADA accessibility, upgrade the structure and improve fire safety code compliance, in order to increase the usability of this historic Town building constructed in 1872 and located in the Warren Historic District listed on the National Register. The Warren Town Hall is currently in use. The Division recommends the following condition to the grant: The Division must approve final plans for the design accessibility of code improvements.

Request 10,000.00
Match 12,212.00
Total \$22,212.00

Total allocated funds for 2008 - \$51,234.00

Funds requested in this round - \$30,001.00

Available funds - \$21,233.00

A brief explanation follows for each criterion. Every project must meet the first four criteria.

1. **THE PROPERTY MUST BE LISTED ON OR BE ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES IN VERMONT.**

Properties will be evaluated for National Register eligibility by the Advisory Council on Historic Preservation at the time the grant applications are reviewed.

2. **PROJECT BUILDINGS MUST BE HISTORIC AGRICULTURAL BUILDINGS.**

Please refer to the list of historic agricultural buildings on Page 3 of this manual. See Criterion 7 page 5.

3. **THE APPLICANT MUST MATCH THE GRANT WITH CASH ON NO LESS THAN A ONE-TO-ONE BASIS.**

The applicant can apply for no more than 50% of the total project cost. **The maximum grant this year is \$10,000.** The applicant's matching share must be in cash and must be in-hand at the time the application is submitted.

4. **THE PROJECT MUST BE ENSURED OF COMPLETION AND SUSTAINED BENEFIT THROUGH THE CAPABILITIES OF THE OWNER.**

The project must be well planned and have a responsible administrator. Property owners are encouraged to have a well-defined plan for routine maintenance and long-term preservation of the building and include those plans in the application.

The following criteria are **WEIGHTED**: Your project will be scored on how well it meets each of the following criteria.

5. **PRIORITY WILL BE GIVEN TO PROJECTS THAT PRESERVE HISTORIC BUILDING FEATURES. (10 points possible)**

A project must contribute to preserving the features of the building that make it eligible for the National Register. All project work must meet "The Secretary of the Interior's Standards for Rehabilitation." A list of the Standards appears on page 15 of this manual. More information on the Standards is available upon request.

Priority activities might include, but are not limited to emergency stabilization, foundation repair, sill repair, roof repair, wall repair, structural frame repair, and sash restoration.

Grant projects that propose to replace missing architectural features must be supported by documentation (photographs, architectural drawings, on-site physical evidence) which proves that the missing elements did exist on the project building at an earlier time. This documentation must be submitted as a part of the grant application.

Very few historic buildings appear today as they did when they were first constructed.

Rather, most have been added to and changed over time. These changes are a significant part of a building's history and must be recognized and respected. Therefore, funds will generally not be granted to projects which propose to remove historic building features, even if they were added after the original construction of the building. Applicants who want to apply for a grant to remove historic building features should discuss their plans with the Division before submitting an application.

6. **PRIORITY WILL BE GIVEN TO PROJECTS THAT PRESERVE IMPORTANT EXAMPLES OF HISTORIC AGRICULTURAL BUILDING TYPES. (3 points possible)**

Noteworthy examples of typical kinds of agricultural buildings, examples of rare types of agricultural buildings, and rare survivors, which provide a record of vanished agricultural practices, may receive priority for funding. Please refer to page 3 of this manual for information on historic agricultural building types.

7. **PRIORITY WILL BE GIVEN TO PROJECTS THAT PROMOTE THE BEST LONG-TERM USE OF THE PROPERTY. (3 points possible)**

Uses that have little impact on the historic features are best. Any changes should be minimized to accommodate a new use.

8. **PRIORITY WILL BE GIVEN TO PROPERTIES THAT PROVIDE THE MOST PUBLIC BENEFIT. (3 points possible)**

One of the primary purposes of this program is to promote Vermont's agricultural heritage to the public. It may be important because it is very visible to the public or helps define an agricultural landscape. A building can be a local landmark and provide public benefit for many reasons - a silo may be used as a common reference in providing directions, a farmstead may be the home of the original family in a town, or a community may simply feel a strong attachment to the building. (See Introduction for more information)

9. **PRIORITY WILL BE GIVEN TO APPLICANTS WHO DEMONSTRATE A GREATER FINANCIAL NEED. (1 point possible)**

Applicants who can clearly show a greater financial need will be awarded one (1) point in the application process. This 1 point will only be awarded to applicants who make a strong case for financial need.

10. **GEOGRAPHIC DISTRIBUTION MAY BE CONSIDERED AS A FACTOR IN PROJECT SELECTION. (1 point possible)**

In an attempt to promote Vermont's agricultural heritage to as wide an audience as possible, the geographic distribution of applications will be considered. Geographic distribution will become a selection factor in instances where applications compete equally in the first nine criteria.

Rather, most have been added to and changed over time. These changes are a significant part of a building's history and must be recognized and respected. Therefore, funds will generally not be granted to projects which propose to remove historic building features, even if they were added after the original construction of the building. Applicants who want to apply for a grant to remove historic building features should discuss their plans with the Division before submitting an application.

6. **PRIORITY WILL BE GIVEN TO PROJECTS THAT PRESERVE IMPORTANT EXAMPLES OF HISTORIC AGRICULTURAL BUILDING TYPES. (3 points possible)**

Noteworthy examples of typical kinds of agricultural buildings, examples of rare types of agricultural buildings, and rare survivors, which provide a record of vanished agricultural practices, may receive priority for funding. Please refer to page 3 of this manual for information on historic agricultural building types.

7. **PRIORITY WILL BE GIVEN TO PROJECTS THAT PROMOTE THE BEST LONG-TERM USE OF THE PROPERTY. (3 points possible)**

Uses that have little impact on the historic features are best. Any changes should be minimized to accommodate a new use.

8. **PRIORITY WILL BE GIVEN TO PROPERTIES THAT PROVIDE THE MOST PUBLIC BENEFIT. (3 points possible)**

One of the primary purposes of this program is to promote Vermont's agricultural heritage to the public. It may be important because it is very visible to the public or helps define an agricultural landscape. A building can be a local landmark and provide public benefit for many reasons - a silo may be used as a common reference in providing directions, a farmstead may be the home of the original family in a town, or a community may simply feel a strong attachment to the building. (See Introduction for more information)

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In an attempt to promote Vermont's agricultural heritage to as wide an audience as possible, the geographic distribution of applications will be considered. Geographic distribution will become a selection factor in instances where applications compete equally in the first nine criteria.

A brief explanation follows for each criterion. Every project must meet the first four criteria.

1. **THE PROPERTY MUST BE LISTED ON OR BE ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES IN VERMONT.**

Properties will be evaluated for National Register eligibility by the Advisory Council on Historic Preservation at the time the grant applications are reviewed.

2. **PROJECT BUILDINGS MUST BE HISTORIC AGRICULTURAL BUILDINGS.**

Please refer to the list of historic agricultural buildings on Page 3 of this manual. See Criterion 7 page 5.

3. **THE APPLICANT MUST MATCH THE GRANT WITH CASH ON NO LESS THAN A ONE-TO-ONE BASIS.**

The applicant can apply for no more than 50% of the total project cost. **The maximum grant this year is \$10,000.** The applicant's matching share must be in cash and must be in-hand at the time the application is submitted.

4. **THE PROJECT MUST BE ENSURED OF COMPLETION AND SUSTAINED BENEFIT THROUGH THE CAPABILITIES OF THE OWNER.**

The project must be well planned and have a responsible administrator. Property owners are encouraged to have a well-defined plan for routine maintenance and long-term preservation of the building and include those plans in the application.

The following criteria are **WEIGHTED**: Your project will be scored on how well it meets each of the following criteria.

5. **PRIORITY WILL BE GIVEN TO PROJECTS THAT PRESERVE HISTORIC BUILDING FEATURES. (10 points possible)**

A project must contribute to preserving the features of the building that make it eligible for the National Register. All project work must meet "The Secretary of the Interior's Standards for Rehabilitation." A list of the Standards appears on page 15 of this manual. More information on the Standards is available upon request.

Priority activities might include, but are not limited to emergency stabilization, foundation repair, sill repair, roof repair, wall repair, structural frame repair, and sash restoration.

Grant projects that propose to replace missing architectural features must be supported by documentation (photographs, architectural drawings, on-site physical evidence) which proves that the missing elements did exist on the project building at an earlier time. This documentation must be submitted as a part of the grant application.

Very few historic buildings appear today as they did when they were first constructed.



Jean Carroon, FAIA, LEED

GREEN STRATEGIES FOR HISTORIC BUILDINGS

Ms. Carroon is a national leader in appropriately integrating sustainable design with architectural preservation. She maintains that, since the existing buildings in the United States have an embodied energy greater than the annual energy production of the entire world, carbon neutrality requires utilizing this extraordinary resource.

Her lecture is part of the ongoing series exploring issues in design, organized as a collaborative venture between Middlebury College and Bread Loaf Corporation. Co-sponsors are the Middlebury Department of the History of Art and Architecture, Program in Environmental Studies, Office of Environmental Affairs, and Wonnacott Commons.

7:30 PM
March 6, 2008
Johnson Building 304
Middlebury College

free & open to the public



HISTORIC PRESERVATION

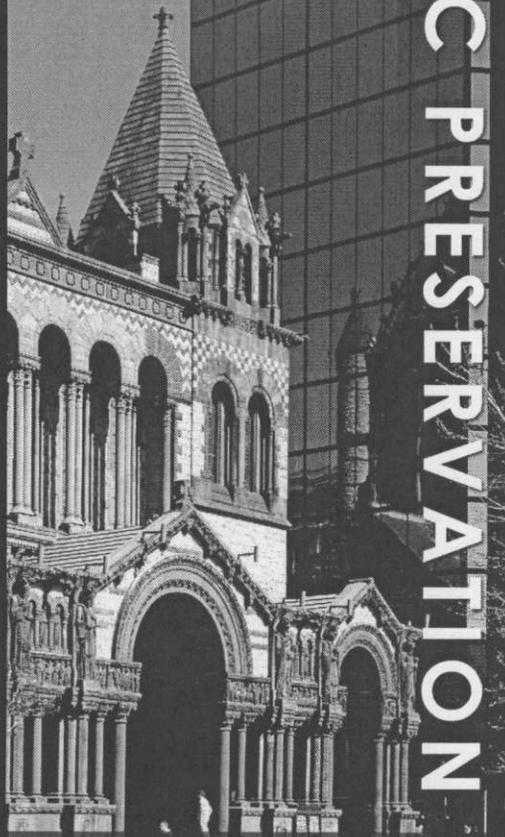


Photo by Peter Vanderwarker

**Charlie Burbank, Jr.
PO Box 4869
Hollister Hill
Marshfield, VT 05658**

http://www.libraries.vermont.gov/vtgov_meetings/meetings.htm



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

*members - Glenn, Sue, David,
 George, Ron*

*Staff - me - sue, moncy, judy,
 devin*

NOTICE

Guest - liz

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, March 19, 2008 at 10:00 am in the Calvin Coolidge Conference Room, 6th Floor, National Life Building, National Life Drive, Montpelier, Vermont.

I. Schedule Meeting Dates 10:00 am

II. Minutes – January 11, 2008 10:10 am

*Glenn - move
 David - second
 approval w/ correction*

III. National Register Final Review 10:15 am

approved

- A. Corse-Shippee House, Dover
- B. Johnny Seesaw's Historic District, Peru
- C. Downtown Bennington Historic District & Boundary Increase

IV. National Register Preliminary 10:35 am

- A. Williams Street Extension Historic District, Bellows Falls
- B. Pine Street Historic District, Bellows Falls

go ahead but create a plan in the future

V. New Business

*Letter ←
 leave ←
 Nancy*

- A. Comments on FY 2009 Capital Budget 10:50 am
- B. Grant Program- Caps and Eligibility 11:15 am
- C. AOT PA Annual Report 11:40 am

Working Lunch 12:00 pm

VI. SHPO Report 12:30 pm

VII. Annual Meeting – Election of Officers 1:00 pm

←

VIII. 22 VSA 14 Review 1:15 pm

- A. Proposed Window Replacement Bennington Fish Culture Station Hatchery

IX. Old Business 1:45 pm

National Register Final ReviewCriteria**A. Corse-Shippee House, Dover****A&C**

The c. 1860 Corse-Shippee House overlooks West Dover village from the knoll of a steep hill, and has a commanding presence in the village. It is a contributing building in the village historic district which is listed on the National Register. The owners have initiated this individual listing to further recognize the historic significance of the building and foster future preservation of it.

The two and a half story, wood frame, Georgian plan, Greek Revival style building is an intact and good example of a mid nineteenth-century farmhouse. It displays Greek Revival features such as heavily molded cornice and gable trim; pedimented gables; corner pilasters; center doorways with entablatures, pilasters, sidelights, and six-panel doors; the original regularly-spaced six-over-six windows, and center-hall plan. It is the only two-story, side-gable Greek Revival building in the town of Dover, and the only high-style Greek Revival dwelling in the village. Few buildings in Dover rival its commanding presence and high-style Greek Revival details. It is also one of only a handful of farmsteads in Dover that has not been subdivided for development.

The house was constructed about 1860 by local farmer Orville Corse, who lived there until his death in 1907. Located on the Dorr Fitch Road, an important transportation route, leading to Newfane, Windham County's shire town, and Brattleboro, the location of the closest railroad station (which opened in 1848) and Windham County's economic center, oral tradition states that during its early years the house served as a tavern with guests staying on the west side of the house.

The Corse-Shippee House is unusual in that there are two high-style "front doors." The reason for the two doors is probably twofold: one door could have been used by tavern guests, and the other, by the family. The guests could have entered from the north, into the end of the central passageway that leads directly to the staircase. The family could have entered from the south, where the driveway is now located. Design-wise, it was also important for the house to provide a proper exterior presentation, and since both eaves-elevations are highly visible (one facing West Dover village and the other facing Dorr Fitch Road), it was important to have high-style entryways on both facades.

Since 1907 it has been owned and occupied as a primary residence by members of the Barrett-Shippee family and was an active dairy farm until the 1940s. The property, a successful example of a typical Vermont diversified farm, still depicts its agricultural and logging history, with the remains of an apple orchard, a farm road that leads to a historic pasture, the remains of the foundation of a dairy barn, the remains of the foundation of a sugar house, and a historic cider house.

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

approved

B. Johnny Seesaw's Historic District, Peru**A**

Johnny Seesaw's Historic District is a 6.8-acre inn complex nestled into the foot of Bromley Mountain on a southeast-facing slope with a view of mountain ranges stretching some 40 miles. The property contains a c. 1924 shingle-clad, saddle-notched log, one-and-one-half-story lodge with a side wing, originally a roadhouse/dancehall and residence, and a one-story flat-roof frame rear addition built between sometime c. 1939 and 1945. Also on the property are; a c. 1932 free-standing frame garage with a hip roof and a shed roofed expansion originally used as a chicken processing facility; a c. 1946 one-story vernacular frame cottage with a mix-pitched gable roof comprised of the 1942 chicken house; and a c. 1946 one-story frame vernacular cottage with a mix-pitched gable roof comprised largely of a section from the 1942 barn that

was expanded between 1963 and 1969. There is also a c. 1948 one-story, frame vernacular cottage with a c. 1965 expansion; and a c. 1954 Marcel Breuer-inspired, T-shaped butterfly-style frame cottage with a characteristic shallow concave-pitched roof. The site also includes a 1941 red-clay tennis court; and a 1946 marble-rimmed swimming pool. There are three non-contributing resources- a partially collapsed c. 1924 log cabin, a 1960-1963 vernacular wholesale ski facility converted to the innkeeper's residence in 1975, and a small contemporary horse barn.

The main block and side wing were built c. 1924 by John Ivan Sesow, a Russian immigrant, who based his design on an ancient folk style of his native country called the *izba*. The main block was a roadhouse/dancehall called the Wonder View Log Pavilion, and the side wing served as the Sesow residence. Seizing the opportunity created by Prohibition, the clientele came from miles around to dance to music by local bands and drink homemade wine, along with local moonshine to which burnt sugar was added to make it look and taste more like whiskey. The Pavilion proved profitable until the deepening Depression caused business to fall off and the family lost the property in 1932.

In 1938 the property was sold, converted to an inn, and renamed Johnny Seesaw's. Established as an inn for skiers in 1938, it played an important role in the early development of the ski industry in southern Vermont, particularly on Bromley Mountain; was associated with Minot "Minnie" Dole and other founding members of the National Ski Patrol System; and was the site where, in 1940, the idea for what was to become the U. S. Army Tenth Mountain Division (ski troops specially trained for winter combat in alpine conditions) was conceived. From the beginning, Johnny Seesaw's has played an important role in the region's economy, most notably by leading a project that brought electrification to the area in 1939, and by providing needed employment opportunities even during the Great Depression and World War II. The inn has been in continuous operation since 1938 and is the only one of the area's early ski inns still in existence.

Recommendation: Vote to approve the nomination under criterion A.

approved

C. Downtown Bennington Historic District & Boundary Increase

A & C

A disk with the complete nomination text is enclosed along with hard copies of photos of buildings being added-some of these are streetscape images only. Due to the large number of images, photos of all buildings were not put on CD but will be available at the meeting.

This National Register nomination reflects a CLG funded resurvey and boundary increase to the original Downtown Bennington Historic District, which was listed on the National Register of Historic Places in 1980. The original nomination included forty-six resources, thirty-seven of which remain standing in the historic district. Since the original nomination was completed, one non-historic resource on Main Street was demolished (#12), seven historic resources on North Street were demolished (#24, 25, 31, 32, 33, 35, and 36), and one historic resource on North Street was moved to outside the historic district (#29). Two non-contributing resources from the original nomination are now contributing due to the fact that they are now over fifty years of age (#9 and 36 of amended nomination). The amended area of the historic district has a total of thirty-nine resources, and there is a total of seventy-six resources in the entire historic district – thirty-seven remaining resources in the original historic district plus the thirty-nine resources in the amended area.

The historic district boundary increase includes extensions on Main Street and North Street, and one property on Silver Street. On Main Street west of Route 7, two properties are being added on the south side of the street (#33 and 37). On Main Street east of Route 7, the historic district is being extended several blocks, to just east of Silver Street. On North Street, one property and one bridge are being

added to the north end of the existing historic district (#31 and 32). The boundary increase adds residential, commercial, ecclesiastical, fraternal, transportation, and educational resources to the historic district, and reflects, to a greater degree than the original nomination, the rich and diverse architecture and streetscapes of Bennington village.

The Downtown Bennington Historic District is significant for its distinctive characteristics as the historic commercial core and political center of Bennington County's largest town. The historic district's significance also lies in its palette of 19th and 20th century architectural styles. Like many other large towns in Vermont, Bennington's strongest economic years were from the 1860s to the 1920s, which is the era that most of the historic district's buildings date from. Despite the loss of all of the historic district's industrial concerns, most of the industrial buildings remain intact and have been rehabilitated for appropriate uses.

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

approved

National Register Preliminary Review

A. Williams Street Extension Historic District, Bellows Falls

A & C

Request by the Rockingham Area Community Land Trust for determination of eligibility of this street of multi-family housing in order to facilitate RITC projects for three adjacent buildings. Additional material and photos to be sent to you directly from Liz Pritchett, consultant for the project.

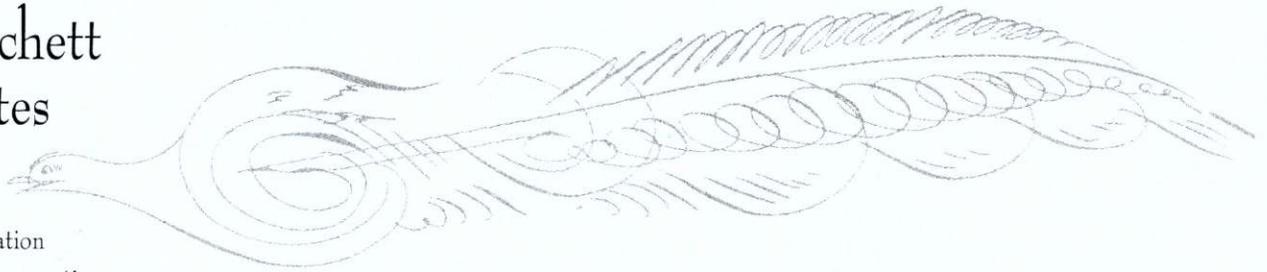
B. Pine Street Historic District, Bellows Falls

A&C

Request by the Rockingham Area Community Land Trust for determination of eligibility of this street of multi-family housing in order to facilitate RITC projects for adjacent buildings. Additional material and photos to be sent to you directly from Liz Pritchett, consultant for the project.

Liz Pritchett Associates

Historic Preservation
Architectural Conservation



March 12, 2008

Suzanne Jamele, National Register Specialist
Division for Historic Preservation
National Life Building, Floor 2
Montpelier, VT 05620

Re: Request for Determination of National Register Eligibility:
62, 64, 66, and 70 Williams Street Extension, Bellows Falls, Vermont
Potential for a Williams Street Extension Historic District

Dear Suzanne;

I am submitting this report to the Division for Historic Preservation and the Vermont Advisory Council on Historic Preservation for inclusion on the agenda at the Advisory Council Meeting on March 19, 2008. My client, the Rockingham Area Community Land Trust (RACLT) is proposing to rehabilitate four buildings on Williams Street Extension, #s 62, 64, 66 and 70. The buildings are not listed in the State or National Registers, however, as discussed below they all appear eligible as contributing to a National Register historic district, and 62 Williams Street, which retains the highest degree of architectural significance and integrity appears eligible for individual listing in the NR.

Research for this submission includes three site visits to Williams Street Extension and the surrounding neighborhood, file research at the Division for Historic Preservation, and review of historic maps including Sanborn Fire Insurance Maps for Bellows Falls dating from 1885 through 1949.

Please review the materials below and provide a determination of National Register eligibility. I am proposing that Williams Street Extension is eligible for listing in the National Register as a small historic district. Because it appears that only one (#62) of the four buildings intended for rehabilitation by RACLT appears individually eligible for the NR, RACLT requests that the Advisory Council determine the possibility of a nomination of all of Williams Street Extension, which is a short street of 16 buildings. This process will allow all four properties (62, 64, 66, and 70) to be included in the National Register of Historic Places and thereby qualify for funding through the Rehabilitation Investment Tax Credit program. The architectural significance of the four buildings is included below.

Williams Street Extension is a short east-west residential street with 16 buildings. It is located northwest of downtown Bellows Falls and the Bellows Falls Neighborhood Historic District, which has Atkinson Street as its western boundary. The east end of Williams Street Extension

intersects with Atkinson Street; however it is approximately 5 blocks northwest of the historic district. The west end of Williams Street ends at a steep bank that ascends to a plateau and more residential neighborhoods beyond. Myrtle Avenue intersects near the middle of the south side of Williams Street Extension.

Williams Street Extension stands out from the surrounding residential streets due to the predominance of large, 2 ½ to 3-story multi-family dwellings, while the housing on neighboring streets is nearly exclusively comprised of 1 ½ story single family dwellings. In addition, #s 64 and 66 Williams Street Ext. have hip roofs while nearly all other buildings on nearby streets are gable front dwellings. Two commercial properties on the street are representative of typical commercial activity in Bellows Falls residential neighborhoods where businesses in historic buildings continue to exist. All 16 structures on the street appear to be generally intact historic structures and would contribute to the significance of a small neighborhood historic district that appears eligible for the NR under Criterion A for its representation of town development at the turn of the 20th century, and Criterion C as a good example of an intact urban neighborhood with a predominance of vernacular Queen Anne multi-family workers housing.

62 Williams St. Extension, c. 1905

This 2 ½ story Queen Anne style dwelling first appears on the 1906 Sanborn Map and is listed as a dwelling on all maps from 1906 through 1949. The building is remarkably intact both on the exterior and interior, and contains 3 similar flats. The building is not listed in the State or National Registers, but appears eligible for the National Register of Historic Places either as an individual site or as a contributing building in a neighborhood historic district.

Significant exterior elements:

- Exterior wood elements including clapboards, windows, Queen Anne porch details such as turned posts, balusters and brackets, cornice caps over windows and doors, molded cornice trim, and wood exterior doors.
- Stained glass windows and two-over-one windows.
- Brick foundation.
- Slate roofing.

Interior elements:

- Natural finish hardwood flooring, door and window surrounds, wainscoting, built in cabinetry, and stair railing details.
- Pressed metal ceilings.
- Overall floorplan that appears historic and may be original.

64 Williams Street Extension, c. 1900

This vernacular Queen Anne style, 2-story, hip roof dwelling with its 2-story front porch and 2-story rear ell first appears on the 1901 Sanborn Map. A 2-story dwelling with a somewhat different foot print that existed here prior to 1901 may have been rebuilt around the turn-of-the 20th century to create this structure. The building is remarkably intact on the exterior except for the replacement vinyl windows, but the interior, which has undergone substantial alteration,

retains little of historic significance except for the center stairs. The building is not listed in the State or National Registers, but appears eligible for the National Register of Historic Places as a contributing building in a neighborhood historic district.

Significant exterior elements:

- The Queen Anne front porch with its turned posts and spindle railing (first floor) and cut out railing (second floor); the shed extension over the front steps does not appear historic.
- Exterior wood details such as the cornice caps over windows and doors and molded cornice trim at the roof eaves.
- Brick foundation.
- Slate roofing.
- The asbestos shingle siding is historic (over 50 years old) according to Sanborn Maps, wood clapboards may exist underneath this siding.
- Vinyl one-over-one windows are not significant; if new windows are installed, new wood one-over-one windows are an appropriate replacement.

Interior elements:

- The center stair system that defines the overall floorplan system.
- Overall floorplan which has mirror image apartments flanking the center stairs may be original to the building; however no features or finishes in the units were identified as old or significant.

66 Williams Street Extension, c. 1900

The vernacular Queen Anne style, 3-story, hip roof apartment building with an offset 3-story rear ell first appears on the 1901 Sanborn Map with the existing footprint and full front porch. It was constructed to house workers and is listed as "Flats" on the Sanborn maps. The building has vinyl siding and windows, but the distinctive Queen Anne front porch remains intact especially on the second and third floors. The structure is not listed in the State or National Registers, but appears eligible for the National Register of Historic Places as a contributing resource in a neighborhood historic district.

Significant exterior elements:

- The Queen Anne 3-story front porch with its turned posts, spindle railings and scrolled brackets on the top floors appears original; the posts and railing on the first floor appear to be replacements; the shed roof over the steps is likely a modern addition.
- Exterior wood details such as the cornice caps over windows and doors and molded cornice trim at the roof eaves.
- Slate roofing.
- Center chimney.
- Vinyl one-over-one windows are not significant; if new windows are installed, wood one-over-one windows are appropriate.
- New wood clapboard siding is proposed.

Interior elements:

- The center stair system with its entry hall and stairs with turned newel posts and balusters is highly significant.

70 Williams Street Extension, c. 1925

The small 2 ½- story, gable front, Queen Anne style cottage containing one unit per floor is built into a steep bank on the southwest corner. According to Sanborn maps the dwelling was built c. 1925 as a 1-story structure, and was apparently raised to 2-stories by the 1940s when the concrete block first floor was constructed. Significant Queen Anne details include the decorative turned porch elements, the scalloped shingle siding, and the natural finish interior details on the second floor including built-in cabinetry and an elaborate stair balustrade. The concrete block first floor and porch railing are unusual features, the concrete block possibly selected as a building material to handle moisture issues relative to water run-off from the adjacent bank. The structure is not listed in the State or National Registers, but appears eligible for the National Register of Historic Places as a contributing resource in a neighborhood historic district.

Significant exterior elements:

- The front porch with its Queen Anne style second floor having turned posts and valence, and the first floor with its turned posts and valence and unique concrete block deck and railing.
- The east side porch does not appear historic but is an appropriate addition.
- Wood shingle siding with scalloped shingles on the second floor and gable peaks.
- Exterior wood details such as the molded cornice trim at the roof eaves of the dwelling and front porch.
- Brick chimney.
- Vinyl one-over-one windows are not significant; new, wood one-over-one windows would be an appropriate replacement window type.

Interior elements:

- Natural finish flooring, window and door trim, built-in cabinetry on the second floor, and stair railing details.
- The second story floor plan is significant as it appears original.
- The first story floor plan and wall and ceiling finishes do not appear historic and are not significant.

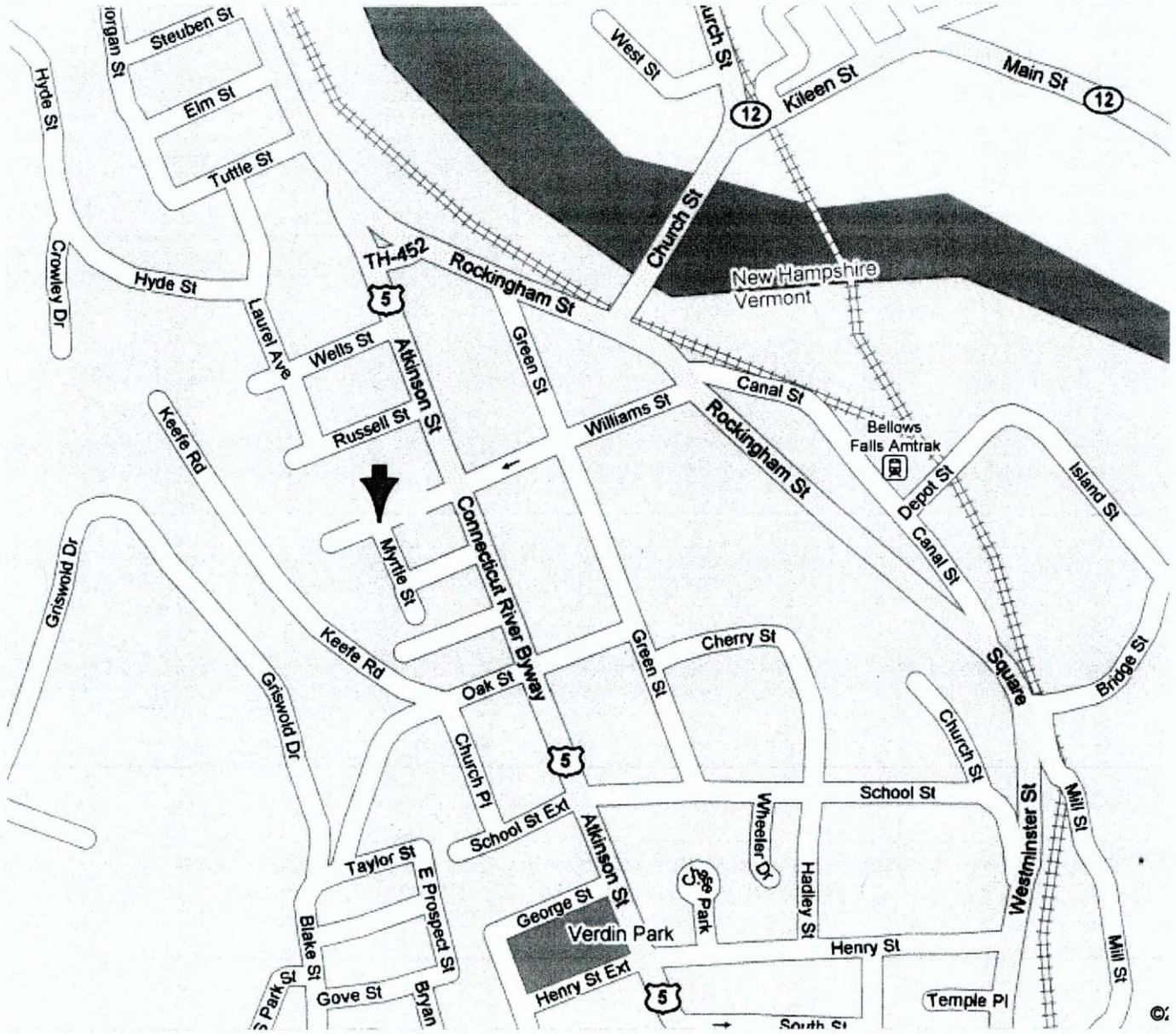
Sincerely,



Liz Pritchett
Historic Preservation Consultant



Address **Williams St Ext**
Bellows Falls, VT 05101



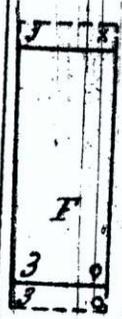
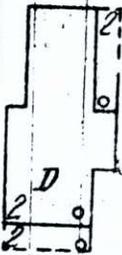
POOR QUALITY

ORIGINAL_____

Sanborn Insurance Map, 1949

28

HILL



6" (95) W PIPE



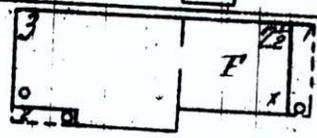
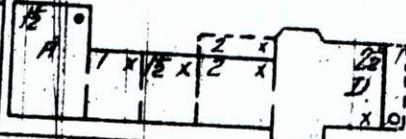
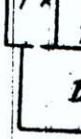
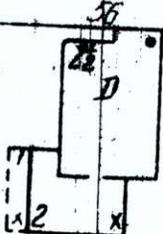
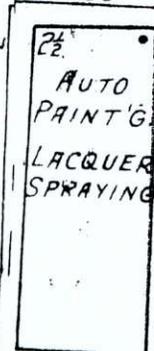
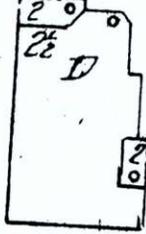
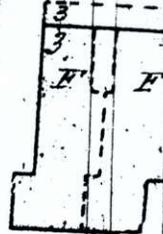
WILLIAMS

70 WILLIAMS 68

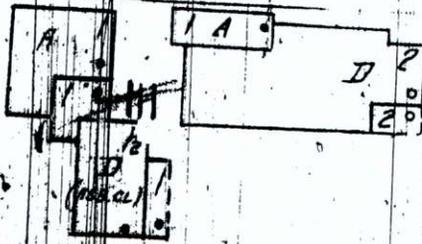
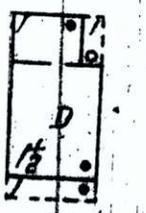
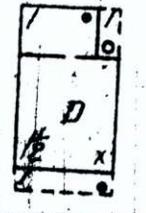
66 WILLIAMS 64

WILLIAMS 62

WILLIAMS 58



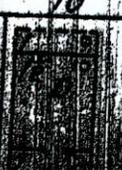
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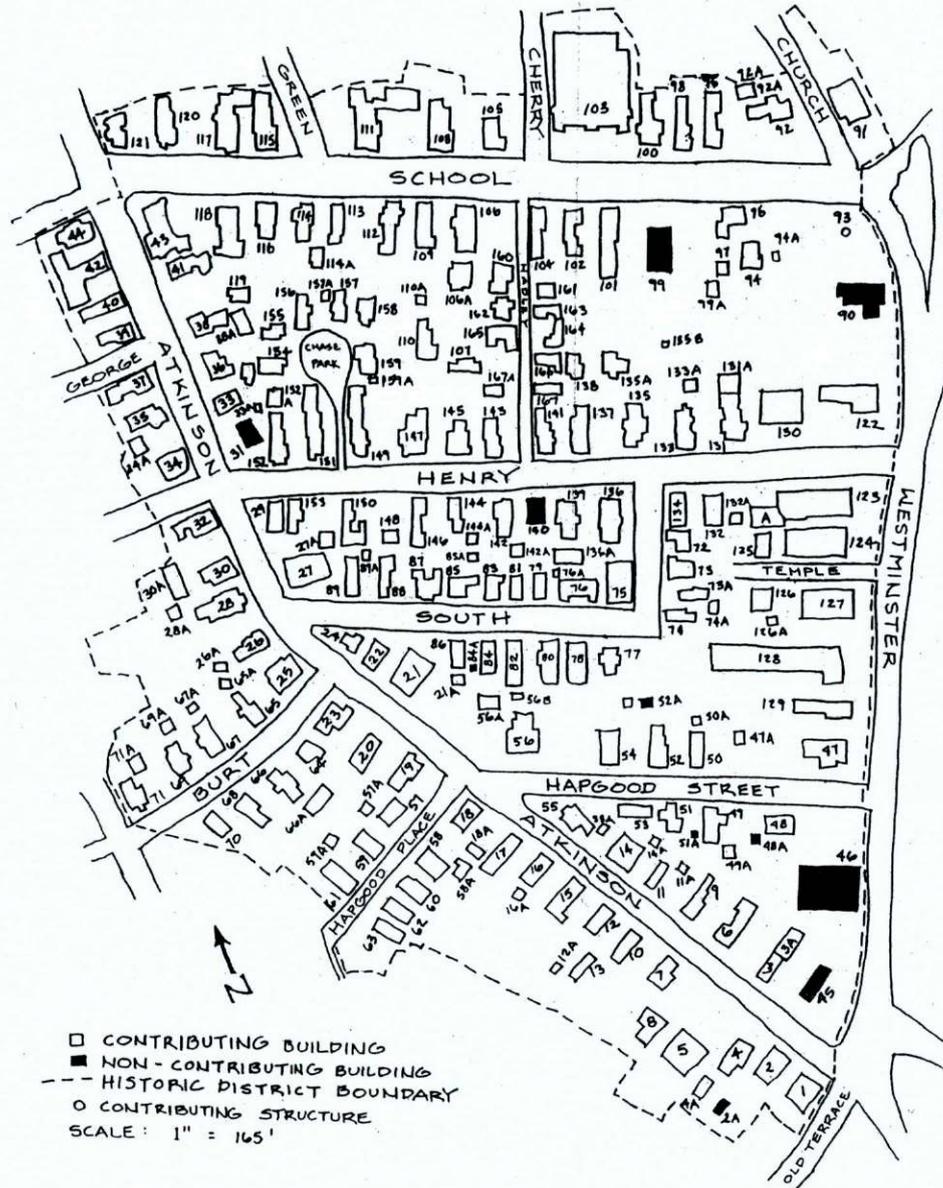
BUTTERFIELD

BUTTER

6" W.P. 35



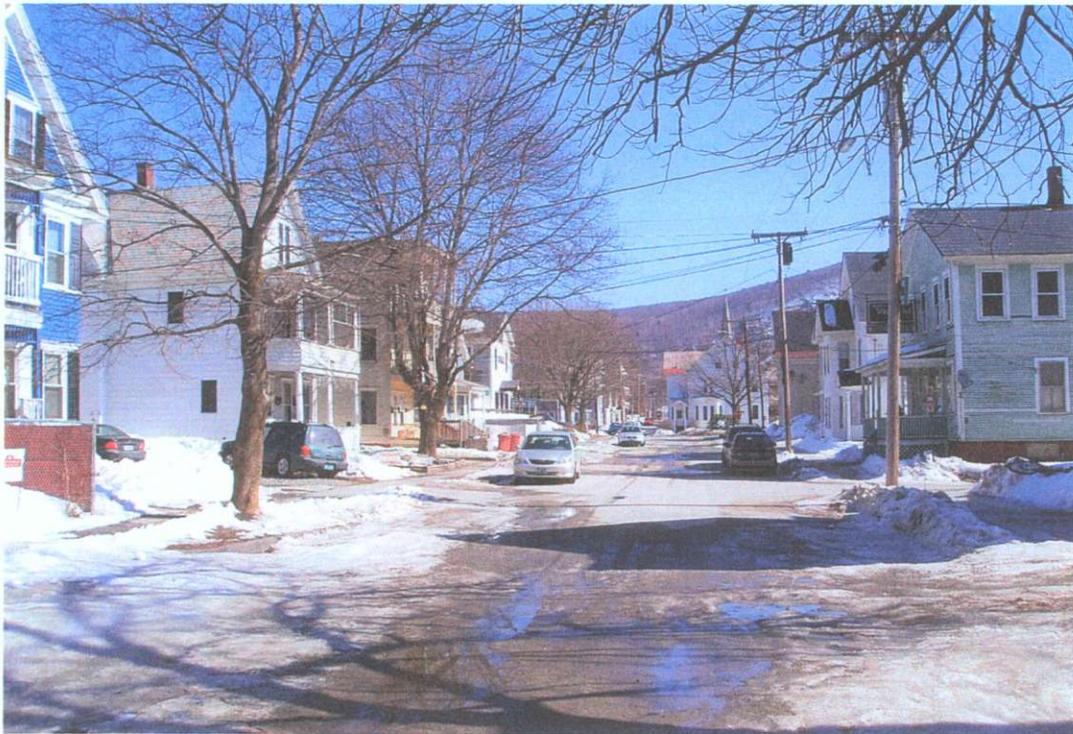
Bellows Falls Neighborhood Historic District
 Town of Rockingham
 Windham County, Vermont



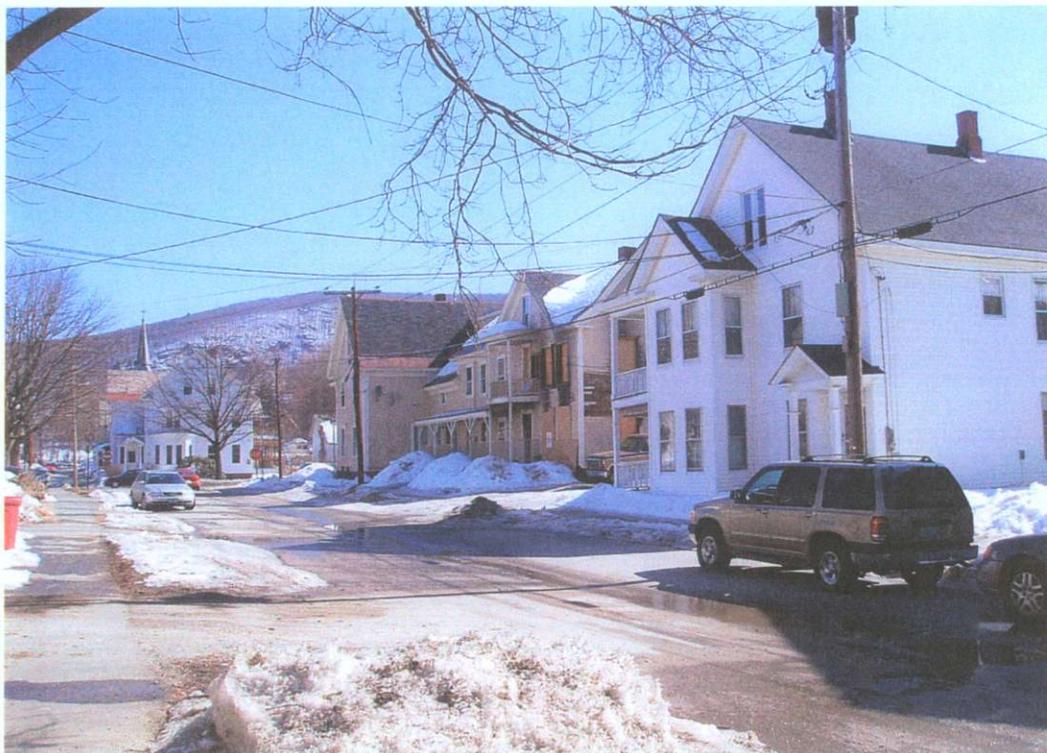
Photographs (July 2007, March 2008)



1. View looking west on Williams Street Extension.



2. View looking east on Williams Street Extension toward Atkinson Street.



3. South side of Williams St. Ext. looking toward 2 large multi-family dwellings at east end of street.



4. South side Williams Street Ext. Commercial building (left) was originally an olive oil bottling facility; #62 Williams St. at center; Myrtle St. extends between these 2 buildings.



5. View of former olive oil bottling facility, Myrtle Street on right.



6. South side street left to right: 62, 64, 66, 68, 70 Williams St. Ext.



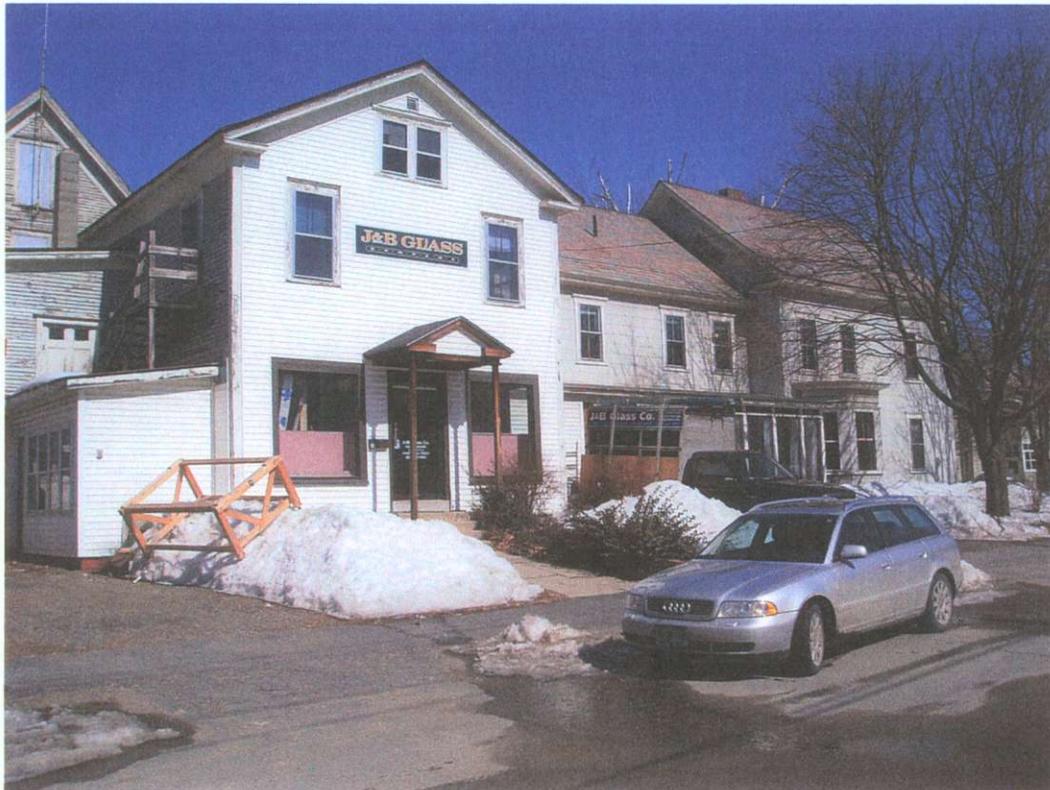
7. 64 and 66 Williams St. Ext. (left to right).



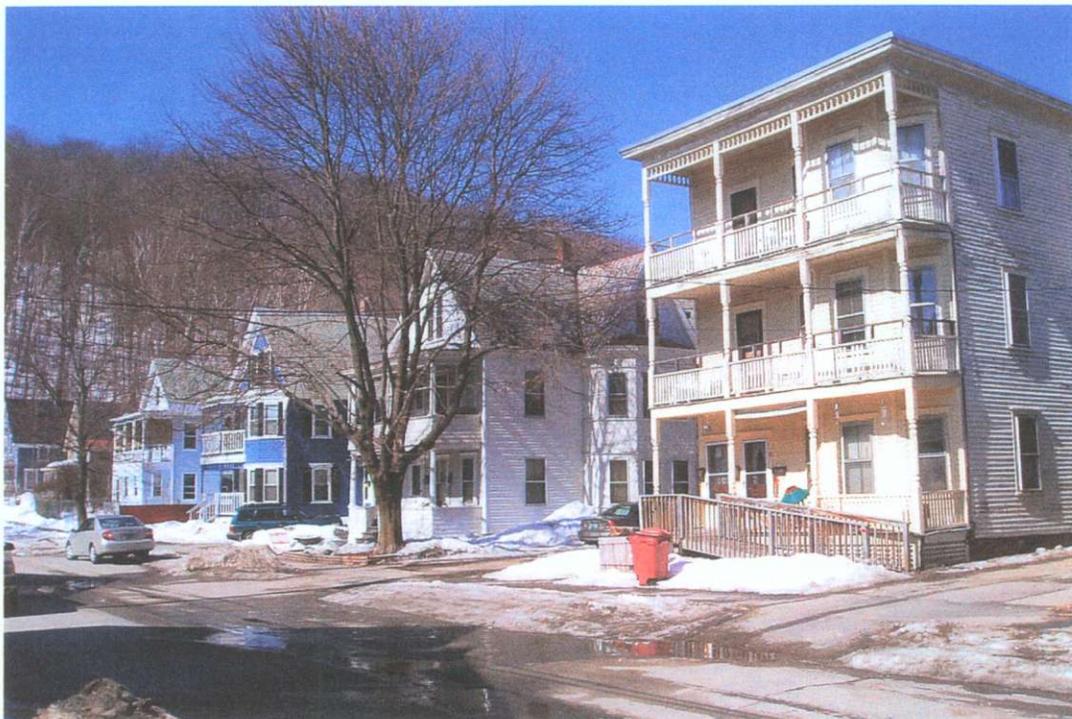
8. 62 and 64 Williams St. Ext. (center and right).



9. View looking east down Williams St. Ext. # 64, 66, 68 in right half of photo.



10. East end of north side of Williams St. Ext. Commercial enterprise in this building.



11. North side Williams St. Ext. Note 4 large 2 ½ and 3-story apartment buildings.



12. View looking northeast along north side of Williams St. Ext.



13. Two smaller dwellings at west end of the street.



14. View of 62 Williams St. Ext.



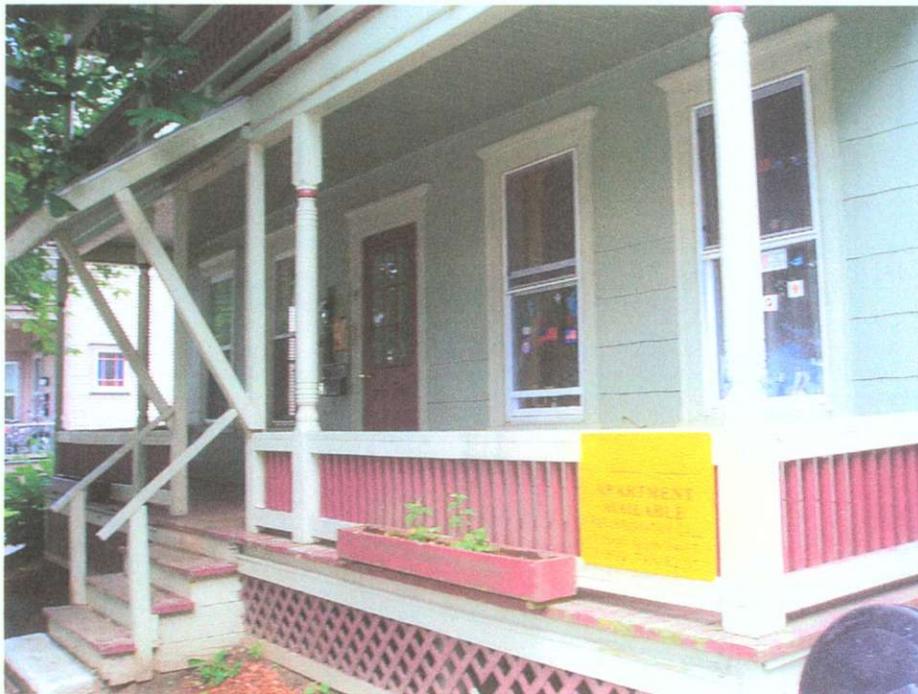
15. Interior view of 62 Williams Street Ext.



16. 64 Williams Street Ext.



17. East side of 64 Williams St. Ext.



18. Detail of front porch of 64 Williams St. Ext.



19. View of 66 Williams Street top (center) and bottom.



20. Front elevation of 66 Williams St. Ext.



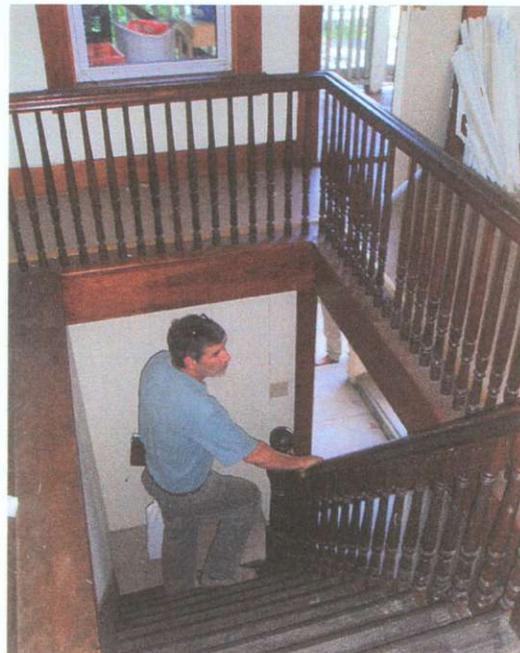
21. Interior stair balustrade.



22. 70 Williams St. Ext.



23. Shinglework and valance details.



24. Natural finish woodwork inside.



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, April 16, 2008 at 10:00 am at the Academy Building, Main Street on the Green, Chester, Vermont.

- | | | |
|------|--|----------|
| I. | Schedule Meeting Dates | 10:00 am |
| II. | Minutes – March 13, 2008 | 10:15 am |
| III. | National Register Final Review | 10:20 am |
| | A. Moscow Village Historic District, Stowe | |
| IV. | State Register Review and Designation | 10:50 am |
| | A. Swanton Dam, Swanton | |
| V. | Old Business | |
| | A. Plan for Meeting at Historic Preservation Conference | 11:15 am |
| VI. | SHPO Report | 11:30 am |
| | Working Lunch | 12:00 pm |
| VII. | New Business | 1:00 pm |
| | A. Discussion of Potential Programmatic Agreement
With Natural Resources Board Re: Archeology | |

Division for Historic Preservation

National Life Building, Floor 2
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*Agency of Commerce &
Community Development*

Minutes
April 16, 2008

Members Present: Beth Boepple, Chair (left at 11:20)
George Turner, Vice-Chair
Glenn Andres, Architectural Historian
Ron Kilburn, Citizen Member
Peter Thomas, Archeologist (attended by phone at 1:00 p.m.)

Members Absent: David Donath, Historian
Susan Hayward, Citizen Member

Staff Present: Nancy E. Boone, State Architectural Historian/DSHPO
Diane McInerney, Executive Assistant
Jane Lendway, State Historic Preservation Officer
Sue Jamele, NR/SR Specialist
Devin Colman, Historic Preservation Specialist
Judith Ehrlich, Director of Operations

Guest: Ron Patch, President, Chester Historical Society
Bill Lindsey, Chester Select Board

The meeting was called to order by the Vice Chair at 10:17 a.m. in the upstairs of the Chester Town Hall, Chester. The meeting was originally scheduled to be held at the Academy building, but the building was not heated and a note was left on the front door to notify the public of the alternate location.

I. Schedule Meeting Dates

The May meeting is scheduled for May 2, 2008 in Brandon at the Historic Preservation Conference. The meeting will begin at 2:30 p.m. The June meeting will be held on Friday the 13th with the location to be determined. The July meeting will be held on Wednesday the 23rd and the Lake House was suggested.



II. Minutes – March 19, 2008

Glenn moved to approve the minutes of the March 19th meeting and George seconded. There was a correction from the word Co-Chair to Vice-Chair. The minutes were unanimously approved by the Council with the correction.

III. National Register final Review

A. Moscow Village Historic District, Stowe

Council members received this information prior to the meeting. This was a CLG funded nomination for the 19th century small mill village that had been tabled at a previous meeting. There are 43 contributing buildings and 10 non-contributing. Sue read two letters objecting to buildings being listed to the National Register. Glenn moved to nominate the district under criteria A & C and George seconded. Council noted that the dominant character of the village is Greek Revival and that the mill and dam are the focal point of the village. Documentation in the nomination reported that Franklin Delano Roosevelt, in his 1933 book Looking Forward, cited the example of George F. Adams Woodworking Factory (site #25) and the village of Moscow as “An excellent example of rural industrialism” that combined agriculture and industry. The Council unanimously approved the nomination of the Moscow Village Historic District in Stowe for listing on the National Register under Criteria A & C.

At this time the Council and guests, Ron Patch, President of the Chester Historical Society and Bill Lindsey, Select Board member, introduced themselves to each another. Ron and Bill explained some of the local history and shared some of their future projects. Chester Village and the Stone Village are listed on the National Register of Historic Places. Ron explained that the town is working on a celebration for the 100 year anniversary of the first Old Home Days in town. This barn was the focal point for the original celebration held on June 29, 1909 when town members asked “What will our descendants do in 2009?” The town was inclined to demolish the barn since it is in such poor condition, but Council members suggested applying for grant funds to assist with restoring the barn, once again establishing it as the focal point of the 2009 celebration. The Council toured the Academy building during their working lunch.

IV. State Register Review and Designation

A. Swanton Dam

Ron recused himself from the evaluation of the dam since he is employed by the Town of Swanton which owns the dam, and had helped with the State Register request. Without a quorum Council members decided to table the vote until the May meeting. Ron informed the Council that in the nomination the length of the dam is said to be 150 feet, but it is actually 335 feet in length.

V. Old Business

Nancy informed the Council that the AC Newsletter could be ready for the May meeting with the completion of a letter from the Council. George said he would work on that letter. Council discussed the agenda for the meeting in Brandon that will include the State Register review of the Swanton Dam, benefits of listing on the National Register, and information and photographs of the 2008 Barn Grant applications and approvals.

VI. SHPO Report

Jane discussed with the Council the capital budget that has been cut in all programs. House Institutions is trying to reconcile on the \$40,000 of unused funds from the grants budget that the Division asked be assigned to the Barn Census. There have been budget cuts at the Historic Sites. Four of the sites will only be open on weekends and Hubbardton was cut from five to four operating days. Bennington, Mt Independence, Plymouth and Chimney Point have not changed their schedules. There will be a \$25,000 in savings with these cutbacks, but these cuts make it difficult to run the sites.

Jane also gave an update on activities in the Senate Natural Resources Committee concerning Bill H873 which currently contains language which essentially exempts all composting facilities from any regulatory review except for ANR's Solid Waste Certification process for a period of at least two years. Since this process affords limited protection to cultural resources compared to Act 250, there is an increased potential for negative effects to the Burlington Intervale Archeological District. Peter felt that, since this is a sensitive archeological district listed on the State Register, there is a need for protection of the archeological resources in this area.

VII. New Business

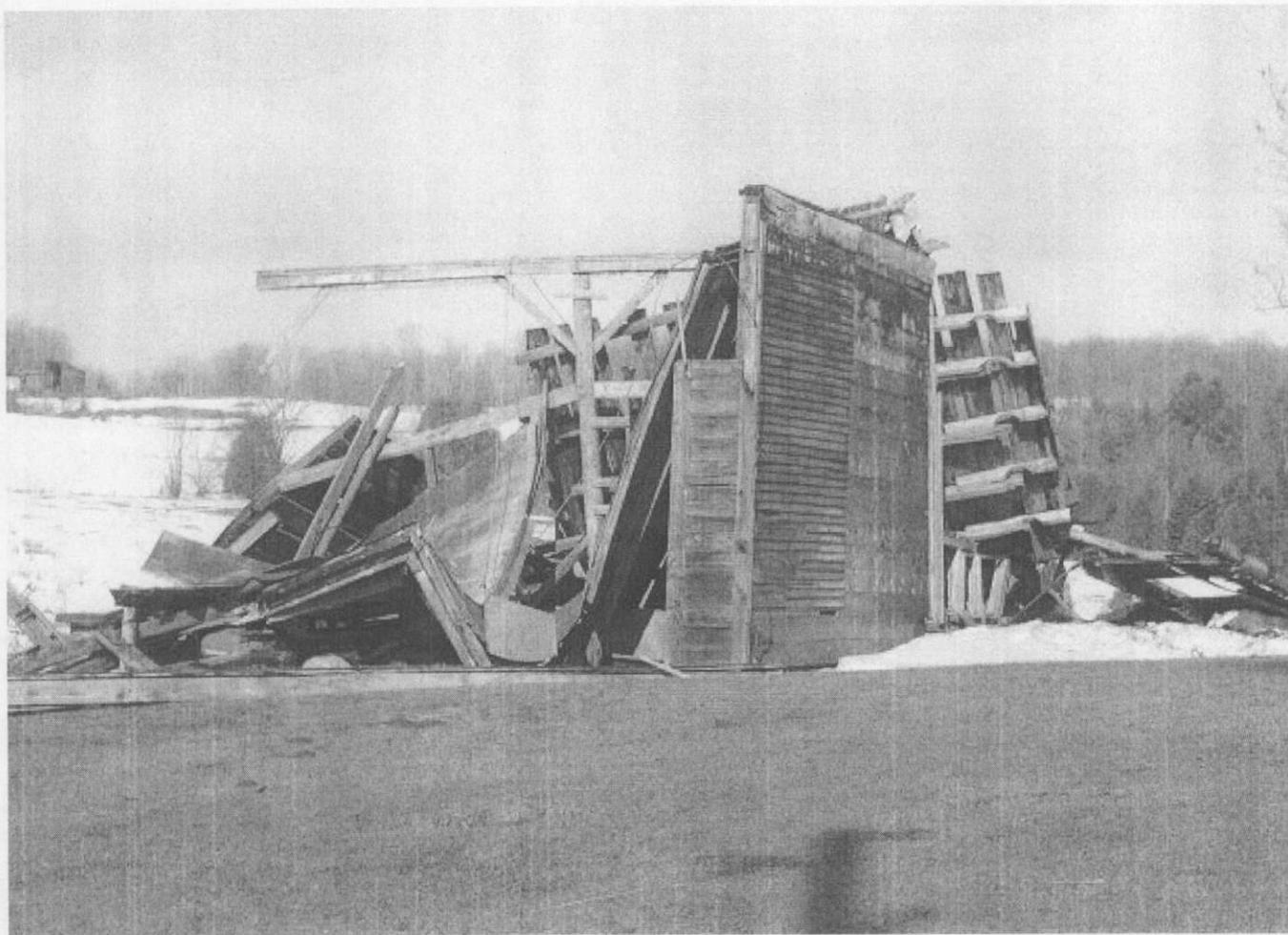
A. Discussion of potential Programmatic Agreement with Natural Resources Board Re: Archeology

Judith Ehrlich and Devin Colman addressed the Council about the possibility of creating a Programmatic Agreement with the Natural Resource Board concerning archeology. The need to establish a fund to pay for Phase II and Phase III work in Act 250 has been discussed with Kevin Dorn. Staff workload could be reduced and streamlined with assistance from other qualified archeological consultants along with a fund to support them. Council members were concerned that the quality of review be maintained. Judy assured the Council that the agreement would have standards and guidelines, and archeologists would need to meet a threshold for qualification. Judy said the Division would closely monitor projects for one year and train involved consultants

and Act 250 staff. Jane noted that this is a starting point for assistance with the "burden of cost" that is required of developers. Peter agreed to meet with Judy and explore the possibilities for this agreement.

The meeting was adjourned at 2:05.

Respectfully submitted, Diane McInerney

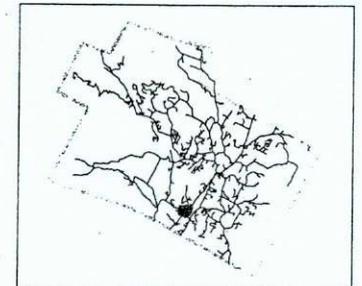


Moscow Village Historic District

Stowe, Vermont
Lamoille County

National Register of Historic Places

-  Moscow Historic District
-  Contributing Structure
-  Non-Contributing Structure

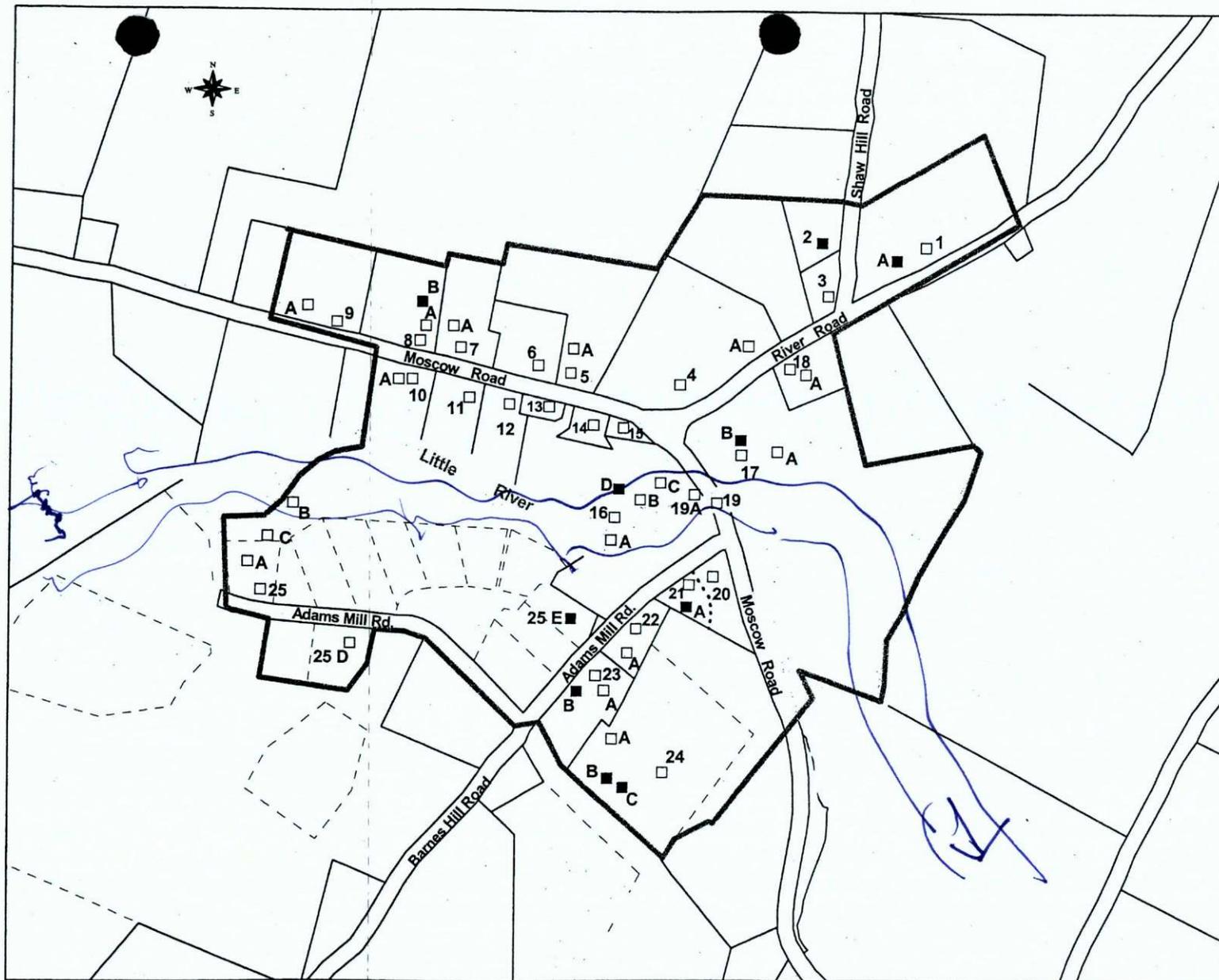


March 31, 2007



Created by T. Jackman

200 0 200 400 Feet



Moscow Village Historic District, Stowe**A & C**

This nomination is a CLG funded project. The Moscow Village Historic District is located in a rural setting along the Little River in the south-central part of Stowe. The District includes residential and industrial resources associated with the development of woodworking factories along the river. Properties north of the river are connected to properties south of the river by an historic bridge and two historic dams are located in the historic district. The district developed around a saw and grist mill complex north of the river and a woodworking factory complex south of the river built by Alexander Seaver in 1822. During the 19th century additional water powered industries operated along the river including grist mills, a starch factory, and various types of woodworking factories. These woodworking factories continued in operation until 2003.

The Moscow Village Historic District has 43 contributing resources and 10 non-contributing resources. The properties include residential, commercial, educational, civic, industrial and transportation resources. These resources provide a complete context for the social, industrial and commercial development of the Village in the 19th and 20th century. The principal residential architectural styles in the district include Greek Revival, Gothic Revival, Italianate, Queen Anne and Colonial Revival. Residences and commercial buildings have maintained the traditional forms and spacial organization of the historic village, especially along Moscow Road. Several well-maintained historic barns are reminders of an agricultural past.

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

State Register Review and Designation**A. Swanton Dam, Swanton****A&C**

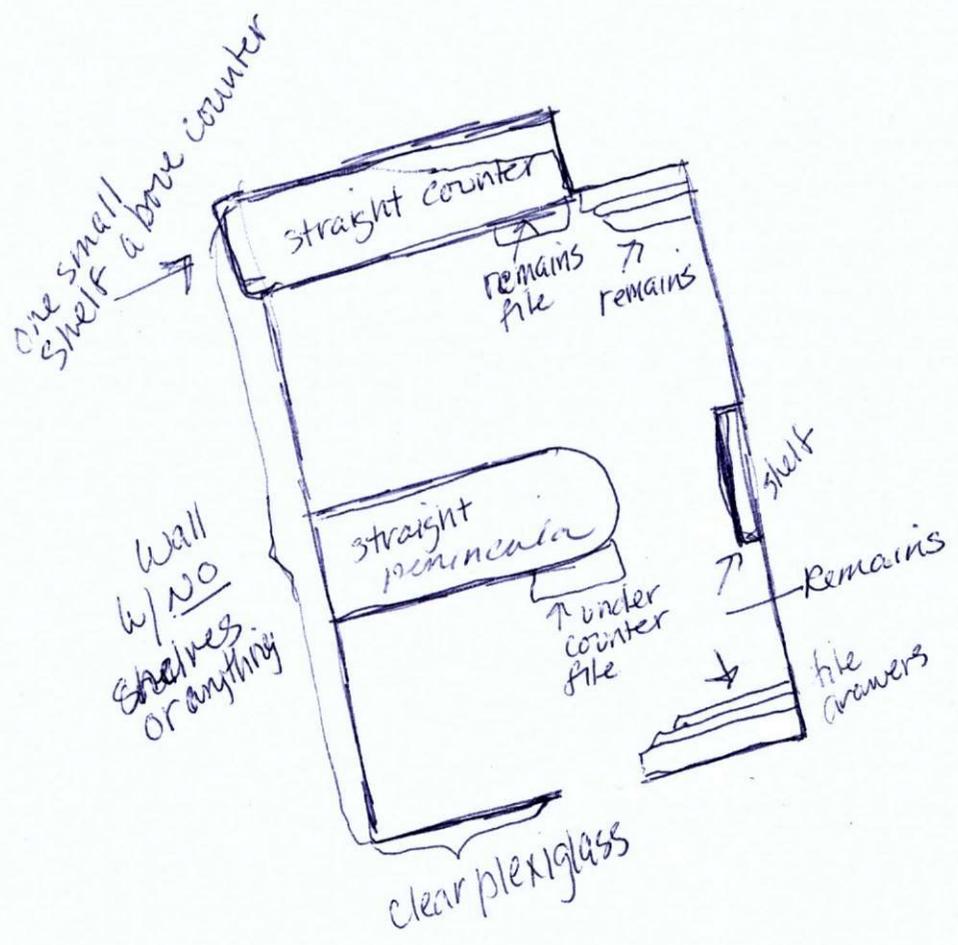
Concrete overflow gravity dam built in 1929 that spans 150 feet across the Missisquoi River in Swanton Village. It includes an attached concrete wing dam and flume that runs north of the dam on its west side, and a concrete foundation on the dam's east side that supported an early 19th century grist mill.

The dam replaces an earlier heavy timber frame dam that had been in place since the early 18th century. A number of industries flourished at this site until after World War II. The dam is a reminder of the long history of intense use along the banks of the Missisquoi.

Recommendation: Vote to list on the State Register under criteria A & C.

B. Wayside Restaurant, Montpelier**A**

Continuously operating roadside restaurant built in 1918 that has evolved over the years to meet the changing demands of the travelling public.



During the Great Depression of the 1930s the area surrounding the village of Moscow consisted of about forty families, a general store with post office and two prosperous woodworking factories. Moscow's ninety-seven residents were supported by the two factories and by part-time farming.ⁱ This successful combination of agriculture and industry at Moscow did not go unnoticed.

Franklin Delano Roosevelt (1882-1945) was elected Governor of New York in 1928 and in November 1932 he was elected the thirty-second President of the United States to the first of four terms. By March 1933 there were 13,000,000 unemployed people and almost every bank was closed in the United States. In Roosevelt's first 'hundred days' he proposed, and Congress enacted, a sweeping program to bring recovery to business and agriculture, as well as relief to the unemployed and to those in danger of losing farms and homes.

In 1931, before Governor Roosevelt pronounced his land utilization policy for New York State, he sent scouts from Albany to Moscow to interview Fred E. Smith and George F. Adams, owners of the woodworking factories on opposite sides of the river. Roosevelt pronounced Moscow "An excellent example of rural industrialism."ⁱⁱ These woodworking factories were the "mainstay of village life and a prop to the surrounding agriculture when milk sold below cost and hay finds no market". "The overseers of Stowe reported no unemployment in March. That doesn't mean so much that every man is working as it does that life is organized to take advantage of part-time work."ⁱⁱⁱ In Roosevelt's 1933 book Looking Forward, the President cited the example of George F. Adams Woodworking Factory (site of #25) "in a valley in Vermont a woodturning factory for the making of knobs for the lids of kettles has already been so successful that the trend of the rural population to the city has definitely stopped and the population of the valley finds that it can profitably engage in agriculture during the summer with a definite wage-earning capacity in the local factory during the winter months."^{iv}

ⁱ Snow, Alice M. "Obituary?", The Vermonter, Vol. 40, July 1935, p. 141.

ⁱⁱ Boston Globe, "President Went To Little Village For Big Idea", May 7, 1933.

ⁱⁱⁱ Boston Globe, "President Went To Little Village For Big Idea", May 7, 1933.

^{iv} Roosevelt, Franklin D. Looking Forward, p. 65.

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Moscow Village Historic District
Stowe, Lamoille County, Vermont

7. Physical Description

Summary

The Moscow Village Historic District is located along the banks of the Little River in the southern part of the Town of Stowe, Vermont. The rural Village of Moscow includes properties north of the river on Moscow Road, River Road and Shaw Hill Road, as well as properties south of the river on Adams Mill Road. Properties north of the river are connected to properties south of the river by a bridge (#19) and two historic dams (#16a and #25c) in the historic district. The district developed around a saw and grist mill complex (#16) north of the river and a woodworking factory complex (#25) south of the river. Today the district is a mixture of residences, businesses and a former woodworking factory (#16d) now used as a machine shop. There are six commercial properties in the district: a general store (#13), a barn (#14) now used for offices, a schoolhouse (#20) now used as a pottery studio, an addition to a residence (#11) now used as a glass blowing studio, and two residences (#23 & #24) now used as a bed and breakfast. A former woodworking factory complex (#25), south of the river, has been subdivided into 15 housing lots and an historic house (#25), barn (#25a), industrial archaeological site (#25c), and cottage (#25d) have survived as part of a planned unit development.

The Moscow Village Historic District includes architectural, commercial, educational, engineering, government, industrial and transportation resources. These resources provide a complete context for the historical, industrial and commercial development of the Village in the 19th and 20th century. The principal residential architectural styles in the district include Greek Revival, Gothic Revival, Italianate, Queen Anne and Colonial Revival. The principal building materials are wood (weatherboard and shingle), stone (granite), metal (steel), asphalt, asbestos, concrete and glass. Residences and commercial buildings have maintained the setting of the historic village, especially along Moscow Road. Several well-maintained historic barns are reminders of an agricultural past. The district retains integrity of association (the saw & grist mill, general store, and school are important links with historic events), design (historic architectural styles, forms and spatial arrangements are well maintained), feeling (these properties evoke an aesthetic and historic sense of past time and place), location and setting (the village is still intact) and materials and workmanship (historic building materials and original fabrics are largely intact).

The following is a list of 25 properties, with 43 contributing resources and 10 non-contributing resources, in the historic district. The name chosen for the original owner of each property is taken from deeds, newspapers, maps, local histories and/or property records in the Town Lister's Office. The map reference is F. W. Beers, 1878.

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Moscow Village Historic District
Stowe, Lamoille County, Vermont

1. Horatius D. and Loduska Calkins House, 1450 River Road, c. 1865, contributing (H. D. Calkins on the 1878 map)

This 4 acre property has a House and a Garage. The vernacular Queen Anne style, 1 ½ story, side gable, 5x2 bay House has a south elevation facing River Road. The frame house (37' x 20') sits on a stone and concrete block foundation with clapboard siding and asphalt shingle roof. Trim includes corner boards, plain wood surround, drip molding around windows and doors, as well as a clipped gable cornice board. The windows on the house are 1/1 with the first story windows in their original plain-wood surround. There is a central brick chimney. The south elevation has a Queen Anne Style, single story, hip roof, full-length porch (c. 1900). This distinctive five-bay front porch features original turned posts with spindle balustrade and spindle valence which is arched in the central bay. The porch has a molded cornice, board ceiling, square lattice and board deck with board steps at both ends. The central bay, main entry features a paneled door with multi-light upper glass insert. The south elevation also has a shed dormer (c. 1900) with square butt and scalloped wood shingle siding and four 1/1 wood windows. The north elevation has a 1 ½ story Ell that was extended and raised on the east side to a full 2 stories. The east elevation of this Ell has French doors and an oriel window; the north elevation has an entrance door; and the west elevation has an oriel window. Mature maple trees distinguish the front yard.

- 1A. Garage, c. 1965, non-contributing

The Ranch style single story, gable front, 2 bay Garage is located west of the House with a south elevation that faces the River Road. The garage (20' x 30') sits on a concrete foundation with weatherboard siding, 1/1 windows, asphalt shingle roof and corner board trim. There are 2 overhead garage doors on the east elevation and an entry door on the north elevation.

2. Clement J. and Anne M. Curtis House, 43 Shaw Hill Road, c. 1965, non-contributing (not on the 1878 map)

This one acre property has a simple Cape Cod form, single story, side gable, 3x2 bay House with an east elevation facing Shaw Hill Road. The frame house sits on a poured concrete foundation with clapboard siding and asphalt shingle roof. Trim includes corner boards, plain wood surround and returns in the gable ends. The windows are 6/6 wood sash and 6 light casement. The south elevation has a gabled dormer; the west elevation has an exterior brick chimney and elevated wood deck; the east elevation has a firewood storage shed; and the north elevation has a projecting front-gable addition with wood panel entry door.

3. H. A. Warren House, 11 Shaw Hill Road, c. 1915, contributing (not on the 1878 map)

This .31 acre property has a vernacular Queen Anne style, 1 ½ story, side gable, 5x3 bay House with a south elevation facing River Road. The frame house (20' x 30') sits on a concrete foundation, with clapboard siding and asphalt shingle roof. Trim

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Moscow Village Historic District
Stowe, Lamoille County, Vermont

includes corner boards, clipped fascia boards, box cornice and plain wood surround on windows and doors. The windows on the house and porch are 1/1 wood sash. The south elevation has an enclosed, single story, shed-roof porch that spans the full front façade with a clapboard apron. Through the porch, the main entry features a multi-pane door with architrave trim. The south elevation also has a pair of gable dormers with 1/1 wood windows with plain wood surrounds and scalloped shingles in the gables. The north elevation has a shed roof addition with an east entry door; the east elevation has an exterior brick end chimney and the west elevation has a concrete block end chimney. There is a single story, gable-roof, Wing that extends off the northwest corner of the house with paired 1/1 windows.

4. Fred E. and Martha W. Smith House, 1588 River Road, c. 1900, contributing (near site of Geo. Howe house on the 1878 map, that house burned c. 1950)

This 2.25 acre property has a House and a Garage. The Italianate style, 2 story, flat roof, 4x4 bay House has a south elevation facing the intersection of River Road and Moscow Road. The frame house (30' x 34') sits on a stone foundation with clapboard siding and flat, built up roof. Trim includes corner boards, a double frieze with architrave detail, and extended eaves with molded cornice. The windows are 1/1 wood sash with plain wood surround and aluminum shutters. On the south and east elevations there is a Colonial Revival style (c. 1920) wrap-around, single-story, sheet metal shed-roof, curved porch with entry doors on both elevations. The main entry on the south elevation has a four-panel door with large, single-pane glass insert on the top and architrave trim around each panel. The porch features a scalloped and square butt wood shingle apron which supports Tuscan columns and wall pilasters, and a diamond pattern pierced board skirt. The porch has a board deck, concrete steps and a matchboard ceiling. The sheet metal, shed-roof porch with projecting eaves, creates a mansard appearance to the roof. There is a brick chimney on the east side of the flat roof and an exterior brick chimney on the west elevation. The north elevation has a single story, shed-roof addition that forms an extension of the porch on the east elevation with a wood deck on this elevation. The House is sited on a hill above a tall fieldstone retaining wall with a steel pipe railing.

- 4a. Carriage & Horse Barn, c. 1910, contributing, (site of a B.S.Sh. on the 1878 map. The Barn was built by Dwight Butts when he owned the property and his house burned on this property c. 1952)

The Gable-Front, 1 ½ story, gambrel-roof, 2x3 bay, Gable-front Barn is east of the House and faces the River Road. The frame barn (28' x 30') sits on a concrete block foundation, with clapboard siding and a sheet metal roof. Trim includes corner boards and box cornice. The windows are 2/2 wood sash with plain wood surrounds and 2-light vertical-pane stable windows with plain wood surrounds. The south elevation has decorative shingle-work in the gable above a 1/1 wood sash window in the gambrel-roof end, with square butt shingles and two double rows of octagonal shingles. There is a sliding, vertical-board, entry door with diagonal bracing on the left end. The barn has been converted to a garage.

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Moscow Village Historic District
Stowe, Lamoille County, Vermont

5. Abel P. and Nancy Smith House, 522 Moscow Road, c. 1865, contributing (A.
Smith on the 1878 map)

This 2.6 acre property has a House and a Barn. The Greek Revival and Italianate style, 2 ½ story, cross-gable, 2x2 bay House has a south elevation facing Moscow Road. The frame house (20' x 30') sits on stone foundation, with clapboard siding and sheet metal roof. Trim includes a Greek Revival style entablature, corner pilasters with molded capitals and returning box cornice. The south elevation has a louvered triangular gable fan. Windows are 2/2 wood sash with plain wood surrounds, with cornice caps and louvered wood shutters. The south elevation also has a distinctive 2-story canted bay window with 1/1 wood sash, paired 1/1 in center section, molded cornice with frieze board and architrave trim topping each window level. Panels on the bay window are inset on the first floor and are triangular on the second floor. The east elevation of the house has a single-story, shed-roof, entry porch which connects to the south elevation of the Wing. The bay window and the paired windows and oculus are elements of the Italianate style of architecture.

Formerly the main entry to the house, on the east elevation, was through the porch and that entry is now enclosed. The porch has an entry to the Wing with a multi-panel door with plain board surround and cornice cap. There is a centered brick chimney in the House.

The east elevation of the House has a 2 ½ story, gable-roof Wing with matching Greek Revival style details and roof. The east elevation of the Wing has a distinctive oculus window with circular board surround on a square board horizontal base and paired windows on both floors, each window consisting of a narrow, double leaf, 2-light casement. The north elevation of the Wing has a shed-roof porch with columns similar to the front porch, and a wood shingle apron.

5a. Carriage & Horse Barn, c. 1890, contributing (not on 1878 map)

The Eaves-Front style, 1 ½ story, side gable, 3x2 bay, Eaves-front Barn is directly north of the House. The frame barn (24' x 30') sits on a concrete foundation with clapboard siding and a sheet metal roof. Trim includes corner boards, box cornice and exposed rafter tails. Paired two-light windows and doors have plain wood surrounds. The east, eaves-front elevation has a six-panel pass door, vertical-panel hinged, garage door and a sliding, horizontal-board door on an exterior track. The north elevation of the barn has a hinged, vertical-board hay door and a wood panel entry door.

6. Orzo A. and Martha A. Edgerton House, 544 Moscow Road, 1867, contributing
(Mrs. Edgerton on the 1878 map)

The one acre property has a Greek Revival style, 1 ½ story, front-gable, 3x2 bay, Sidehall House with a south elevation facing Moscow Road. The frame house (24' x 34') sits on a stone and concrete foundation, with clapboard siding and asphalt shingle roof. Trim includes a full entablature with corner pilasters, molded capitals,

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Moscow Village Historic District
Stowe, Lamoille County, Vermont

molded cornice and returning box cornice. Windows include original 2/2 and replacement 1/1 wood sash with plain wood surrounds and molded lintels. The house has a central brick chimney. The south elevation has a Bungalow style (c. 1920), shed-roof, entry porch with square battered posts on square bases, a wood shingle apron, box cornice, board deck and board steps on the east side. The Greek Revival style entry has flat reveals and board infill replacing sidelights. The entry door features seven molded panels, a metal doorbell turn knob above the central horizontal panel and a molded lintel. The west elevation of the House has a 1 1/2 story, side-gable, Ell with clapboard siding and asphalt shingle roof. The north elevation has a skylight and an exterior brick chimney. This Wing has a single story, gable-roof, wood shed with a solid wood entry door on the north elevation.

7. Judge and Martha Robinson House, 604 Moscow Road, 1860, contributing (not on the 1878 map, house moved in 1882 to this location)

The 2 acre property has a House and a Barn. The Greek Revival style, 1 1/2 story, side-gable, 5x2 bay House has a south elevation that faces Moscow Road. The frame house (20' x 32') sits on a fieldstone and concrete foundation, with clapboard siding and sheet metal roof. Trim includes a full entablature, with paneled corner pilasters (with a flared top central panel), molded capitals and returning box cornice. The south elevation has a central entry that features paneled pilasters with flared top on a plain board frame and molded lintel. Windows are generally 2/2 wood sash with plain wood surround and molded lintels; and paired 2/2 wood sash in the east gable; and there is a 2/2 raking window on the west gable. The north elevation of the House and Wing has a shed-roof dormer with two stove pipes. The house has a central brick chimney. On the west elevation of the House is an Italianate style side-gable Wing with a single-story, enclosed shed-roof porch and cross-gable wall dormer on the south elevation. The porch features scroll-sawn brackets, pendant drops, clapboard apron and a diamond lattice skirt. The Italianate style entry door features two arched, and etched glass upper inserts. The south elevation has a wall dormer with 2/2 wood sash with molded lintel over the porch. The north elevation has a shed-roof addition enclosed on the east end with clapboard siding and there is a hip-roof, open porch on the east end.

- 7a. Carriage and Horse Barn, c. 1900, contributing (not on the 1878 map. Moved to this location c. 1947 from the Blodgett Farm in the Center Village and remodeled)

The 2 1/2 story, 2x4 bay, Gable-front Barn, located directly northwest of the House, has a south elevation facing Moscow Road. The frame barn (18' x 28') sits on a concrete foundation with clapboard siding and a sheet metal roof. Trim includes corner boards, raking eaves and exposed rafter tails. Windows are 2, 6 and 9 pane fixed wood sash and 2/2 wood sash in the gable end. The south elevation has a hinged, paired 2-part, glass and wood panel, garage doors with a shed-roof hood over the entry. The east elevation of the barn has a new single story addition with a sheet metal, shed roof, vertical-board siding, paired vertical-board hinged doors and a fixed six light window. The west elevation has a shed-roof wood storage area.

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Moscow Village Historic District
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8. Howard A. and Quilte S. Butts House, 630 Moscow Road, c. 1850, contributing (not on the 1878 map, house was moved c. 1900 to this location).

The one acre property has a House, a Barn and a Sugarhouse. The Greek Revival style, 1 ½ story, side-gable, 3x2 bay House has a south elevation facing Moscow Road. The frame house (18' x 27') sits on a concrete block foundation, with clapboard siding and sheet metal roof. Trim includes a Greek Revival style full entablature, corner pilasters, capitals with molded top, and returning box cornice. Windows are 6/6 wood sash with plain wood surround and wood louvered shutters; and a raking window in the west elevation and paired windows in the west gable end. The south elevation has a central entry with hinged 4-panel wood door, with 4-light window, with door surround and molded lintel with pilasters with molded capitals. The north elevation has an interior brick chimney and a skylight. The west elevation of the House has a 1 ½ story, side-gable Wing. The south elevation of the Wing has a shed-roof, open porch with a clapboard apron, two 6/6 wood sash and central entry door. The north elevation has a gable-roof entry door. The Wing has a metal roof.

- 8a. Carriage and Horse Barn, c. 1915, contributing (not on the 1878 map, moved to this location)

The Gable-Front, 1 ½ story, Barn, located directly northeast of the House, sits on a fieldstone foundation with vertical board siding, exposed rafter tails and a sheet metal roof. The frame barn (16' x 26') has single-story, shed-roof additions on the east, north and west elevations. The west elevation has a garage door and a shed dormer. The south elevation has a pass door on the left and 2 four-pane fixed sash, and the second floor has 2 casement windows.

- 8b. Sugarhouse, c. 1970, non-contributing

The single story, front-gable, 3x1 bay, vernacular-built Sugarhouse is located in the back yard north of the House and Barn. The frame sugarhouse (9' x 12') sits on a fieldstone and concrete foundation with vertical board siding, exposed rafter tails and fixed 4-light windows. The south elevation has an entry door and two fixed 4-light wood sash. On the west elevation is an open, shed-roof addition for a maple sap holding tank and firewood storage area. The sheet metal roof has a rectangular wooden ventilating cupola with operable steam vents and a stove pipe.

9. Hiram J. and Adaline Town House, 674 Moscow Road, c. 1875, contributing, (H. Town Est. on the 1878 map)

The 1.5 acre property has a House and an Apartment. The vernacular Gothic Revival style, 1 ½ story, cross-gable, 3x2 bay House has a south elevation facing Moscow Road. The frame house (20' x 20") sits on a concrete foundation, with clapboard siding, an asphalt shingle roof and matching 1 ½ story Ells. Trim includes corner boards, and box cornice. Windows are paired, narrow 1/1 and 4/4 wood sash with plain wood surrounds and wood louvered shutters. There is an interior brick chimney, with corbelling and arched brick cap, on the south elevation

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of the west Ell and an exterior concrete block on the north elevation of the House. The south elevation of the House has a Colonial Revival style shed-roof, porch (c. 1910), with a small gable over the center bay, with Tuscan columns on a rebuilt apron with raised panels set over clapboard siding with elliptically-arched cutouts, matchstick ceiling, board deck and steps. The main entry through the porch features a 4-panel wood door with 4-light transom insert; entry door is flanked by large picture windows, each with a casement window below. The west elevation has a single-story, side-gable Ell with an overhead garage door. On the east elevation of this garage is a single-story, shed-roof addition and the west elevation of this Wing has a single-story, shed-roof, wood storage area.

9a. Garage/Apartment, c. 1940, contributing

The Bungalow style, single-story, hip-roof, 2x2 bay Garage, located west of the House, has a south elevation that faces Moscow Road. The frame Garage (20' x24') sits on a concrete foundation, with clapboard siding and an asphalt shingle roof, was converted into an Apartment c. 1960. Trim includes corner boards and box cornice. Windows are 1/1 wood sash with plain wood surrounds. The east elevation has a wood panel door with 4-pane upper glass insert and the west elevation has an exterior brick chimney.

10. Frank and Denise Russell House, 619 Moscow Road, 1957, contributing

The 1.25 acre property has a House and a Garage. The Ranch style, single story, side-gable, 4x2 bay House has a north elevation that faces Moscow Road. The frame house sits on a concrete foundation, with weatherboard siding and sheet metal roof. Windows are 1/1 wood sash with decorative shutters. There is a central brick chimney. The north elevation has a gable-roof entry supported on square wood columns with an iron railing. The east elevation has a gable-roof, entry addition that leads into the basement and the south elevation has an elevated wood deck with an entry door.

10a. Garage, 1957, contributing

The Ranch style, single-story, front-gable, 1x2 bay Garage, located directly west of the House, has a north elevation that faces Moscow Road. The frame garage has similar siding, trim and windows as the house and the north elevation has an overhead garage door.

11. Nathan Orcutt House, 593 Moscow Road, c. 1850, contributing (W. Town on the 1878 map)

The .98 acre property has a Greek Revival style, 1 ½ story, front-gable, 2x3 bay House with a north elevation that faces Moscow Road. The property has 8 buildings that are all connected. The original frame house (24' x 24') sits on a fieldstone and concrete foundation, with clapboard siding and sheet metal roof. Trim includes corner boards and returning box cornice. Windows are replacement 1/1, 6/6 and 9/6 with plain wood surround and wood louvered shutters. The north elevation of the house has an exterior fieldstone chimney. On the south elevation of the House is

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a 1 ½ story, gable-roof, Wing with a shed-roof, entry porch on the east elevation. The porch has narrow square posts, stick balustrade, diagonal lattice skirt, board deck and steps. The porch has the main entry door to the house and a large fixed window.

The south elevation of this first Wing is connected to a 2-story, gable-roof, first Ell (1976). On the south elevation of this first Ell is an elevated wood deck accessible through 2 sliding glass doors. Near the southeast corner of this first Ell is an interior concrete block chimney. On the east elevation of this first Ell is a 2-story, Porte cochere (1976), with large fixed windows on the second floor of the north (3) and south (2) elevations, which functions as an open garage.

On the east elevation of the Porte cochere is a 1 ½ story, gable-roof, second Ell (1976) that is connected on the south elevation to a 1 ½ story, second Ell (1976). The south elevation of the second Ell has a wood staircase leading to an entry door on the second floor. On the north elevation of the second Wing there is a 1 ½ story, side-gable Addition (1976) with a sliding barn door on the north elevation.

The east elevations of the second Ell are connected to a Barn (c.1890) that functions as a glass blowing studio. The north elevation of the Barn has a central double door, flanked with awnings windows and topped with a row of six, 9-light, fixed windows. The barn has a single hay door. The additions and Barn, all sit on a concrete foundation, with clapboard siding and sheet metal roofs.

12. Warren and Ann Atkins House, 559 Moscow Road, 1854, contributing (Res. of J. W. Smith on the 1878 map)

The .92 acre property has a Greek Revival style, 1 ½ story, side-gable, 6x2 bay house with a north elevation that faces Moscow Road. The frame 'double house' (38' x 20') sits on a fieldstone and concrete foundation, with clapboard siding and asphalt shingle roof. Trim includes corner boards and returning box cornice. Windows are 2/2 wood sash with plain wood surround. The north elevation of the House has a full-length, single-story, hip-roof, Colonial Revival style porch (1915) with an exterior clapboard apron, square posts, board deck, and interior matchstick apron. The porch features two, 4-panel entry doors with plain wood surrounds. The north elevation also has a central-bay, shed-roof dormer with wood shingle siding and a casement window, box cornice and exposed rafters. The west elevation of the House has a shed-roof porch (c. 1890) with knee braces and scroll-sawn details. The south elevation of the House has an open porch, with wood steps and an enclosed addition with an entry door and wood steps.

The south elevation of the House has an 1 ½ story Ell with an exposed basement, fieldstone foundation, clapboard sheathing, box cornice, raking eaves with exposed rafters, as well as 2/2 and 6/6 windows. The east elevation of the Ell has an exposed basement and a full length, shed-roof porch with square posts and vertical board balustrade. The east elevation of the Ell also has a half-length shed dormer and an exterior concrete block chimney. The south elevation of the Ell has an exposed basement and an elevated wood deck with spindle balustrade.

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13. Moscow General Store and Post Office, 539 Moscow Road, 1886, contributing (not on the 1878 map)

The .15 acre property has a Vernacular style, 2 story, shallow gable roof, 3x2 bay Store with a north elevation that faces Moscow Road. The frame building (36' x 42') sits on a concrete foundation, with aluminum siding (over clapboard siding), sheet metal roof and later shallow-gable-shaped false front. The roof line has been raised a few feet along the north elevation. Windows are 1/1 and 2/2 wood sash. The storefront on the north elevation has a large entry door with full-length, single-pane, beveled glass insert and beaded wood surround. The door is flanked with two large fixed windows with the words 'Moscow General Store, 1886' hand painted on the glass. The west and south elevations have an exposed basement. Near the south elevation is an interior brick chimney and there is an apartment on the second floor. The distinctive interior of the store has wood floors, horizontal matchboard wall paneling and ceiling, freestanding chamfered posts, interior brick chimney, and a post office room near the southwest corner. The east elevation of the store has a single-story Addition (1912) with an entry door on the north elevation, a shed dormer on the east elevation and an exposed basement on the south and east elevations. The east elevation of the Addition has a single-story, shed-roof Garage addition with an overhead door, a sliding door, and an entry door on the north elevation. The Garage addition has a small, shed-roof addition on the north elevation. The dirt floor of the Garage addition indicates the building was formerly a Carriage and Horse barn. In front of the Store is an unused gas pump and store sign on a steel post.

14. Fred E. Smith Barn, 515 Moscow Road, c. 1910, contributing (not on the 1878 map)

The .34 acre property has a 1 3/4 story, gambrel-front roof, 3x6 bay, Gable-front Bank Barn that has a north elevation facing Moscow Road. The post and beam barn (42' x 72') sits on a concrete foundation, with clapboard siding and sheet metal roof. The concrete basement is exposed on the east, south and west elevations and has an open bay on the east elevation. Trim includes corner boards, exposed rafters with a box cornice, and plain wood surrounding windows and doors. The sides of the barn have rows of 2/2 wood sash, paired in the first and last bays; west elevation (8), south elevation (6) and east elevation (8) with 5 exposed air conditioning units above the windows. On the north elevation there is a new central, double entry door flanked with a pair of 2/2 wood sash, surrounded with new sidelights and a transom; and there are four, 2/2 wood sash in the gable end. On the south elevation there is a second story wood deck accessible from a sliding-glass door. On the east and west elevations of the roof there are shed dormers with four, 8-light awning windows. In the center of the roof is a distinctive square, hip-roof, cupola with a clapboard base, full-height molded cornice, raking eaves with exposed rafters, and a horse-design weathervane. In front of the building is a commercial

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sign indicating that the Barn was converted to offices in 2001 with changes to window and door placement and type.

15. Alexander and Nancy S. Seaver House, 487 Moscow Road, c. 1825, contributing (L. B. Smith Res. on the 1878 map)

The .25 acre property has a Greek Revival style, 1 ½ story, front-gable, 2x4 bay House with a north elevation facing Moscow Road. The frame house (22' x 30') has a stone and concrete foundation, with aluminum siding, and sheet metal roof. Trim includes corner boards, returning molded cornice and wooden triangular fan in each gable end. Windows are 1/1 wood sash with plain wood surrounds. On the east elevation is an Italianate style hip-roof porch supported on four chamfered posts with wall pilasters on square bases, matchboard ceiling and the main entry door. On the south elevation is a shed-roof over an entry door and a shed dormer with a 1/1 window, box cornice and exposed rafters. On the west elevation of the House is a single-story, side-gable, 3x2 bay Wing with corner boards, aluminum siding and sheet metal roof. Windows are 1/1 and 9/6 wood sash. The north and south elevations have a projecting gable over the entry door and narrow gable roofed dormers. In both the House and Wing there is a central brick chimney and they share an elevated wood deck with plain board balustrade on the south elevation.

16. Alexander Seaver Saw Mill, 435 Moscow Road, 1822, contributing (L.B.S. Starch Fac., L.B.S. Sash Doors & Blinds, L.B.S. Saw Mill & Grist Mill, L.B.S. Lumber Shed, and Dry House on 1878 map)

The 4.5 acre property has a Dam across the river and four buildings. The 1 ½ story, side-gable, combination Saw (1822) and Grist Mill (c. 1840) is located on the north bank of the river. The Mill building (24' x 82') sits on an intact, massive, 6' thick fieldstone foundation with two stone archways in the south elevation and a single stone archway in the west elevation. The post and beam construction of this industrial building features interior 15" hand hewn supporting posts, up-and-down sawn boards and a ridge pole in the ceiling. The exterior is covered in a combination of clapboard, vertical board, and board and batten siding, as well as a sheet metal roof. On the north elevation is a large, barn-style, entry door under a large gable dormer. The south elevation has a semi-exposed wall at the saw mill end (east) of the building and one fixed wood window. On the south elevation there are also three window openings (one infilled with boards, two with fixed wood windows) and two waste chutes at the grist mill end (west). The east elevation has a single open window in the gable end and the west elevation has evidence of a removed addition.

16a. Dam, 1918, contributing

This rock and timber Dam (1822) was rebuilt with concrete (1918). It is approximately 200' long and 11' high begins at the southeast corner of the Saw and Grist Mill and spans the Waterbury River. Original timbers are visible at the bottom

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of the sluiceway at the northeast corner of the Mill. The 1918 date is inscribed in concrete on the Dam next to the Mill.

16b. Second Office, c. 1950, contributing

This 2 ½ story, side-gable, 3x2 bay, vernacular building was built as an Office and the south elevation faces the river. The frame building (20' x 30') sits on a concrete foundation, with plywood panel siding and a sheet metal roof. Windows are 1/1 and there is a gable door hood over the entry door on the north elevation. The east elevation has a single-story, shed-roof addition, with similar exterior, that has an overhead garage door on the north elevation. The south elevation has a sliding glass door and the building is now a dwelling.

16c. First Office, c. 1910, contributing

The single story, shed-roof, 1x2 bay, vernacular building was built c. 1910 as a company Office. The frame building (15' x 18') sits on a concrete foundation, with clapboard siding and asphalt shingle roof. Trim includes corner boards, box cornice and exposed rafters. There is a variety of wood frame windows and a concrete block chimney on the southeast corner. The north elevation has a large, solid wood door.

16d. Machine Shop, 1878, 2002, non-contributing

The frame industrial building was constructed as the Smith Woodworking Factory in 1878 and was rebuilt in 2002 with an addition on the south and west elevations (now 5,600 sq. ft), as well as sheet metal siding and roofing. The windows are 1/1 wood sash with plain wood surrounds. There is a gable-front addition and a flat-roof addition on the west elevation of the factory. The south elevation has a frame, front-gable section that was possibly part of the original 1878 factory. The east elevation has a main entry door and an overhead garage door.

17. Clifton and Helene Adams House, 456 Moscow Road, 1953, contributing (site of D. M. & O. S. Smith on the 1878 map)

The 9.9 acre property has a House, an historic Hotel Garage and a modern Garage. The 1 ½ story, side-gable, 3x4 bay Ranch style House has a west elevation that faces Moscow Road. The frame house (33' x 44') sits on a concrete foundation, with aluminum siding and a metal roof. Windows are single and paired 1/1 horizontal pane with wood shutters. On the west elevation is a shed-roof, door hood over the main entry door. On the east elevation is a sliding glass door that leads to an elevated wood deck with board balustrade and steps. The south elevation of the House has a single-story Wing with an exterior brick chimney on the south elevation.

17a. Hotel Garage, c. 1925, contributing

The single-story, shed-roof, 4 bay (originally 6 bay) vernacular-constructed garage is located in the back yard east of the house. The frame building (18' x 36') sits on a concrete block foundation, with horizontal board and clapboard siding and a sheet metal roof. The garage has 4 original, double-leaf, hinged, vertical board doors with diagonal bracing and plain wood surround. The north elevation has a short overhanging pent-roof with exposed rafters. The west elevation shows evidence of

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the fire in March 1950 that destroyed 2 bays and the adjacent hotel called the Pleasant View House.

17b. Garage, 2000, non-contributing

The single-story, gable-front, 2 bay vernacular-constructed garage is located north of the house. The frame building sits on a concrete foundation, with clapboard siding and a sheet metal roof. The south elevation has 2 overhead garage doors and the west elevation has a pair of 1/1 windows and an entry door. There is a stove pipe near the northwest corner of the roof.

18. Dewey and Ellen Mandigo House, 1531 River Road, 1942, contributing (site of Mrs. Prescott on the 1878 map, house rebuilt after a fire in 1942)

The 3.34 acre property has a House and a Barn.

The 2 story, side-gable, 3x2 bay Colonial Revival style House has a north elevation facing Moscow Road. The frame House (24' x 30') sits on a fieldstone and concrete foundation, with clapboard siding and sheet metal roof. Trim includes corner boards and stepped box cornice. Windows are single and paired 6/6 wood sash with louvered shutters. The east elevation has a centered gable door-hood, with knee braces, over the main, 18-light entry door. The north elevation has a distinctive, exterior, painted, brick chimney. The west elevation has a single-story, shed-roof, 7 bay, Colonial Revival style porch (c. 1985), with 2 bays enclosed with 6/6 windows on the left, and 5 bays open, supported on square posts and bases, on the right. This porch has a lattice skirt and wood steps. The south elevation has a 1 1/2 story, side-gable, Wing with exterior trim and windows similar to the House. This Wing has Greek Revival style dormers, with a horizontal, paired 6-light window, paneled corner pilasters, molded capitals and box cornice, on the east and west elevations. The Wing has a 5-light entry door on the south elevation.

18a. Carriage and Horse Barn, c. 1890, contributing, (moved to this location c. 1975 from the Burton Slayton Farm on the Moscow Road)

The 1 1/2 story, gable-front, 2x3 bay Gable-front Barn is located near the southeast corner of the House. The post and beam barn (24' x 42') sits on a concrete foundation, with clapboard siding and a sheet metal roof. Trim includes corner boards, returning box cornice and stepped capitals. The north elevation has two overhead garage doors, a hinged, vertical-board hay door and one diamond-shaped window in the gable end. The east elevation has two 2/2 wood sash with plain wood surround and an entry door on the left. The west elevation has three 2/2 wood sash with plain wood surround, an entry door on the left and 2 fixed 6-light windows on the exposed basement level. The south elevation has unpainted siding on the top and an exposed basement level with four 12/12 wood sash and one 15-light entry door.

19. Moscow Road Bridge, 1949, contributing

This Beam and Girder highway bridge (about 25' x 110') spans the Little River and provides a gateway to the Village from the east. The bridge is supported with steel I-

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beams, has an asphalt and concrete road bed. Both sides of the bridge have a steel-pipe balustrade supported on twelve concrete posts. The end posts of the balustrades are geometrically stepped in an Art Deco motif characteristic of Vermont Highway Bridges of this period. The southeast pier has a bronze date plaque and there are steel guardrails at both ends of the bridge on the approaches.

19a. Smith Falls Covered Bridge Abutments, 1844, contributing structure

There are large fieldstone abutments from the previous covered wooden bridge at this crossing, immediately south of the 1949 concrete bridge, on the east and west banks of the river.

20. Third Moscow School, 383 Moscow Road, c. 1860, contributing (School on the 1878 map. Across the Adams Mill Road is a building marked Old School on the 1878 map and it was the Second Moscow School)

The one acre property has a 1 ½ story, front-gable (originally), vernacular Greek Revival style building with an east elevation facing Moscow Road. The frame building (24' x 36') sits on a concrete foundation, with clapboard siding and metal roof. Trim includes corner boards and a triangular fan in the north gable. Windows are paired 1/1 wood sash and casements with plain wood surrounds. There is an interior brick chimney near the northwest corner of the building. The east elevation has a single-story, shed-roof addition with a bank of paired 1/1 windows, a board deck and entry door on the east elevation. The north elevation has three 1/1 wood sash. The west elevation has a hip roof addition that enclosed an earlier shed-roof outhouse addition. Two original small square outhouse windows are still visible on the exterior. The south elevation of the School has a single-story, side-gable Wing with a large plaster-covered, three-flue, concrete chimney on the south elevation. The Wing has a shed-roof addition on the west elevation. The School closed in 1954, the interior has been remodeled and the building now functions as a pottery studio.

21. School House Tenement, 31 Adams Mill Road, c. 1900, contributing (not on the 1878 map. The Second Moscow School (1839) was moved here c. 1900 and remodeled into a 'double house' tenement)

The one acre property has a House and a Cottage.

The 1 ½ story, side-gable, 4x2 bay vernacular Greek Revival style House has a north elevation facing Adams Mill Road. The post and beam building (20' x 42') sits on a fieldstone foundation, with clapboard siding and a sheet metal roof. Trim includes corner boards and returning box cornice. Windows are single and paired 6/6 replacement wood sash with plain wood surrounds. There is an interior brick chimney near the east gable end. The north elevation has a shed-roof, 4 bay Colonial Revival style porch (c. 1890), with chamfered posts on square bases with wood deck, new balustrade with turned spindles and steps; as well as a shed dormer with four replacement 6/6 wood sash. There are two entry doors sheltered by the porch. The east and west elevations have similar 1/1 wood sash. The south elevation of the House has a 2 story, gable-front Ell (c. 1985) with concrete

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foundation, clapboard siding and sheet metal roof. The south elevation has a 2 story porch with wood posts and balustrade and sliding glass doors. The south elevation has an exposed basement level with two awning windows and a solid panel entry door. The east elevation has a raised wood deck and steps leading to an entry door.

21a. Cottage, c. 1980, non-contributing

The 1 ½ story, Contemporary style Cottage is located near the southeast corner of the House. This frame building (16' x 24') sits on a concrete block and wood pier foundation, with clapboard siding and a clerestory roof with fixed fenestration and asphalt shingle roofing. Trim includes corner boards and exposed rafters. The north elevation has an entry door and the south elevation has a large, hinged, vertical board door. The west elevation has a shed-roof addition. The windows are a variety of fixed (east elevation) and wood frame sash.

22. John and Rebecca Moody House, 81 Adams Mill Road, c. 1860, contributing
(Mrs. Moody on the 1878 map)

The .75 acre property has a House and a Cottage. The 1 ½ story, side gable, 5x2 bay vernacular style House has a north elevation facing Adams Mill Road. The post and beam house (30' x 24') sits on a fieldstone and brick foundation, with clapboard siding and sheet metal roof. Trim includes corner boards. Windows are 1/1 and 2/2 wood sash with plain wood surround; as well as 2/2 wood sash with original wood surrounds and molded lintels on the east elevation. There is a central interior brick chimney and three skylights on the north elevation. The north elevation has an entry door and five 2/2 wood sash. The south elevation has a pair of French doors on the House and a single -story, shed-roof Ell with three 1/1 wood sash on the south elevation and a sheet metal roof.

22a. Workshop, c. 1950, contributing

The single story, front-gable, vernacular Workshop is located near the southeast corner of the House. The frame building (12' x 24') sits on a concrete foundation, with vertical board siding and sheet metal roof. The north elevation has an entry door and a 6/6 wood sash and the south elevation has a large fixed window. The west elevation has a partly enclosed, shed-roof addition, supported on wood posts used for firewood storage. There is a stove pipe near the center of the roof.

23. James McMahon House, 117 Adams Mill Road, c. 1905, contributing (not on the 1878 map. Moved to this location c. 1901 from Lake Mansfield)

The .78 acre property has a House and a Cottage. The 1 ½ story, side-gable, 5x2 bay vernacular style House has a north elevation facing Adams Mill Road. The frame house (30' x 24') sits on a concrete foundation, with clapboard siding and a sheet metal roof. Trim includes corner boards. Windows are 2/2 wood sash with drip moldings and there is a small, modern bay window on the west elevation. The north elevation has a centered gable door hood, supported on wood posts and lattice sides. Modern replacement door surround has fluted pilasters and broken pediment, with a main entry door with 4-panel, 4-light transom insert. The east

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elevation has an exterior, painted, brick chimney now covered with a single story, shed-roof, enclosed porch with 2/1 wood sash and a 15-light entry door on the south elevation. The south elevation of the House has a shed-roof dormer and a sliding glass door that leads to an elevated wood deck with balustrade and steps above the first story Ell.

23a. Cottage, c. 1925, contributing

This single-story, front-gable, 1x2 bay, shed style Cottage is located south of the House. The frame building (18' x 24') sits on a wood pier foundation with lattice skirt, clapboard siding and a sheet metal roof. Trim includes corner boards and windows are 2/2 on the north, east and south elevations. The west elevation has a centered entry door with 9-light insert flanked with large, full-length, fixed windows. There is an interior stove pipe near the south elevation. The building was formerly a camp on Lake Mansfield and it was moved to this location and converted into a garage.

23b. Farm Stand, c. 2000, non-contributing

This frame, vernacular-built Farm Stand has vertical board siding and an asphalt shingle roof. On the east elevation there are two hinged vertical board doors and an exterior, full-length shelf supported on three braces. The south elevation has a hinged, vertical-board door with diagonal bracing.

24. George C. and Nathaniel B. Slayton House, 147 Adams Mill Road, c. 1905, contributing (not on the 1878 map)

This 6 acre property has a House, a Barn and two Sheds. The 2 story, hip-roof, 5x3 bay, Colonial Revival style house sits on a bluff overlooking Moscow Road. This is a 'double house' with identical rooms on each side of both floors. The frame building sits on a concrete block foundation, with clapboard siding below and staggered butt wood shingles which wrap around the corners, and a sheet metal, hip roof whose broad eaves have a molded cornice.. Trim includes flat corner boards on first story, belt course between first and second stories, and double frieze board. Windows are 1/1 and 2/2 wood sash with plain wood surround. There are two central brick chimneys, an exterior brick chimney on the south elevation and a stove pipe on the east elevation. The north elevation has a single-story, full-length, hip-roof porch with staggered butt wood shingle skirt and apron separated by a water table supporting six turned columns with capitals. The center bay of the porch has wood steps and a centered modern wood handrail leading to a main entry door. The north elevation also has distinctive, twin, hip-roof, two-story, bay windows with 1/1 wood sash and plain wood surround. The east and west elevations have hip-roof dormers with staggered butt shingles. The south elevation has a bay window and a pair of sliding glass doors leading to an elevated wood deck and steps.

24a. Barn, c. 1905, contributing

The 1 1/2 story, Eaves-front Barn sits on a stone foundation, with vertical board siding and corrugated metal roof. The south elevation has a wood entry door, with 9 pane glass insert, and a centered, sliding, vertical-board, barn door. There are large

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fixed stable windows on the north (2) west (2) and east (3) elevations and the east elevation has a 4-light, fixed window in the gable end replacing a hay door. The north elevation also has a shed-roof addition.

24b. Shed, c. 1960, non-contributing, loss of integrity
This single-story, frame agricultural shed is in ruin.

24c. Shed, c. 1960, non-contributing, loss of integrity
This single-story, frame agricultural shed is in ruin.

25. Isaiah Dillingham House, 330 Adams Mill Road, 1894, contributing (not within the boundary of the 1878 map)

This 67.6 property was formerly the site of a woodworking factory complex (1889-2003) that was subdivided into 15 housing lots after most of the complex was razed in 2005. The historic Dillingham House, with associated Barn, was not demolished and is on Lot 6 (.64 acres). There is also a Dam Site, a Gate Ratchet set on top of a concrete wall along the river, and an associated Cottage across the dirt road. Currently there is only one house under construction in the new Adams Mill subdivision.

The Dillingham House is a 2 ½ story, side-gable, 5x3 bay Queen Anne Style house with a south elevation facing the Adams Mill Road. The frame house (58 x 28') sits on a fieldstone foundation, with clapboard siding and a sheet metal roof. Trim includes corner boards with quarter-round corner bead, molded cornice and triangular, louvered fans in the gable ends. There are two matching interior brick chimneys. The north elevation has distinctive, twin, gable-roof, 2 story, canted bay windows with narrow horizontal molded spandrel panels, paired 1/1 central windows, fish-scale and square butt shingles and a stained glass window in each tympanum. A molded belt course spans the front of the east elevation and bay windows below the sills of the second story bay windows. These bay windows flank a main double entry door with architrave detail, large upper glass inserts, plain wood surround and cornice caps. The west elevation has a 2 ½ story, front-gable Ell with a projecting single-story, shed-roof outhouse addition and a wood staircase leading to an entry door on the first floor of the west elevation. The north elevation of the Ell has a 2 story, shed-roof, full-length porch with chamfered posts, wood deck, squared-stick balustrade on the second floor and entry doors on both floors. The House and this Ell share a hip-roof, partly-enclosed porch, with a gable door hood, square posts, balustrade and steps with iron railing, leading to an entry door on the south elevation. The north elevation has a single-story, shed-roof, open porch with square posts and wood deck. This porch is enclosed on the northwest corner and may have been a former outhouse. The west elevation of the House has twin, 2-sided oriel windows with scroll-sawn bracket supports.

25a. Carriage and Horse Barn, c. 1894, contributing

The 1 ½ story, side-gable, Eaves-front Barn is located northwest of the House. The post and beam barn (20' x 30') sits on a concrete foundation, with clapboard siding

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 17

Moscow Village Historic District
Stowe, Lamoille County, Vermont

and a sheet metal roof with shed-roof vents on both elevations. Trim includes corner boards, box cornice and raking eaves. The south elevation has an overhead garage door, a pair of 6-light wood sash and a hinged, vertical-board hay door. The west elevation has four fixed stable windows and the east elevation has two fixed 6-light wood sash and an exterior wood staircase leading to a second floor entry door. The north elevation has three 6-light fixed windows and a single-story, gable-roof, enclosed passageway, with similar exterior details, that formerly lead to a frame, single-story chicken barn (20' x 50'). In later years the building contained a diesel engine used to power shafting and machinery in the adjacent woodworking factory.

25b. Dam Site, 1889-c. 1998, contributing

A large stone and concrete dam was built across the Little River at this location in 1889. There is evidence of large field stones and poured concrete walls on the north and south banks of the river. The dam was breached and demolished c. 1998 and was not rebuilt.

25c. Ratchet for Turbine Gate, c. 1914, contributing

This site is a series of poured concrete walls along the south bank of the Little River. Attached to the top of a concrete wall is a surviving artifact; a steel ratchet used to raise and lower the steel gate that supplied water to the turbine. These concrete foundation walls, which contained the turbine, were at the northwest corner of the former woodworking factory.

25d. Adams Cottage, 1942, 266 Adams Mill Road, contributing, (moved to this location in 1942)

This single-story, 2x1 bay, side-gable, frame building in the Cottage style, was relocated here and remodeled for use as a tenement for employees of the Adams Woodworking Factory across the dirt road. The building rests on a poured concrete, concrete block and concrete pier foundation; with plain corner boards and a boxed cornice. The east elevation has a single-story, gable roof wing with a covered porch and entrance door on the north elevation. The wing has an ell on the south elevation. The house has 2 x 1 wood frame sash windows with plain surrounds.

25e. House under Construction, c. 2007, non-contributing

This 2 story, side-gable, Neo-Traditional style House, with attached 2 ½ story, side-gable Wing is under construction and is located on Lot # 12 (.6 acres) in a planned unit development.

Moscow Village Historic District, Stowe**A & C**

A cd containing the complete nomination and photos was sent to you last summer for a final review that never happened. Please refer to this disk for additional information.

This nomination is a CLG funded project. The Moscow Village Historic District is located in a rural setting along the Little River in the south-central part of Stowe. The District includes residential and industrial resources associated with the development of woodworking factories along the river. Properties north of the river are connected to properties south of the river by an historic bridge and two historic dams are located in the historic district. The district developed around a saw and grist mill complex north of the river and a woodworking factory complex south of the river built by Alexander Seaver in 1822. During the 19th century additional water powered industries operated along the river including grist mills, a starch factory, and various types of woodworking factories. These woodworking factories continued in operation until 2003.

The Moscow Village Historic District has 43 contributing resources and 10 non-contributing resources. The properties include residential, commercial, educational, civic, industrial and transportation resources. These resources provide a complete context for the social, industrial and commercial development of the Village in the 19th and 20th century. The principal residential architectural styles in the district include Greek Revival, Gothic Revival, Italianate, Queen Anne and Colonial Revival. Residences and commercial buildings have maintained the traditional forms and spacial organization of the historic village, especially along Moscow Road. Several well-maintained historic barns are reminders of an agricultural past.

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

State Register Review and Designation**A. Swanton Dam, Swanton****A&C**

Request by the town to list this concrete overflow gravity dam built in 1929 that spans 150 feet across the Missisquoi River in Swanton Village. It includes an attached concrete wing dam and flume that runs north of the dam on its west side, and a concrete foundation on the dam's east side that supported an early 19th century grist mill.

The dam replaces an earlier heavy timber frame dam that had been in place since the early 18th century. A number of industries flourished at this site until after World War II. The dam is a reminder of the long history of intense use along the banks of the Missisquoi.

Recommendation: Vote to list on the State Register under criteria A & C.



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Friday May 2, 2008 at 2:30 pm in the Brandon Inn, 20 Park Street, Brandon, Vermont.

- | | |
|---|---------|
| I. Introductions | 2:30 pm |
| II. National Register Discussion | 2:40 pm |
| III. State Register Review and Designation
A. Swanton Dam, Swanton | 2:50 pm |
| IV. Sample Barn Grants Presentation
and Discussion | 3:15 pm |

Minutes
May 2, 2008

- Members Present:** George Turner, Vice-Chair
Glenn Andres, Architectural Historian
Ron Kilburn, Citizen Member
Peter Thomas, Archeologist
Susan Hayward, Citizen Member
- Members Absent:** Beth Boepple, Chair
David Donath, Historian
- Staff Present:** Nancy E. Boone, State Architectural Historian/DSHPO
Diane McInerney, Executive Assistant
Sue Jamele, NR/SR Specialist
- Guest:** Pat Menduni, Vermont Community Foundation
Cliff Peters
Wilhelmina Peters
Liz Dodge
Layne Tharp
Alyssa Zellman
Lyssa Papazian
Sara Jamison
Gweneth Langdon, Preservation Burlington
Patricia Gould, Crystal Lake Falls Historical Association
Jane Griswold Rodocchia, Park McCullough House
Eve Pearce, Pownal

The meeting was called to order by the Vice-Chair at 2:35 p.m. in the Ballroom at the Brandon Inn, Brandon.

1. Introduction

Council members and staff introduced themselves to the audience and George Turner explained the Council's role in approving grants for funding the restoration of historic structures and buildings, and NR/SR nominations.



2. National Register Discussion

Ron Kilburn shared with the audience the "impeccable" qualifications of Council members for their role in the approval of historic buildings and structures nominated to the State and National Register, as well as a supportive staff. Ron mentioned the beneficial values of listing to the National Register; boosting community awareness, uplifting revitalization, tax credits for businesses and capital investment for buildings as well as facilitating restoration in the downtown historic districts. Ron also mentioned what a listing to the National Register does not do. Listing does not interfere with property owner's rights, and state and local regulations are not part of the National Register. Ron noted that listing to the National Register has also allowed buildings and structures at risk to be moved to locations where they can be maintained, like the truss bridge and the Swanton depot.

Most buildings are approved under criteria A, buildings and structures that are associated with events that have made a significant contribution to the broad pattern of our history, and criteria C, buildings and structures that embody the distinctive characteristics of a type period, or method of construction, or that represent the work of a master, or the possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The National Register and State Register criteria are the same.

3. State Register Review and Nomination

A. Swanton Dam, Swanton

Council members received this information for consideration prior to the meeting. Ron explained that the nomination of this dam to the State Register would be voted on today, but since he assisted Jackson Evans in preparing the nomination, he will not participate in the voting process. Ron supplied images of the dam in its earlier and current condition and noted that the dam supplies water power and that concrete has replaced the original wooden crib. Sue Jamele shared further historic information about the dam and noted that the town requested this listing under criteria A and C to the State Register. Peter moved to approve the nomination and Glenn seconded. The Council unanimously approved of the Swanton Dam being listed on the State Register under criteria A and C.

4. Sample Barn Grant Presentation and Discussion with Guests

Nancy distributed a sample of 5 Barn Grant applications for guests to review and score. She also passed around the 2008 Barn Grant project book for review.

Nancy explained the criteria and the process for scoring individual barn projects. A Power Point Presentation of 6 projects was presented by Glenn, George and Nancy. Guests were asked to rate the barns and score them according to the criteria and indicate their top two choices. After the guests shared with the Council the 2 barns they felt most deserving of the grant funds it was revealed that these were 2 of the same barns that were granted funding by the Council for 2008. George noted that these are cash reimbursement grants requiring a 50/50 match. George suggested that there may be up to 20 thousand barns in the state of Vermont and they are a declining resource in need of assistance.

Advisor Council for Historic Preservation

April 16, 2008

Page 3 of 3

Nancy explained that some individuals rely on these state grants to get help from other funding sources and they encourage community involvement. There was a discussion with the guests and they expressed their appreciation for the public awareness brought about by this program.

Nancy distributed a copy of the Vermont Barn Census information and explained the program that will soon be available for volunteers to identify and inventory at least 5 thousand barns by the fall of 2009. There will be a UVM hotline available for help with the survey methods used for determining type, style and location of barns found. There will also be 3 trainings about barn construction and survey methods by Jan Lewandowski, Historic Architectural Consultant and Tom Visser, Associate Professor and Director of the Historic Preservation Program at the University of Vermont at the History Expo in Tunbridge, June 21.

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

Respectfully submitted, Diane McInerney

**Vermont Certified
Government Grants 1987 -
2006**

FY87

BENNINGTON Historic Sites &
Structures Survey, phase 1
MAD RIVER VALLEY PLAN.
DIST.(MRVPD) Rural Resource Plan,
phase 1
ROCKINGHAM (no application)
SHELBURNE village plan
FY87 total

FY88

BENNINGTON Historic Sites &
Structures Survey, phase 2
MRVPD Multiple property listing NR
MRVPD Archeological sensitivity survey
Waitsfield, Warren, Fayston
ROCKINGHAM (no application)
SHELBURNE Shelburne Village Hist.
District National Register nomination
FY88 total
Cumulative FY87-88

FY89

BENNINGTON Handbook for Center
Bennington HD
MRVPD Landscape preservation plan
MRVPD Historic context narrative for
Contact Period
ROCKINGHAM Parker Hill Rural HD &
Oak Hill Cemetery Chapel National
Registers
SHELBURNE (no application)
WILLISTON (project cancelled)
FY89 total
Cumulative FY87-89

FY90

BENNINGTON reprint Handbook for
Center Bennington HD
MRVPD Rural Res. Plan phase 3; photo
inventory; revise/print Archeo plan
ROCKINGHAM contract administration -
VT Heritage Series videos (CLG-wide)
SHELBURNE (no application)
WILLISTON Williston village plan
FY90 total
Cumulative FY87-FY90

FY91

BENNINGTON Downtown

design; archeo. sensitivity
plan; school/library teaching resources
MRVPD Waitsfield Village HD: General
Wait House shared housing feasibility
study

ROCKINGHAM CLG Program planning
ROCKINGHAM Meetinghouse
Development (roof; framing)*

SHELBURNE (no application)
WILLISTON video about Williston's
development

FY91 total

Cumulative FY87-FY91

*\$7,500 of non-fed. share is State
Restoration Grant funds

FY92

BENNINGTON Historic Sites &
Structures Survey, phase 3
BURLINGTON establish Burlington
Register of Historic Resources
MRVPD Oral History of Mad River Valley
MRVPD Benefits of rural resource
conservation report

ROCKINGHAM CLG program planning
SHELBURNE Design review guidelines
pamphlet

WILLISTON National Register
nominations for 2 farms

WILLISTON Concrete pedestrian bridge
development project

FY92 total

Cumulative FY87-FY92

FY93

BENNINGTON (no application)
BURLINGTON Old North End Historic
Sites & Structures Survey, phase 1;
downtown video; incentives plan

HARTFORD Hartford Library National
Register; White River Jct. walking tour
brochure

MRVPD (no application)

ROCKINGHAM Bellows Falls walking
tour brochure; CLG program planning

ROCKINGHAM Bellows Falls HD: White
Mtn. Paper Mill Feasibility Study

ROCKINGHAM Bellows Falls HD: Town
Hall Development project (repainting)

WILLISTON Historic Sites & Structures
Survey final phase

FY93 total

Cumulative FY87-FY93

FY94
BENNINGTON sponsor statewide CLG training (CLG-wide)
BENNINGTON develop interpretive sign design program
BURLINGTON Old North End Historic Sites & Structures Survey, phase 2; hp section Municipal Devevelopment Plan; HP section Waterfront Plan Book; Old North End video transfer; purchase "VT Heritage Series" videos & player
HARTFORD WRJ Progressive Market & Old 494 steam locomotive National Registers
HARTFORD WRJ Rail Depot Feasibility Study
MRVPD (no application)
ROCKINGHAM Bellows Falls Pre-survey, Saxton's River NRHD outbuildings update; CLG program planning; "Saving Place in Windham Co." sponsorship; NT Pres. Leadership Training Scholarships
ROCKINGHAM Bellows Falls Downtown HD: Hotel Windham Feasibility Study
SHELBURNE Shelburne Vill.HD: Pierson Library Study
WILLISTON Historic, cultural & recreation maps; 2 NT Pres. Leadership Training Scholarships
FY94 total
<i>Cumulative FY87-FY94</i>
FY 95
BENNINGTON Hist. Sites & Structures Survey, phase 4
BURLINGTON Old North End Historic Sites & Structures Survey, phase 3, waterfront interpetive walking brochure
HARTFORD NRHD Quechee Village; walk brochure; interpretive sign design; CLG workshop registration
MRVPD Pre-Development General Waite House feasibility study for visitor center
ROCKINGHAM CLG proram planning; CLG workshop registration
SHELBURNE Sponsor annual CLG workshop (CLG wide); CLG workshop registration
SHELBURNE Pre-Development Town Green & Parade Ground Plan
SHELBURNE Village School feasibility study
WILLISTON CLG Commission training; CLG workshop registration

WILLISTON Development Old Brick Church steeple painting
FY95 total
<i>Cumulative FY87-FY95</i>
FY96
BENNINGTON Downtown planning forum process
BURLINGTON Burlington Preservation Plan; North St. HD National Register support, education/information; NTHP urban neighborhood program TA; ONE design study
HARTFORD Hartford Village Historic District National Register; training
MRVPD Rural Resource Plan update
MRVPD Sponsor CLG annual workshop & CLG handbook (CLG-wide)
ROCKINGHAM public information meetings; historic negatives curation; training
ROCKINGHAM Dev. - Meetinghouse public tomb restoration
SHELBURNE design review workshop; sponsor annual CLG-workshop (CLG-wide)
WILLISTON Historic Sites & Structures Survey master mapping; training
FY96 total
<i>Cumulative FY87 - FY96</i>
FY97
BENNINGTON downtown kiosk historic preservation information panels; Historic Sites & Structures Survey to public libraries; training
BURLINGTON design guides; Old North End des. study, phase 2, public information;training
BURLINGTON pre-development - former Ethan Allen firehouse preservation report
HARTFORD Wilder Village Historic District National Register; training
MRVPD (no application)
ROCKINGHAM public information meeting; historic museums promotion; training
ROCKINGHAM development - Town Hall tower clock restoration
SHELBURNE (no application)
WILLISTON development - Town Hall steeple painting
WINDSOR Historic Sites & Structures Survey, phase 1; 5-yr. survey & National

Register plan; 2 public information meetings
FY97 total
<i>Cumulative FY87 - FY97</i>
FY98*
BENNINGTON training for commission, municipal staff & officials
BURLINGTON design guides, phase 2; revise design review ord., training
HARTFORD complete Wilder Village Historic District National Register; training
MRVPD resource conservation guide, workshops, model site plans
ROCKINGHAM Bellows Falls residential NRHD; public information meeting; training
ROCKINGHAM sponsor Annual CLG Meeting (CLG-wide)
SHELBURNE (no application)
WILLISTON design review pamphlet; training
WINDSOR Historic Sites & Structures Survey, phase 2 (industr.); Cone Blanchard NR, RITC
FY98 total
<i>Cumulative FY87 - FY98</i>
FY99*
BENNINGTON training for commission, municipal staff & officials; downtown design asst.
BURLINGTON survey plan for city; design guides; training
HARTFORD Jericho area rural historic district National Register nomination; training
MRVPD Waitsfield Common historic district National Register nomination; CLG program coordination
ROCKINGHAM public information programs; CLG program coordination; training
SHELBURNE update 1970s Historic Sites and Structures Survey
WILLISTON update 1970s Historic Sites and Structures Survey; training
WINDSOR Historic Sites & Structures Survey phase. 3, Windsor Village
FY99 total
<i>Cumulative FY87 - FY99</i>
FY00*

BENNINGTON History@Bennington.com
BURLINGTON Design guides, phase 4; training
BURLINGTON Historic Sites & Structures Survey
HARTFORD CLG Annual Meeting/Design guidelines training
HARTFORD Downtown White River Junction Design Guidelines
MRVPD Valley Barns needs assessment
ROCKINGHAM basic program 2000-2001
ROCKINGHAM Bellows Falls neighborhood National Register Historic District phase 2
SHELBURNE (no application)
WILLISTON Village Historic District streetscape plan
WINDSOR Village Historic Sites & Structures Survey, phase 4; interpretive sign program
FY00 Total
<i>Cumulative FY87-FY00</i>
FY01*
BENNINGTON Downtown Design Assistance, Training
BRANDON update planning workbook
BURLINGTON DGs phase 5, Web Site, NTHP training
BURLINGTON North End Survey-Phase II (State Register)
HARTFORD NR Nominations
MRVPD RIVER Video promoting local historic resources
ROCKINGHAM awards, training, conference, speakers
ROCKINGHAM oral history documentation, CLG support
SHELBURNE Survey of Settlement Patterns
STOWE Update 1977 Village NR
WILLISTON Outside Speaker--managing growth
WINDSOR Joint Commission Training VT/NH
WINDSOR Village Historic Sites & Structures Survey, phase 5
FY01 Total
<i>Cumulative FY87-FY01</i>
FY02*
BENNINGTON historic district boundary analysis, training
BRANDON no project proposed
BURLINGTON DGs zoning analysis and

update, training
HARTFORD NR Nomination
MRVPD RIVER State register barn survey and structural assessment
MRVPD RIVER Feasability study
ROCKINGHAM awards, training, conference, speakers, town history video
ROCKINGHAM digital historic resource survey
SHELBURNE no project proposed
STOWE no project proposed
WILLISTON staff and commission training
WINDSOR conference on Connecticut River Valley history
FY02 Total
<i>Cumulative FY87-FY02</i>
FY03
BENNINGTON Info & Education (Design Assistance/Marker Program)
BRANDON no project proposed
BURLINGTON Survey (NR nomination of Church Street)
HARTFORD Survey (NR nomination of West Hartford)
MRVPD Planning (Historic Landscape Conservation Project)
ROCKINGHAM Education (Meeting House/Walking Tour/info updates/basic)
SHELBURNE Survey (MPDF - Addendum for Shelburne Agriculture)
STOWE State Survey (Survey Update-building outside NR district)
WILLISTON Info & Education (Historic Home Repair Training)
WINDSOR Survey/Education (Expand NR & Design Review Districts)
FY03 Total
<i>Cumulative FY87-FY03</i>
FY04
BENNINGTON Design Guidelines Update & Training
BRANDON no project proposed
BURLINGTON Prospect Park Survey, Phase 1 & Trainig
CALAIS NR Update Kent Corners NR District
HARTFORD Oral History Project
MONTPELIER CLG Training and Outreach
MRVPD Warren Dam restoration Feasability Study
ROCKINGHAM Basic Program HP

Conference
ROCKINGHAM Brochure Enhancement Project
ROCKINGHAM Conditions Assessment of Meeting House
SHELBURNE ??
STOWE Rotary Barn Historic Structure Report
WILLISTON Historic District Signage Project & Training
WINDSOR Design Guideline Enhancement
WINDSOR Downtown District Expansion
FY04 Total
<i>Cumulative FY87-FY04</i>
FY05
BENNINGTON Update Design Guidebook with Photographs
BENNINGTON HP Conference
BURLINGTON Prospect Park Surevey, Phase 2
BURLINGTON Moran HSR
BRANDON no project proposed
HARTFORD Oral History and NR Image Scanning
MRVPD no project proposed
MONTPELIER NR Update
SHELBURNE Village Plan Update
SHELBURNE HP Conference
STOWE Community Resources for Digital Surveys
ROCKINGHAM Basic Program and NR Survey
WILLISTON Historic District Promotion
WINDSOR NR District
FY05 Totals
<i>Cumulative FY87-FY05</i>
FY06
BENNINGTON Design Guideline/ Printing & Distribution
BURLINGTON MPDF For Worker Housing
BRANDON no project proposed
CALAIS Design Guidelines
HARTFORD Historic Hartford Video
MRVPD Wareen Village Historic Structures
MONTPELIER no project proposed
ROCKINGHAM Basic Program
SHELBURNE HP Commission Training
STOWE Moscow Village NRHD (re-programed for GIS)

Swanton "move it or lose it" have moved
and paved - current bus bridge

WATERVILLE	Waterville NRHD
WINDSOR	no project proposed
WILLISTON	no project proposed
FY06 Totals	
Cumulative FY87-FY06	
FY07	
BENNINGTON	NR District Expansion
BENNINGTON	HP Commission Website
BURLINGTON	Multi-Unit Worker Housing/Revised
BURLINGTON	North End Survey
BRANDON	Preservation Trust Conference
CALAIS	Printing Design Guidelines
HARTFORD	PR Brochures for NR District
MRVPD	Fayston - Single Chair Lift - NR
MONTPELIER	Historic Distric NR Update
ROCKINGHAM	Basic Program/Signage Design/NR
SHELBURNE	Streetscape Design

state register is similar
Act 250 criteria B

Swanton Dam - to State
earliest dam in Vermont
will not participate in Vote
helped prepare the nomination
w/ Jackson Evans
shared images

dam supplied water power
concrete replace wooden crib

George introduces Sue -
town wants it listed under
A & C

C/ listed with NR is
eligible for state
of state - is "likely"
for NR

Peter moves Glenn seconds
approved under A & C unanimous

Sample Barn Grant Discussion
passed around the 2008 project book
20 m barns in the state - cannot close the gap
in this declining resource
Nancy - Council will run through the process
of approval guests were asked to score
after viewing 4 barns - how would you rate them
cash grants - no audits
repair not replacement
and preserve

AC 2:35 George calls to order
Ron, Peter, Glenn, George, Susan
Nancy, Sue, me

Barn Preservation Grant Manual

NR Review - discussion Ron K
Jim Peterson - passed
impeccable qualifications
supportive staff

Duties: grants NR listings request to list ^{not} or delist

official federal list, ^{worthy} for preservation
of buildings and exteriors

beneficial values boost awareness
uplift community, reliability
planning future uses -

tax credits - capital investments for building
facilitate restoration in districts
downtown hist dist.

Can't do - does not interfere property owners
state & local reg is not part of NR

Listing Criteria

most criteria A & C

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

The Swanton Dam in Swanton, Vermont survives today as a concrete overflow gravity dam running east to west approximately 335 feet across the Missisquoi River. Ranging in height from 3 1/2 feet to 9 feet, the dam is terminated on the west bank by a concrete wing dam and flume which runs approximately 100 feet north of dam, with a gate to regulate flow to the mills which formerly operated on that bank. The east end of the dam terminates at the base of a concrete foundation, which supported an early 19th century gristmill until the 1960's. A second flume began east of this foundation and fed mills operating on the banks north of the dam. This flume was filled in during the replacement of the bridge, which crosses the river approximately 40 feet north of the dam.

During all but the driest months of the year water flows gracefully over the crest of the dam, creating a scenic resource viewed by all who reside and pass through Swanton. A broad and quiet backwater, used by local boaters and seasonal residents for fishing and recreation, is created south of the dam by its impoundment.

The current concrete dam replaced a much earlier heavy timber framed crib dam as evidenced by historic photographs and first hand accounts.

RELATED STRUCTURES: (Describe)

None

STATEMENT OF SIGNIFICANCE:

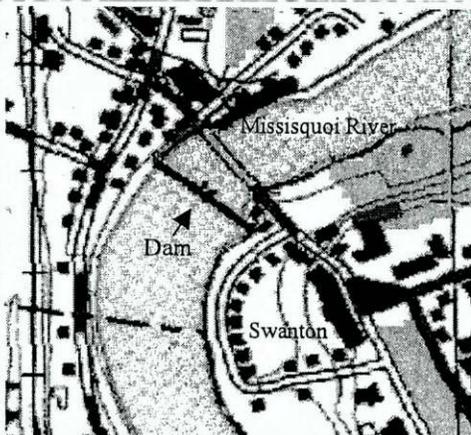
The current dam that crosses the Missisquoi River in Swanton, Vermont was built circa 1929 to replace an earlier heavy timber frame dam, which had been in place since the late 18th century. The naturally occurring falls at this location made the site a key spot to which a number of communities would stake claim. Native people occupied the site for hundreds of years prior to European contact, only to be removed in the mid-18th century by French settlers. As a site of European and later Colonial inhabitation, and throughout its early years of settlement, the area surrounding Swanton Falls would support a variety of activities and peoples. With the building of a dam in the late 18th century, that use would explode, and continue to grow for the next century and a half, supporting a vibrant town and village center. As the ownership of the falls changed hands, the use of the inherent waterpower grew more complex. Among the industries once powered by the Swanton Dam were sawmills, gristmills, marble mills, woolen mills, tanneries, iron works, and ammunitions manufacturing. Opportunities such as boating, fishing, swimming, and ice harvesting, both above and below the dam were also important community uses created by the dam.

After World War II, as industry began to leave Vermont, many of the mills which were powered by the dam closed or left town. Between the 1920's and 1940's the town and village of Swanton purchased the last remaining mill buildings on the east and west side of the river respectively and with them, the water rights and ownership of the dam. It was during this time that a concrete gravity dam was erected approximately ten to fifteen feet downriver from the older heavy timber dam. Over the years that followed all but one of the former mill buildings was demolished and today the dam survives as one of the last reminders of a long history of settlement, water-use, and industry on the banks of the Missisquoi River.

REFERENCES:

Evans, Jackson. "The Sound of Falling Water: A History of Water Use and Industry at Swanton Falls". December, 2007.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Woodland Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other: river

RECORDED BY: Jackson Evans

ORGANIZATION: Evans & Randolph Associates

DATE RECORDED: March 3, 2007



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

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and Discussion | 3:15 pm |

VERMONT BARN CENSUS

A Project of the Vermont Division for Historic Preservation, UVM Graduate Program in Historic Preservation, the Preservation Education Institute, Preservation Trust of Vermont, and Save Vermont Barns

How many barns are there in Vermont? What kind of condition are they in? Are we losing significant numbers each year? What can be done to preserve these icons of our history and landscape? The goal of the Vermont Barn Census is to carry out, for the first time, a state-wide census of Vermont's barns that will lay the foundation for further efforts to preserve them.

The project will recruit volunteers in all of Vermont's 251 towns to identify barns and other agricultural outbuildings in their communities. The project will develop a web-based barn form that volunteers will use to record basic information about the barns as well as a photo. The Division and the University of Vermont will receive the forms via the internet and compile them in a GIS (Geographic Information System) mapping database. People will be able to access the database on the web and use it to learn about barns in their community and across the state.

The Barn Census will occur mainly over several highly publicized weekends in the summer and fall of 2008 and spring and fall of 2009. Students from elementary to high school will be welcomed to participate. Volunteers will take a photo and some notes about barn features, history, use and condition in the field, and then submit the data over the web. Local coordinators will help organize and support teams of volunteers who will be recognizable by their Barn Census logo T-shirts. People can survey one barn or many. Kickoff workshops will be held in the summer of 2008, and a wrap-up celebration in the fall of 2009. Following the announcement of the Preserve America grant for the project, we have already heard from hundreds of people who want to participate.

The project is the initiative of a group of partners concerned with the disappearance of Vermont's agricultural heritage: Vermont Division for Historic Preservation; Preservation Trust of Vermont; Mt. Holly Barn Preservation Association; UVM Graduate Program in Historic Preservation; the Vermont Housing and Conservation Board; and the Preservation Education Institute. We expect to identify over 5,000 barns in the Barn Census.

We are starting a mailing list and will keep you informed. Please e-mail debra.sayers@state.vt.us to get on the mailing list for the Vermont Barn Census. You can also check the Division for Historic Preservation's website at www.historicvermont.org and the Mt. Holly Barn Preservation Association website at www.savevermontbarns.org.

**JOIN THE BARN CENSUS WORKSHOPS AT HISTORY EXPO ON JUNE 21
IN TUNBRIDGE AND GET READY TO INVENTORY BARNs IN YOUR
COMMUNITY IN JULY!!!!**



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

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Friday June 13, 2008 beginning at 10 a.m. in the Conference Room at the Visitor Center at Marsh-Billings-Rockefeller National Historical Park, 54 Elm Street, Woodstock, Vermont.

- I. Schedule Meeting Dates ✓ 10:00 am
- II. Approval of Minutes – April 16th and May 2, 2008 ✓ ok 10:20 am
- III. National Register Review and Designation 10:30 am
 - A. Bridge 15, Sharon *approved*
 - B. Pollard Block, Cavendish *approved*
- IV. National Register Preliminary Review 10:45 am
 - A. Canal-Homestead-Horton Historic District, Brattleboro *ok*
- V. Certified Local Government Grant Selection *ok* 11:15 am
- VI. Annual Meeting 11:30 am
 - A. Election of Officers *-wait*
 - B. Schedule of Meetings *SHPO report*
- Working Lunch 12:00 pm
- VII. Tour Marsh-Billings-Rockefeller NHP 1:00 pm

Minutes
June 13, 2008

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

Members Absent: Beth Boepple, Chair

Staff Present: Jane Lendway, SHPO
Nancy E. Boone, State Architectural Historian/DSHPO
Diane McInerney, Executive Assistant
Sue Jamele, NR/SR Specialist

Guest: Liz Pritchett, Architectural Historian

The meeting was called to order by the Vice-Chair at 10:25 a.m. in the Conference Room at the Marsh-Billings-Rockefeller National Historic Park Visitor Center.

I. Schedule Meeting Dates

The July meeting will be held on Wednesday the 23rd at the Archeology Center in Burlington. There will be no meeting in the month of August. The September meeting will be held on Wednesday the 17th in Middlebury at the Town Hall Theater with a tour of the Starr Library. The October meeting will be held on Tuesday the 21st, location to be determined.

II. Approval of Minutes – April 16th and May 2, 2008

Peter moved to approve the minutes of the April 16th and May 2nd meetings and Glenn seconded. Glenn noted that there were two grammatical errors in April and one in May. The Council unanimously approved the minutes of April 16th and May 2, 2008 with corrections.

State of Vermont

Division for Historic Preservation

National Life Building, Floor 2

Montpelier, VT 05620-1201

www.HistoricVermont.org

[phone] 802-828-3211

[fax] 802-828-3206

*Agency of Commerce &
Community Development*



III. National Register Review and Designation

A. Bridge 15, Sharon

Council members received this information for consideration prior to the meeting. Bridge 15 is a gateway bridge into Sharon. A transportation landmark, this metal truss bridge exhibits an innovative design that distinguishes post-1927 bridges from earlier, more lightly built spans. David moved to approve the nomination under criteria A & C and Ron seconded. The Council unanimously approved of Bridge 15 being nominated for listing on the National Register under criteria A & C.

B. Pollard Block, Cavendish

Council members received this information for consideration prior to the meeting. Currently, this commercial block, built in 1895, has used tax credits to establish affordable housing and a yarn shop. The village of Proctorville grew and prospered during the late 19th century due to the numerous woolen mills located along the Black River. Glenn moved to approve the nomination under criteria A & C and Peter seconded. There was a short discussion about the replacement of historic windows in the dominant building. Council members unanimously approved of the nomination of the Pollard Block for listing on the National Register under criteria A & C.

IV. National Register Preliminary Review

A. Canal-Homestead-Horton Neighborhood Historic District, Brattleboro

Council members received information for this preliminary review prior to the meeting. Consultant Liz Pritchett presented background information and photos of the potential Canal-Homestead-Horton Neighborhood Historic District in Brattleboro. The Council encouraged Liz to continue with her work on the nomination to the National Register for the east side of Canal Street. There was discussion about whether to include the buildings on the west side of Canal Street which were outside the area proposed for nomination. Council members felt that the west side does have characteristics of the historic development in this area, although there have been changes to the historic architecture, and the zoning on the west side of the street is different from the east side (commercial vs. residential). The Council suggested preparing a listing to the State Register for the west side and its approximately 10 contributing buildings.

V. Certified Local Government Grant Selection

Jane informed the Council that after the first round of approved applications, the CLG program was left with \$21,233.00 in unallocated funds to distribute in a second round. There was a re-captured amount of \$2,300.00 from FY07 which added to the current balance, now \$23,533.00. Below are the five CLG communities, their projects and request for funding.

2008 Certified Local Government Grant Awards – Round 2

Grant #	Community	Project	Request	Match	TPC
VT-08-014	Town of Calais	North Calais NR Nomination	4,196.10	2,797.50	\$6,993.60
VT-08-015	Town of Stowe	Stowe Village Historic Walking Tour Guide	3,127.00	2,085.80	\$5,212.80
VT-08-016	Rockingham	Bellows Falls Historic Waterfront	7,000.00	5,000.00	\$12,000.00
VT-08-017	MRVPD Warren	Warren Town Hall Accessibility	20,000.00	111,195.00	\$131,195.00
VT-08-018	Montpelier	Montpelier Historic District Brochure and Website	3,308.60	2,205.80	\$5,514.40
		Re-captured funds – FY07	2,300.00		
		Available unallocated funds	\$23,533.00		
		Total Requested Funds	\$37,631.70		
		Total Project Costs	\$160,915.80		

Council members were provided this project information at the meeting. David moved to approve all second round projects for funding and Sue seconded. Council members unanimously approved of all Priority I Projects being funded at their total requested amount, and the balance of \$5,901.30 to fund MRVPDs Priority II project for the Warren Town Hall.

VI. Annual Meeting

A. Election of Officers

The election of officers will be held at the next meeting when Beth is in attendance.

B. Schedule of Meetings

The Division is being asked to cut 25% of its travel budget, and Nancy asked the Council if they would be willing to hold fewer meetings to decrease Council travel. The Division proposed holding 9 meetings instead of 11 each year, or 8 meetings and two phone meetings. The Council concurred. It was agreed that the Council would not meet in August and the month of the Preservation Conference, and will discuss the subject further at the September meeting. It was also suggested that the Council work with the Division and the Preservation Trust of Vermont to schedule a retreat at the Lake House to discuss preservation issues. Council members would pay for their own expenses.

VII. SHPO Report

Jane summarized some ongoing Division work on the Agency's strategic plan. She noted a need for more focus on historic preservation as 'green building,' and the development of partnerships with other state agencies.

VIII. Tour of Marsh-Billings-Rockefeller NHP

A tour of the carriage barn and the new visitor center was provided for the Council by National Park Service staff.

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

Respectfully submitted, Diane McInerney

approved

CLG Applications for Second Round FY08

To: Advisory Council for Historic Preservation
From: Diane McInerney
RE: CLG Second Round Project Review

There are 5 applications for this second round of funding. This will make it possible for us to expend all allocated funds from NPS, FY'08. The projects were reviewed by DHP staff and were found eligible for grant approval.

Round one expended **\$30,001.00** of the **\$51,234.00** allocated funds for FY'08 leaving **\$21,233.00** for this second round. MRVPD has had staff problems and will not be able to honor their commitment to the Mad River Single Chair Lift nomination from FY07 at this time. They will be coming in with the same application request in October for FY09 funds. This brings the new total of unallocated funds up to **\$23,533.00**. The total requests for this round are **\$37,631.70**. Total project costs are **\$160,915.80**.

MRVP/Warren – (Priority II Project - Construction) Warren received a grant for architectural planning of accessibility for the Warren Town Hall during the first round of funding. Recently they sent in the plans for the work to be reviewed by the division and are now requesting funds for the construction to complete the project.

Request 20,000.00
Match 111,195.00
Total \$131,195.00

City of Montpelier – (Priority I Project – Information and Education) After the completion of Montpelier's Phase 1 project that consisted of an update and inventory of historic structures with the boundaries of the Montpelier National Register District, they would now like to inform the public about the findings in the report. They plan to revise and update the *Montpelier Historic District and the Design Review Procedures* brochure. It will then be downloaded to their web site, and if funding is sufficient, printed copies will be made and given to all property owners within the historic district.

Request 3,308.60
Match 2,205.80
Total \$5,514.40

Town of Stowe – (Priority I Project – Information and Education) The purpose of this project is to update the Stowe Village Walking Tour brochure. The current brochure is outdated and out of print. Stowe residents and visitors will benefit from this updated information. Stowe plans to print 20,000 copies for distribution.

Request 3,127.00
Match 2,085.80
Total \$5,212.80

Town of Rockingham – (Priority I Project – Pre-Development) The Town of Rockingham acquired abandoned historic mill buildings adjacent to the Connecticut River waterfront in Bellows Falls 15 years ago, and the town has worked diligently to promote their redevelopment. Funds will be used to bring together a distinguished and experienced team representing the disciplines of planning, architecture, engineering, art and public process to produce a vision and conceptual plan for the redevelopment of these historic properties. The project combines historic preservation, cultural enrichment, and community development at the core of Bellows Falls.

Request 7,000.00
 Match 5,000.00
Total \$12,000.00

Town of Calais – (Priority I Project – State Register Survey Update) Funds will be used to hire a qualified consultant to survey the North Calais Historic District for nomination to the National Register. There are three districts within the Town of Calais; Kents Corner Historic District was listed on the National Register in 2006, and North and East Calais were surveyed and listed to the State Register in 1979. Previous CLG grant funds have been used to focus on the Kents Corner District and the Historic Preservation Commission members would like to include the other two districts, starting with the smallest in North Calais. Both districts were prosperous in the 19th century because of several mills located within those districts. The Commission believes that historic resources in both districts need to be documented and preserved and that the residents, current and future, should have knowledge of the mill industry's contributions to the development of their community.

Request 4,196.10
 Match 2,797.50
Total \$6,993.60

MRVPD - VT-07-019 – recaptured \$2,300.00 (Mad River Single-Chair Lift)

\$21,233.00
 2,300.00
\$23,533.00 New Balance for FY 2008 Round Two

Total unallocated Funds for FY08	\$23,533.00
Priority I Projects Total	<u>\$17,631.70</u>
Balance for Priority II	\$ 5,901.30
Priority II Project Total	\$20,000.00

National Register Final ReviewCriteria**A. Bridge 15, Sharon****A & C**

This Parker through truss bridge was built in 1928 and carries River Road across the White River in Sharon. The bridge's clear span is 220 feet composed of ten 22 foot panels and it is 22 feet 9 inches wide. There is a fifty foot steel beam and girder approach span at each end of the bridge. Bridge 15 was built after the 1927 as part of the flood reconstruction effort. Its design was frequently used for longer span crossings greater than 160 feet. This bridge exhibits rolled beams used as verticals and diagonals in the truss webs, an innovation that distinguishes post-1927 bridges from earlier, more lightly built spans. The bridge serves as a gateway on the westerly edge of Sharon village.

The bridge was rehabbed in 1994 and continues to carry traffic. It is being listed under the Metal Truss, Masonry, and Concrete Bridges of Vermont MPDF and meets the registration requirements for metal truss bridges.

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

B. Pollard Block, Cavendish**A & C**

This three-story, 4 by 8 bay, Italianate Style commercial block was built in 1895 and is located at the heart of Proctorsville Village, which grew and prospered during the mid to late 19th century due to the numerous woolen mills located along the Black River. The wood-framed block is distinguished by an original storefront facade occupying the main first floor elevation, a narrow wooden awning supported by ornate cast iron brackets on the main elevation above the storefront, consistent fenestration along the upper two stories, a flat roof, and a mansard-roofed four story elevator tower. Numerous Italianate architectural details adorn the exterior, such as paneled corner pilasters, a dentiled frieze between the second and third floors, and a deep, heavily-bracketed cornice. A large two-story ell, built in the 1990s to replace an earlier ell, projects to the south of the building. The ell is set back from the main block, allowing the historic building to dominate, and has materials, massing and design elements that are compatible with the original block.

The building was home to the Pollard Brothers General Store, the largest merchant in Proctorsville from its construction in 1895 until its closure in 1964. Although no longer occupied by a general store, the Pollard Block's first floor retains many of its historic features and remains in use as retail space.

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

Canal-Homestead-Horton Historic District, Brattleboro

A&C

Request by the Windham Housing Trust to determine the National Register eligibility of a residential neighborhood along the east side of Canal Street, as well as the adjacent Horton and Homestead Places. The proposed district is located next to the already listed Canal-Clark Street Historic District and the NR listed Canal Street School. Two blocks away is the Estey Organ Factory, also listed on the NR.

The district includes 22 buildings. Buildings on Canal Street date from the first half of the 19th century some of which were owned by locally important families associated with the nearby Estey Organ Company, as well as a former governor of Vermont. These homes originally had deep lots which were subdivided into Horton and Homestead Places in the late 19th and early 20th centuries. These roads were developed with large structures containing multi-family housing units as the demand for housing increased with the booming industrial economy.

The proposed nomination will facilitate rehab of two multi-family buildings for affordable housing using the RITC. Liz Pritchett, the Windham Housing Trust's historic preservation consultant, will attend the Council's meeting on June 13 to lead this discussion and answer any questions that may arise.

Recommendation: Appears eligible under criteria A and C.



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

Notice

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday July 23, 2008 at the Vermont Archeology Heritage Center, 7 Green Tree Drive, South Burlington, Vermont.

- | | | |
|-------|--|------------|
| I. | Schedule Meeting Dates | 9:30 am |
| II. | Approval of Minutes – June 13, 2008 | 9:40 am |
| III. | National Register Final Review
A. 44 Front Street, Burlington | 9:45 am |
| IV. | State Register Review
A. Anderson Hall, Thetford Academy, Thetford | 10:00 am |
| V. | Annual Meeting – Election of Officers | 10:30 am |
| VI. | SHPO Report | 10:45 am |
| VII. | Archeology Update
A. Archeology Rules
B. Status of Digital Initiatives
C. Voyages of Discovery Update | 11:00 am |
| VIII. | Tour of Archeology Center | 11:45 am |
| IX. | Working Lunch | 12:00 noon |
| X. | Other Business | |

Utarches map
VA I DB
Virtual museum

Sent 25
Center.

National Register Final Review

Criteria

A. 44 Front Street, Burlington

A & C

Built as a single family home c. 1860 and enlarged and reworked in 1892 for use as multi-unit housing, the 1 ½ story, wood frame vernacular Queen Anne style house has a side hall entry L-plan, a cross gable roof and a one story rear ell under a shed roof. Distinctive Queen Anne features dating from the 1892 reworking include front and side porches with turned posts and scrolled brackets, and a bay window with cornice bracket trim. The gable roofed front entry porch has a decorative pediment and shelters an historic Eastlake style door. The 2X3 bay main block dates from the original period of construction when Front Street was developed with working class housing. The building's numerous additions and alterations to the rear reflect a series of changes made in the 20th century to respond to the increasing demand for working class housing in the rapidly growing North End of Burlington.

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name: 44 Front Street

other names/site number: Joseph Cota House

2. Location

street & number: 42-44 Front Street not for publication

city or town: Burlington vicinity: N/A

state: Vermont code: VT county: Chittenden code: 007 zip code: 05401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal Agency or Tribal government

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official or other official and title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: <input type="checkbox"/> entered in the National Register ___ See continuation sheet. <input type="checkbox"/> determined eligible for the National Register ___ See continuation sheet. <input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> removed from the National Register <input type="checkbox"/> other (explain): _____	Signature of the Keeper _____ _____ _____ _____	Date of Action _____ _____ _____ _____
---	--	---

5. Classification

Ownership of Property: (Check as many boxes as apply)

- private
- public-local
- public-state
- public-Federal

Number of Resources Within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings:	1	___
districts:	___	___
sites:	___	___
structures:	___	___
objects:	___	___
total:	1	___

Category of Property: (Check only one box)

- building(s)
- district
- site(s)
- structure(s)
- object(s)

Number of Contributing Resources Previously Listed in the National Register: 0

Name of Related Multiple Property Listing: N/A

(Enter "N/A" if property is not part of a multiple property listing.)

6. Function or Use

Historic Functions: (Enter categories and subcategories from instructions)

Category: _____	Subcategory: _____
<u>DOMESTIC</u>	<u>Single Dwelling</u>
<u>DOMESTIC</u>	<u>Multiple Dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions: (Enter categories and subcategories from instructions)

Category: _____	Subcategory: _____
<u>DOMESTIC</u>	<u>Multiple Dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification: (Enter categories from instructions)

LATE VICTORIAN: QUEEN ANNE

other: _____

Materials: (Enter categories from instructions)

foundation: STONE

roof: ASPHALT

walls: WOOD: Weatherboard

other: _____

Narrative Description: (Describe the historic and current condition of the property on one or more continuation sheets.)
See continuation sheet.

8. Statement of Significance

Applicable National Register Criteria:

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations:

(Mark "X" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes.
- B. Removed from its original location.
- C. A birthplace or a grave.
- D. A cemetery.
- E. A reconstructed building, object, or structure.
- F. A commemorative property.
- G. Less than 50 years of age or achieved significance with the past 50 years.

Areas of Significance: (Enter categories from instructions)

Period of Significance:

Architecture

1860-1957

Community Planning & Development

Significant Person: (Complete if Criterion B is marked above)

Significant Dates:

n/a

1892

Cultural Affiliation:

Architect / Builder:

unknown

Narrative Statement of Significance:

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet.

9. Major Bibliographical References

Bibliography:

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See continuation sheet.

Previous Documentation on File (NPS):

- Preliminary determination of individual listing (36 CFR 67) has been requested.
- Previously listed in the National Register.
- Previously determined eligible for the National Register.
- Designated a National Historic Landmark.
- Recorded by Historic American Buildings Survey No. _____
- Recorded by Historic American Engineering Record No. _____

Primary Location of Additional Data:

- State Historic Preservation Office.
- Other state agency: Vermont Agency of Transportation
- Federal agency.
- Local government.
- University.
- Other. Name of repository: _____

10. Geographical Data

Acreage of Property: less than one acre

UTM References (Place additional UTM references on a continuation sheet). See continuation sheet

Zone	Easting	Northing	Zone	Easting	Northing
1.	<u>18</u>	<u>641495</u>	<u>4926839</u>	2.	_____
3.	_____	_____	4.	_____	_____

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See continuation sheet.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See continuation sheet

11. Form Prepared By

Name / Title: Jackson Evans, Historic Preservation Consultant

Organization: Evans & Randolph Preservation Associates, LLC Date: 03 March 2008

Street & Number 21 South Water Street Telephone 802-233-3220

City or Town: Vergennes State: Vermont Zip Code: 05491

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

- Representative black and white photographs of the property.

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

13. Property Owner

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

Name / Title: _____

Organization: Callahan Housing Limited Partnership, c/a Housing Vermont, Inc. Date: _____

Street & Number: 123 Saint Paul Street Telephone: (802) 863-8424

City or Town: Burlington State: VT Zip Code: 05401

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 1

44 Front Street
Burlington, Chittenden County, Vermont

Narrative Description

44 Front Street, an early 1860s dwelling that was enlarged and reworked in c.1892, is a one-and-one-half story, wood frame, vernacular Queen Anne style house with a sidehall entry L-plan, a cross-gable roof, and a one story rear ell under a shed roof. Its character-defining features include front and side porches with distinctive turned posts and scrolled brackets and a bay window with cornice bracket trim. The dwelling is located approximately one block from downtown in Burlington's Old North End neighborhood, known for well over a century as a working class enclave. The building is distinguished as among the most intact and best examples of a vernacular Queen Anne dwelling on Front Street, a short, two-block, tree-lined, residential street dominated by modest single- and multi-family dwellings. The building is in good overall condition and retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

44 Front Street is part of a neighborhood and street that displays similarly styled and massed one-and-one-half to two-story wood framed houses having uniform setbacks and lot sizes. Mature maple trees line parts of the street and a grass median separates a concrete sidewalk from the two lane, lightly traveled side street. To the west of Front Street, North Avenue extends at nearly a 45 degree angle running southeast to northwest connecting the so-called Old North End with Burlington's largely post World War II developed New North End. The south end of Front Street terminates at Battery Park, a large grassy city park that displays monuments to the various war efforts that took place there. This park is bordered to the west by a high and steep bank that runs down to the waterfront where heavy industry historically took place and provided employment opportunities to the many working class families who found convenient dwelling in the neighborhoods surrounding Front Street.

Exterior

The dwelling fronts west onto Front Street and is situated on the northwest corner of its narrow residential lot. A sidewalk and small grassy area separate the building's main façade from the street beyond. Its north façade sits nearly flush with the property's northerly boundary, and a gravel driveway to the south passes between the building and the adjacent dwelling, providing access to a gravel parking area to the rear. Beyond the parking lot is a small, fenced-in yard that occupies the entire easterly portion of the lot.

The current building disguises a much older dwelling. C. 1892 the owners dramatically enlarged and reworked an existing c. 1860 residence in the vernacular Queen Anne Style, removing a single-story rectangular ell and stable off the rear and building onto the remaining block. Adjoining the modest mid-nineteenth century, two-by-three bay rectangular block is a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 2

44 Front Street
Burlington, Chittenden County, Vermont

perpendicular three-by-two bay rectangular wing that extends to the south, forming an L-shaped footprint. A one-story shed roofed rear ell, identical in width to the adjacent wing, continues off the back of the building. In addition, a small, one-story, one-by-two bay projection - likely an originally enclosed section of the porch - is situated in the elbow of the L-shaped footprint. The dates of construction of these various features is not known however given their visible materials and design place them somewhere in the early 20th century.

The dwelling is frame construction built on a stone foundation and clad in wooden clapboards with brightly-colored trim. All of the windows are one-over-one, double hung sash with simple window surrounds installed to replace earlier sash c. 1980, unless otherwise indicated. The L-shaped building is topped with a cross-gable roof, and its easterly eaves extend to form a shed roof over the one-story ell at the rear. All roof areas are covered with dark gray asphalt shingles, installed in 2007. The pitch of a portion of the building's roof was altered and the wall height increased like a shed roof wall dormer on the intersecting wing and rear portion of the main block at the elbow of the L-shaped plan c. 1980 to create additional living space at the second story. These changes to the roofline begin at a point set back substantially from the front façade, thereby retaining the integrity of massing and shape as viewed from the primary façade. Furthermore, the c. 1892 roofline was preserved at the wing's southerly gable end to indicate the roof's original shape, which is clearly discernable throughout. In addition, a shed dormer was inserted on the northerly section of the rear (east) façade.

Main (West) Façade

The west-facing, asymmetrical gable-front façade is dominated by a large bay window and sidehall entry porch. The projecting bay window houses three historic one-over-one double hung wood sash windows and is decorated with scrolled bracket cornice trim accentuating the slight roof overhang. Narrow, projecting, molded vertical trim on either side of each window and on the bay's corner lends further visual complexity to the wall surface. In addition, rectangular, spandrel panels of clapboard directly below each window are flanked by wide, flat vertical corner boards that extend visually from the spaces between the three windows in the bay.

To the right of the bay window in the main (west) façade sits a slightly elevated gable-front entry porch, supported by turned posts, two freestanding and two engaged posts in the exterior wall, with six small scrolled brackets. The porch is clad in asphalt shingles and embellished with a geometric gable ornament whose design suggests the Eastlake style. The tympanum is adorned with decorative half-timbering resembling a king's post truss above a round, molded medallion set within a projecting horizontal band. The negative space within the tympanum is clad in diagonal boards. A concrete step rises to the porch's elevated wooden platform floor, measuring approximately 5'x6', and provides access to the building's original paneled wood Eastlake style

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front entry door. At the second story, above the porch and bay window, are two one-over-one wood windows.

South Façade

A narrow, one-story Queen Anne style porch, measuring approximately 6'x15' with turned posts and four decoratively scrolled brackets is located to the south of the main block. It is set back from the main façade approximately six inches and its elevated wooden floor is accessed from a wide concrete step to the west. The porch leads to a west-facing auxiliary entrance situated in the adjacent one-story, enclosed porch section cradled in the elbow of the L-shaped footprint. The porch, which fills the open space formed at the juncture of the main block and the vestibule and three-bay wide wing beyond, is open on the south and west sides. A freestanding turned Queen Anne post at the southwest corner and engaged posts at the northwest and southeast corners support its sloping shed roof, where the porch meets the solid walls of the building.

Two one-over-one windows are situated in the one-story vestibule's south wall. Above the porch and vestibule are two one-over-one windows that were inserted when the roofline was raised in c. 1980. Farther east, beyond the porch and entrance vestibule, the single-bay, two-story wing projects to the south at the rear of the main block to create the building's L-shaped footprint. The wing's gable wall is flush with the adjacent vestibule on the first floor, and its west-facing second-story dormer contains a one-over-one window, also added when the roofline was raised in c. 1980. The wing's gable end is a largely uninterrupted plane, with only one small, square awning wood window in a simple surround directly below a wood one-over-one window on the second floor. A modern steel door in the east corner of the south façade enters into the building's one-story, shed-roofed rear ell serves the stairs to the second floor unit in the rear wing. Sanborn Fire Insurance maps suggest that the building's rear ell may have originally been slightly set back from the wing's gable wall, but since c. 1980 was altered to form one flush wall plane.

Rear (East) Façade

On the east façade, the eaves of the building's main wing extend at a varied pitch to form a shed roof over the one-story rear ell. The ell features three dissimilar windows with irregular fenestration. One-over-one windows flank a narrow, rectangular off-center casement window. Sanborn Fire Insurance maps reveal that the northerly half of the ell originally extended farther to the east than the southerly portion. Above, the northerly area of the gable roof on the east façade is interrupted by a clapboard-clad shed dormer with a small, left-of-center awning window. This dormer was inserted c. 1980 when the roofline was reworked to accommodate additional apartment living space on the second story.

Several alterations occurred at the rear of the building during the 20th century as its owners responded to the need for working class housing in the neighborhood and created rental units on

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the property. In 1905, owners added a second rectangular ell addition with an adjacent porch to the rear of the home. The porch, which occupied the southern half of the new addition, was eliminated between 1938 and 1942 and replaced with a smaller porch by 1951. Both the 1905 ell and small porch were removed during late 20th century. In addition, a series of outbuildings once stood behind the dwelling, including a c. 1892 Cota-era carriage barn that became apartments by 1951 and an additional detached apartment building constructed in 1948. The barn was dismantled between 1960 and 1978, and the supplemental rental building came down thereafter.

North Façade

The north façade comprises the long, straight single plane created by the L-shaped footprint. It features irregular fenestration with a historic one-over-one wood window in the wing's cross-gable peak and three similar windows irregularly arranged at the first level. A rectangular awning window is tucked just below the eaves of the main block before the cross-gable end. The majority of the north façade of the main, front block features only clapboard cladding and is uninterrupted by windows or other elements.

Interior

The building's interior floorplan and features were substantially modified during the c. 1980 renovations. Little remains that reflects the historic character inside the building except for the stick balustrade and turned newel post at the stairs just inside the front entry of the main block. Hardwood flooring also remains in this narrow stairhall. The multi-unit dwelling now contains three units. Unit 1 occupies both floors of the main block, Unit 2 is located on the first floor of the wing and rear ell, and Unit 3 is in the second floor of the wing. In the basement of the front block, hand hewn and bark covered framing members suggest that this house indeed was built in the mid-nineteenth century as discussed in Section 8 of the National Register nomination, while the decorative features of the Queen Anne front porch and bay window point to the alterations to the house by Joseph Cota in the 1890s.

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Significance

The dwelling at 44 Front Street is eligible for the National Register under Criterion A for its association with events that have made a significant contribution to the history of the Old North End neighborhood, Burlington, and the region in general. The building reflects both Burlington's early industry and the years of industrial prosperity and growth following the Civil War and continued into the 20th century. 44 Front Street is an example of a modest dwelling built to meet working class housing needs when industrial successes in Burlington provided new opportunities for employment. Eager workers poured into the city and settled in the North End. Employees such as these allowed Burlington to be a prosperous industrial city, and the housing stock affiliated with their arrival reflect the city's development. 44 Front Street is also eligible for the National Register under Criterion C as a fine example of a mid-19th century dwelling updated and enlarged in the vernacular Queen Anne style in the 1890s, a time of great economic prosperity in the city. This modernization process was quite popular in Vermont during this era, and the 44 Front Street dwelling is exemplary of this type of construction.

History of Burlington

Burlington, located in the northwest corner of Vermont on the shores of Lake Champlain, was chartered by colonial governor Benning Wentworth on June 7, 1763. Ira Allen surveyed the region and laid out lots in 1772 and, along with his brother, Ethan, owned the majority of the land in the area. In its early years, the town grew slowly around both agriculture and water-driven industry, including saw and grist mills located on local rivers. Burlington's future significance was secured when the state chartered the University of Vermont in 1791. Eight years later, the town laid out a grid plan based on existing transportation routes and set aside space at its center for a park, around which municipal activities developed.

Burlington quickly established an early industrial life centered on the waterfront. In 1809, regular steamboat service began on Lake Champlain, and the waterway was transformed into an important transportation route for the lumber industry. In 1823, with the completion of the Champlain Canal, Burlington gained access to the markets of New York City. When Canada opened the Chambly Canal in 1843, the city established itself as a key processing center preparing undressed Canadian lumber for United States markets. In addition, a growing textile industry capitalized on abundant water power at nearby Winooski Falls and other streams and outlets. Taxes imposed on certain products by the 1824 Tariff Act further spurred the woolen industry, as it did the equally important glassmaking business. The Champlain Glass Company, located two blocks from Front Street on North Avenue and incorporated on October 27, 1827, was Burlington's first extensive manufacturing interest, producing primarily window glass. The company was instrumental in the development of the Front Street area in the North End.

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By 1849, the Vermont Central and Rutland Railroads had reached Burlington, thereby connecting the city with markets in Boston and Montreal. Burlington's advantageous position at the intersection of several major transportation routes triggered rapid industrial growth, especially following the American Civil War. Existing industries thrived, and numerous other manufacturing companies set up shop in the city. By the end of the 19th century, the city was home to a vast array of manufacturing operations turning out goods including furniture, carriages, boots and shoes, Venetian blinds, shade rollers, specialized wood products, door screens, refrigerators, industrial baked goods, confections, soaps, pottery, stone products, spools and bobbins, and ovens. Between 1840 and 1910, immigrants from Canada, Ireland, Scotland, Germany, and other European countries flocked to Burlington to find work in its flourishing factories. The population boom jumped dramatically: from 815 in 1800 to 7,713 in 1860, and by 1900, 18,640.¹ The arriving workers, many of whom settled in the North End in and near the Front Street neighborhood, provided the services that enabled Burlington's economic prosperity and growth.

The evolution of the North End and the Front Street neighborhood reflects the industrial development of the city of Burlington. As industry flourished, so, too, did the need for housing, and the city looked to expand into the largely unsettled North End. The area of Front Street was developed as a direct product of this commercial success and subsequent growth. With its close proximity to the waterfront and to the then bustling commercial center that was North Street in the later half of the 19th century, Front Street became an ideal location of the development of working class housing.

History of 44 Front Street

The settlement of Front Street has been associated with the industries that drove the development of Burlington and the North End since the early 19th century. During the War of 1812, Burlington served as the base of operations for the Northern Army of the United States, whose encampment was located on the waterfront near Battery Park. In 1827, the newly formed Champlain Glass Company purchased the northern portion of the encampment grounds from the US government, including the Front Street area, and erected a factory and several auxiliary buildings on nearby Champlain and Water Streets. Ammi B. Young's 1830 map of Burlington reveals that the North End still remained sparsely populated at this time, and the western portion, including Front Street, was nearly devoid of structures. In the years that followed, the Champlain Glass Company spurred development and encouraged settlement in this area.

¹ Charles Edwin Allen, *About Burlington* (Burlington: Hobart J. Stanley & Co., 1905): p. 6.

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From the beginning, the Champlain Glass Company was concerned with housing for its workers. Although Superintendent John Foster was authorized to sell several plots of land in the vicinity of the factory to glass workers as early as May 1830, it was not until Frederick Smith took over the business in the mid-1830s that residential development truly took hold. With Smith at the helm, the company, operating under several names during his tenure, became the primary interest driving Burlington's growth into the North End.

The city of Burlington contracted with Smith to lay out several streets in the vicinity of the factory site, including Front Street, and the neighborhood became known as "Glassville". Champlain Glass and its principals were the primary landowners in this area, and the company built houses so that workers could live near the factory. An 1839 map of the lots comprising "Glassville" by surveyor John Johnson situates Front Street on the western portion of the neighborhood, which extended north to North Street, south to Pearl Street, and plotted lots from the west side of Front Street to the east side of Champlain Street. A number of these lots were sold to no fewer than fourteen company employees in 1839 and 1840.² Front Street, however, was never actually developed for glassworker housing because, on May 28, 1841, Smith, along with his partner at the company, William Wilkins, and two other prominent landowners, Heman Allen and Nathan B. Haswell, filed plans with the city for a Front Street and Water Street subdivision.³ Within the plan, the southern half of Lot 12 represented the future 44 Front Street.

The growing need for working class housing resulting from Burlington's emerging industries prompted many wealthy and enterprising townspeople to involve themselves in land speculation and development. A number of areas in the North End, especially in close proximity to businesses on the waterfront and Winooski River, were surveyed for subdivision beginning in the 1840s. The Smith, Wilkins, Allen, and Haswell, subdivision, however, was one of the earliest. Although ill-fated investments and high fuel prices forced the Champlain Glass Company out of business by 1850, the surrounding neighborhood it was instrumental in developing continued to be home to the working class in important Burlington industries.

The subdivision readied the Front Street area for the influx of workers necessary to sustain Burlington's growth and development. Initially, many of the lots were purchased by local businessmen intent on profiting on the promise of future development. Immediately following subdivision, Lot 12 and the entire east side of Front Street was deeded to Allen and Haswell, and Smith and Wilkins took control of lots closer to the glassworks. Lot 12 remained in the Allen family until it was sold to John K. Gray, who bought up several lots in the subdivision, in 1848. It is unlikely that Gray ever lived in a dwelling on the lot, and on February 22, 1851, he sold the

² L. Diana Carlisle, "Champlain Glass Company: Burlington's First Manufacturing Enterprise," *Vermont History Journal* 68 nos. 3 & 4 (Summer/Fall 2000), p. 152.

³ Burlington Land Records, 28 May 1841, vol. 15, 192.

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property to Henry C. Irish, a conductor on the newly arrived Rutland Railroad. It is unclear whether Irish lived in a house on the property, but the 1853 Præddee & Edwards map, on which the North End is still relatively undeveloped, includes a small structure in the vicinity of 44 Front Street. It is more likely that the current dwelling at 44 Front Street began in the 1860s, when several laborers purchased small lots and began to populate the Front Street area in greater numbers. This era marks the beginning of Front Street, and the greater North End, as a close-knit working class neighborhood.

Land records and physical evidence suggest that both 44 and 48 Front Street, which comprise the original Lot 12, may have been built on speculation by businessman Orrin L. Ballard. Ballard purchased the entire lot on November 18, 1863 for \$300.⁴ He split the property and sold the northern portion (48 Front Street) to William Hill for \$600 in 1864, and the southern portion (44 Front Street) to John Church for \$1000 in 1865.⁵ The increase in value suggests that improvements were made to the lots, and an 1869 Beers Atlas indicates that both the houses had very similar footprints. In addition, the deeds to both properties offer the first specific mention in Burlington's land records of dwellings on the property.

Beginning with construction in the 1860s, the dwelling at 44 Front Street served the housing needs of Burlington's working class. John Church, its first known resident, was a laborer at Kilburn & Gates, a lumber company and cottage furniture manufacturer on the nearby waterfront. The post-Civil War era ushered in a lumber boom in the city, and Burlington became the world's third largest lumber port. By the late 1880s, the lumber yards processed 150,000,000 feet annually and employed over 1,000 men.⁶ Lumber workers flooded the city, and the Front Street neighborhood grew up rapidly in response. The lack of personal or public mass transit meant that early working class housing emerged close to industry, centered on the waterfront. The increasing concentration of dwellings depicted on the 1869 Beers Atlas and 1877 Burlington map is a testament to the period of swift construction that gripped the area as laborers poured in. When Church moved away from Burlington c. 1873, he rented his home to fellow workers in need of housing, including lumber surveyor George Mathews in 1880.

By 1886, the year Church and his wife, Mary, sold the property to Joseph Cota, Front Street had become a densely developed working class neighborhood, with modest frame dwellings built close together on narrow lots. Cota, an employee of the Central Vermont Railroad, based on the adjacent waterfront, is responsible for reworking the structure and creating the dwelling that stands today. The redesigned house could have been created for a number of reasons: to dress up the house in the fashionable Queen Anne style to reflect his professional successes at the

⁴ Burlington Land Records, 18 Nov 1863, vol. 31, 451.

⁵ Burlington Land Records, 9 Aug 1864, vol. 32, 91; Burlington Land Records, 29 Aug 1865, vol. 1, 260.

⁶ Burlington, Vt. as a Manufacturing, Business and Commercial Center. (Burlington: Board of Trade), 1889, p. 37.

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Railroad; to accommodate his growing family, which was listed at ten members in the house on the 1900 Federal Census; or to incorporate new amenities, such as electricity and natural gas heat and lighting, which became available in Burlington around the turn of the century.

After Cota, the house continued to be connected with the city's workers. In 1902, the Burlington directory notes that Cota removed to the country and Joseph Oliver, a night watchman at the JR Booth Lumber Yards, situated on the waterfront by Battery Park, purchased the house in 1903. In 1905, Oliver began to rent out space in his new home and, beginning in 1906, the Burlington directory lists both Oliver's family and a series of second residents at 44 Front Street. These tenants included Burlington laborers such as Nelson Pickering, an employee at the Baldwin Refrigerator Company. This development represents a typical modification in the North End during this period. In the early 20th century, numerous former single-family homes were remodeled to capitalize on the persistent high demand for working class housing housing.

In 1918, Oliver sold the house to William Black, also a Burlington laborer who worked at several local industries, including Hickok Co. box manufacturers and the Burlington Traction Company. Black, like his predecessor, rented a section of the dwelling to industrial workers. Beginning in 1923, the year that William Black's widow, Minnie, sold the house at 44 Front Street, the building was converted into rental units and operated by non-resident owners. Over the next twenty years, the property was transformed to accommodate more and more rentals. A garage at the rear of the lot became a residential space, and a second street address, 42 Front Street, appeared in the Burlington directory in 1923. During these years, numerous workers lived in the apartments at 42 and 44 Front Street. In 1948, owners altered the interior of the main dwelling and constructed an auxiliary residential structure in the rear. Now, four addresses were listed in the city directory: 42, 42 1/2, 44, and 44 1/2 Front Street. Despite renovations, the working class tenant character on the property persisted and the building continued to respond to labor housing needs. Later in the 20th century, the former garage and supplementary housing structures were removed, and now the site more closely resembles its c. 1892 arrangement. Today, 44 Front Street contains three apartments, and still serves the Old North End community as multi-unit rental housing.

44 Front Street represents the thousands of working class laborers who responded to growing industrial opportunities in Burlington and enabled the city to flourish throughout the 19th and into the 20th century. The story of the dwelling's evolution speaks to the development of the city itself, and it is worthy of recognition on the National Register.

Architecture

44 Front Street is significant as perhaps the best-preserved example of a vernacular Queen Anne dwelling on the street retaining many of the stylistic tenets of the period. Through years of

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change in ownership and varying economic climates, many of the buildings surrounding 44 Front Street were altered beyond recognition. And while the c. 1860 modest frame house underwent a drastic renovation in the early 1890s, today it reflects the status of the Queen Anne style during this era. The style, popularized through the nationwide dissemination of architectural pattern books and journals such as *The American Architect and Building News*, dominated American architecture between 1880 and 1900. A broadening network of railroads also contributed to its ubiquity by transporting pre-cut architectural details throughout the country. When Joseph Cota constructed his home, the builder borrowed ideas from the prevailing Queen Anne style, which was very fashionable in Burlington at the time. Elaborate and stately homes belonging to the city's most prominent and wealthy citizens were built in this style during the era. In 1884, the *Burlington Free Press* applauded the style and reported, "The greater number of our recently erected private dwellings may be classed... as "Queen Anne".⁷ 44 Front Street represents this stylistic use on modest working class housing.

44 Front Street incorporates several hallmark features of the Queen Anne style. Its asymmetrical façade and one-story front and side porches are typical traits, and the L-shaped plan and cross-gabled roof with a full-width gable dominating the front façade are also principal forms. The style is manifested in the building's prominent projecting front bay window, one-over-one sliding sash windows, and exterior doors featuring a single, large glazed upper panel. Furthermore, the house's detailing on its porches and bay window, including turned posts, corner brackets, bracketed cornice trim, and decorative porch gable ornamentation reflect standard Queen Anne style conventions.⁸ Apart from the front façade, the building's exterior treatment is modest and minimally embellished. The vernacular dwelling exists at the intersection of modest working class dwelling and high style Queen Anne architecture, and thus represents an important architectural style in the Old North End, Burlington, and the region.

In keeping with the architectural eclecticism of the late Victorian era, the Joseph Cota house displays elements of the Eastlake style in conjunction with the more prevalent Queen Anne style. The East Lake style is particularly visible in the detailing found in the elements of entry porch. The porch's tympanum with its trim boards and centered rosette as well as the details comprising the original entry express the emphasis on simple embellishment characteristic of the East Lake style.

⁷ "Burlington's New Buildings", *Burlington Free Press*, 15 Nov 1884, p. 4.

⁸ Virginia and Lee McAlester. *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2005): p. 263-8.

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44 Front Street
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Boundary Description

44 Front Street is bounded to the west by Front Street and sits on parcel 044-1-274-001 as recorded in the Burlington, Vermont tax rolls.

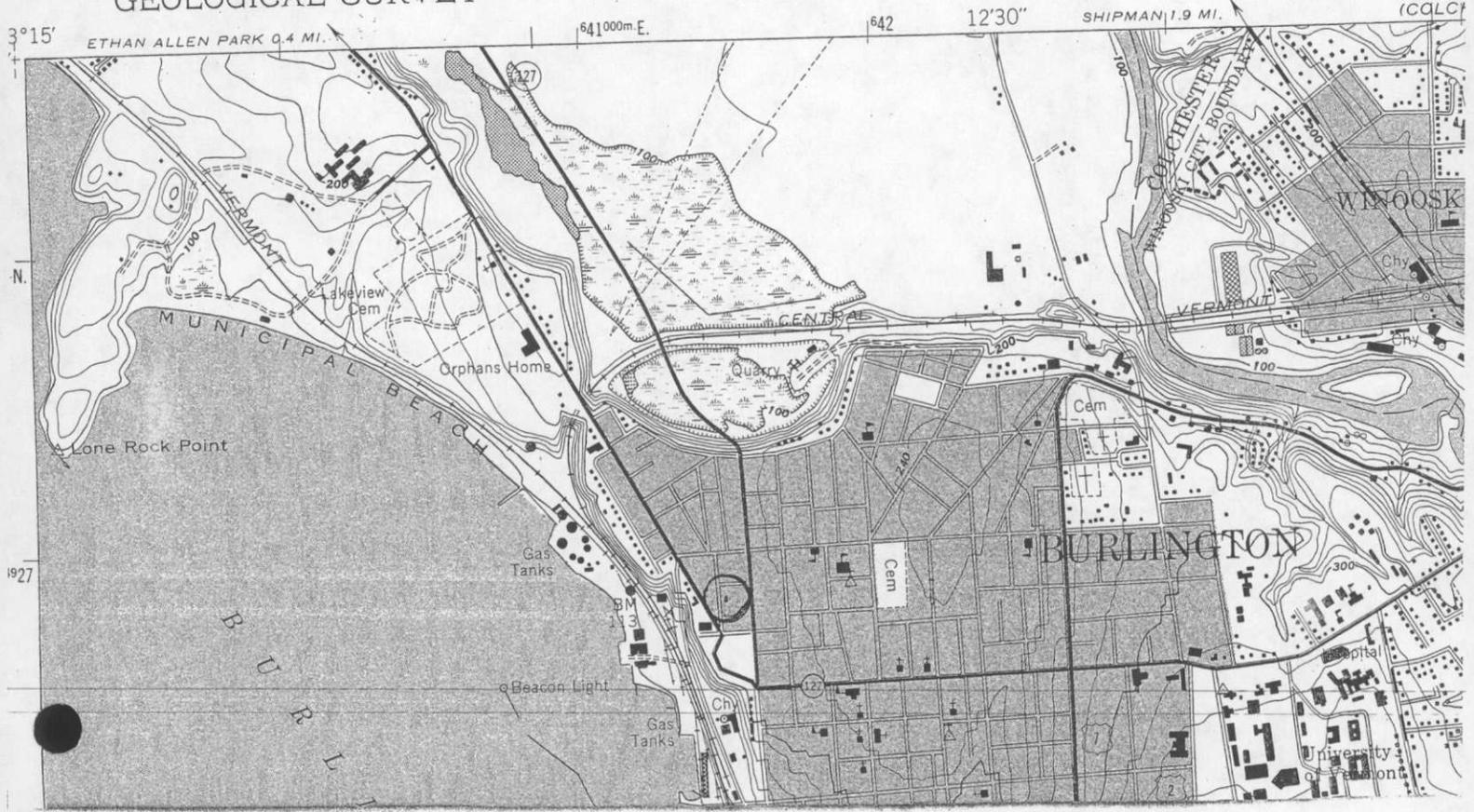
Boundary Justification

The designated property comprises the entire parcel, including all structures historically associated with the dwelling at 44 Front Street.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

44 Front Street
Burlington, Chittenden County, Vermont
18 641495 4926839

UNITED STATES
DEPARTMENT OF THE INTERIOR
CORPS OF ENGINEERS
6373
(CQLC)

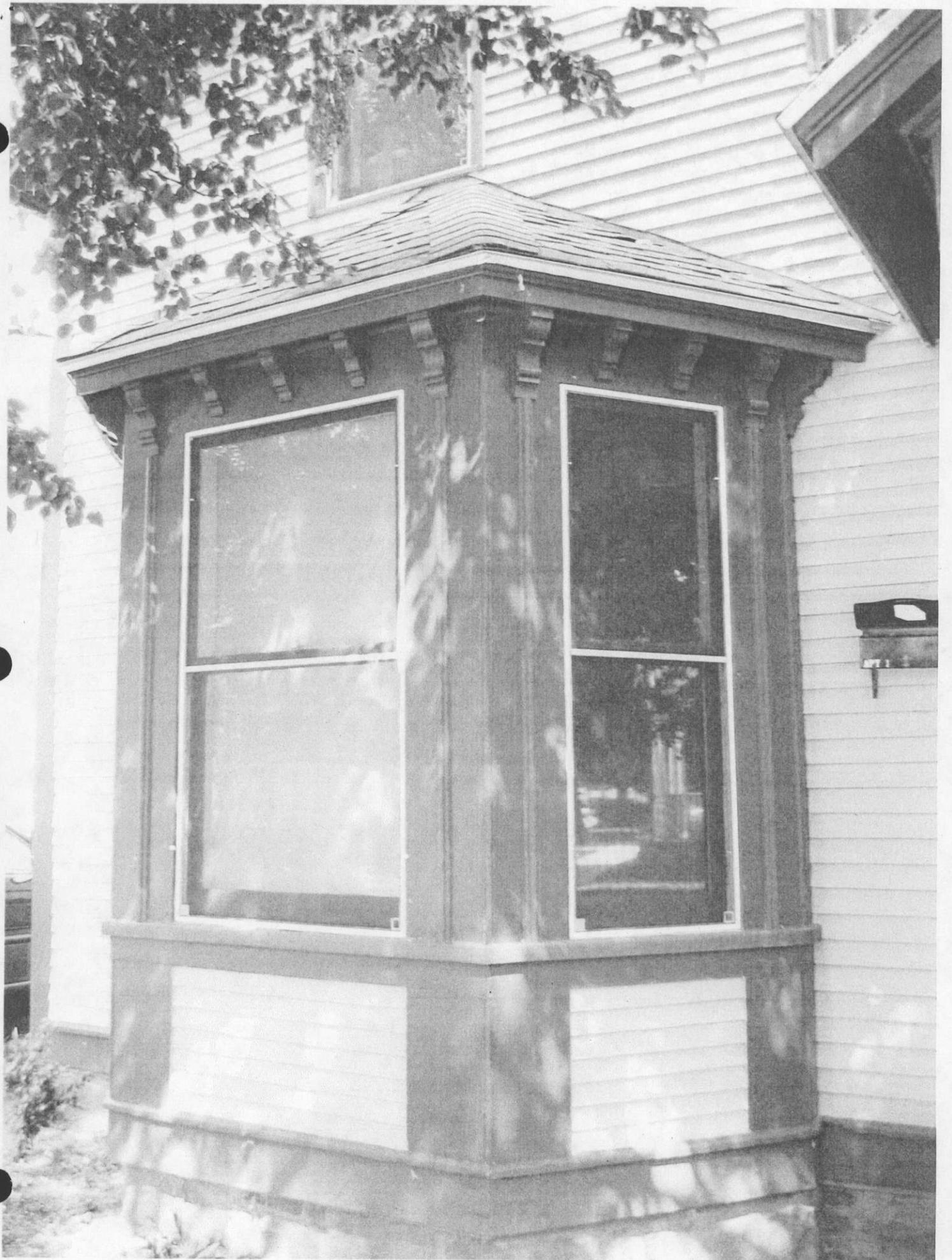












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*Agency of Commerce &
Community Development*

To: Vermont Advisory Council on Historic Preservation

From: Devin Colman, Historic Buildings Specialist *DC*

Re: Anderson Hall, Thetford Academy, Thetford, VT

Date: July 16, 2008

The Division is seeking a formal determination of eligibility and listing on the State Register of Historic Places for Anderson Hall, a 1954 gymnasium on the campus of Thetford Academy in Thetford, VT.

Designed by the architectural firm Hudson & Ingram of Hanover, NH, the building displays characteristic features of mid-twentieth century modernist architecture, including geometric massing, a flat roof with slightly projecting eaves, smooth and uniform wall surfaces, large glass block windows, and overall clean lines and a lack of extraneous ornamentation. Anderson Hall continues to be used as a gymnasium today, with recreational space on the upper level and locker rooms and classrooms on the lower level. The only exterior alteration to the original structure is the addition of an accessible entry and elevator on the southwest corner of the building.

In 1979, the Thetford Hill Historic District was included in the Vermont Historic Sites and Structures Survey. In 1988, the district was formally listed on the National Register of Historic Places. The district boundary encompasses the Thetford Academy campus, although none of the Academy buildings were eligible for listing in 1979 or 1988 due to age. As such, they are listed as "non-contributing" resources on the nomination forms. In 2008, however, Anderson Hall is fifty-four years old and has been determined eligible for listing on the State and National Registers by Division staff under Criteria A and C. Architectural historian Mary Jo Llewelyn, who is currently preparing a Section 106 Review Report for Anderson Hall, has also determined the building eligible for listing on the State and National Registers.

In a letter dated July 8, 2008, the Division notified the Town of Thetford and Thetford Academy that the Advisory Council would be reviewing the eligibility of Anderson Hall. We requested any additional information about the building that the Town and/or Academy felt was important to its history, and received the following from Michael J. Brown, Chair, Town of Thetford Selectboard:

The Town of Thetford began holding its annual Town Meeting in Anderson Hall in 1962; this past March's meeting was the forty-sixth year that the Town has



done so. For many townspeople the only time they are in Anderson Hall is for Town Meeting. This is one more example of the close ties that the Town and Thetford Academy share.

Enclosed for review are copies of the National Register nomination form and district map as well as present day photographs of Anderson Hall.

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For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic

and or common Thetford Hill Historic District

2. Location

street & number Route 113, Academy Road, Houghton Hill Road n/a not for publication

city, town Thetford n/a vicinity of

state Vermont 05074 code county Orange code

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name see continuation sheets

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Thetford Town Offices

street & number P.O. Box 126

city, town Thetford Center state Vermont 05074

6. Representation in Existing Surveys

title Historic Sites & Structures Survey has this property been determined eligible? yes no

date 1979 _____ federal state _____ county _____ local _____

depository for survey records Vermont Division for Historic Preservation

city, town Montpelier state Vermont 05602

9. Major Bibliographical References

see continuation sheets

10. Geographical Data

Acreeage of nominated property approx. 25

Quadrangle name Lyme, NH-VT

Quadrangle scale 1:24000

UTM References

A	<u>1</u> <u>8</u>	<u>7</u> <u>2</u> <u>3</u> <u>3</u> <u>6</u> <u>0</u>	<u>4</u> <u>8</u> <u>5</u> <u>5</u> <u>1</u> <u>6</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>8</u>	<u>7</u> <u>2</u> <u>2</u> <u>8</u> <u>2</u> <u>0</u>	<u>4</u> <u>8</u> <u>5</u> <u>4</u> <u>6</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>7</u> <u>2</u> <u>2</u> <u>5</u> <u>3</u> <u>0</u>	<u>4</u> <u>8</u> <u>5</u> <u>4</u> <u>6</u> <u>1</u> <u>0</u>
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D	<u>1</u> <u>8</u>	<u>7</u> <u>2</u> <u>2</u> <u>6</u> <u>6</u> <u>0</u>	<u>4</u> <u>8</u> <u>5</u> <u>5</u> <u>5</u> <u>9</u> <u>0</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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Verbal boundary description and justification

see continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	<u>n/a</u>	code	county	code
-------	------------	------	--------	------

state		code	county	code
-------	--	------	--------	------

11. Form Prepared By

name/title Lisa B. Mausolf, Preservation Planner (see continuation sheet)

organization Upper Valley-Lake Sunapee Council date September 1985

street & number 314 First NH Bank Building telephone 603-448-1680

city or town Lebanon state New Hampshire

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Eric Sillat*

title Director, Vermont Division for Historic Preservation date 9/23/88

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 18

25. Turner House (continued):

A 1½ story barn, constructed of vertical board siding with a wood shingle roof, is attached to the southeast corner of the south wing. A hayloft door is located over the main gable entrance; the main doors are not original. As a result of the very steep site the basement is at grade in the rear. A corncrib is attached at the rear.

Constructed in 1825, the design of the house is attributed to local carpenter, Thomas Turner, who constructed the building for his own use, after selling the Terry House (#29). The Turners, Joshua and son Thomas, arrived in Thetford in 1819 and built #28 & 29²⁶. Brickwork is thought to have been done by Hezekiah Porter, who operated the earliest known brickyard in Thetford. Early occupants include the Frost Family and the J. Elmer Family who owned the house during much of the nineteenth century according to 1858 and 1877 maps.

26. Thetford Hill Academy, (w. side Academy Road), 1942 with later (c. 1970) additions.
Noncontributing.

Constructed after a fire in 1942 destroyed the Academy's original building, the main Academy "White Building" is a neo-Colonial two story aluminum-sided structure, set back from Academy Road on a low hill and marking the southern boundary of the district. The structure is set upon a high concrete foundation and capped by a hip roof from which a square cupola rises adorned by louvered arch openings, pilasters, urns and a copper pyramidal roof. Dominating the symmetrical facade is a central projecting pavilion with flush board pediment featuring a lunette window and keystone supported by plain posts. Six large 12/12 windows flank each side of the portico with smaller central pavilions on each side elevation. A modern two story flat-roofed addition known as the Brick Building projects from the south of the White Building.

26A. Shed, c. 1942. Noncontributing.

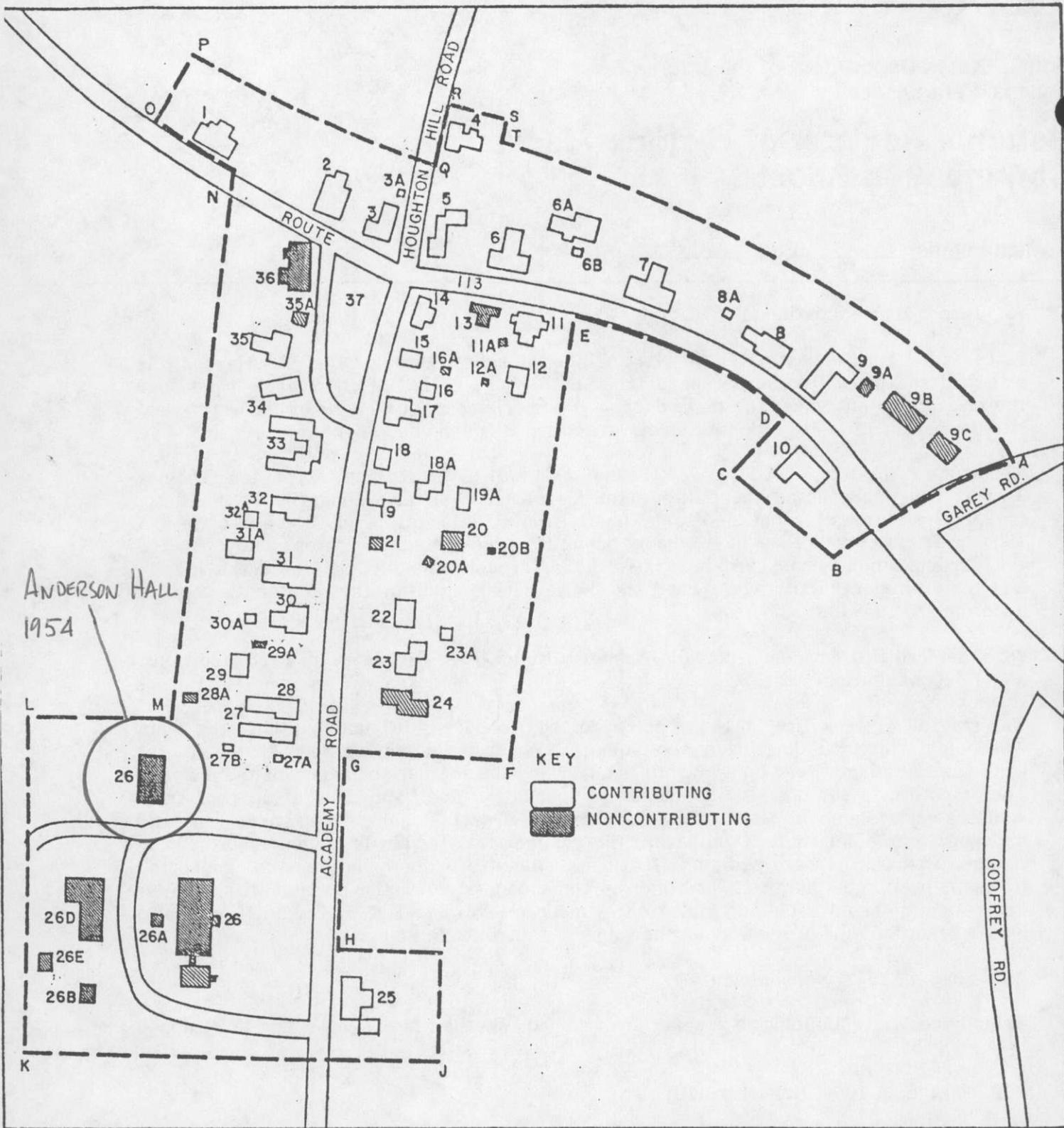
Behind the White Building is a small frame shed sheathed in shiplap siding and capped by a hip roof.

26B. Garage, c. 1960. Noncontributing.

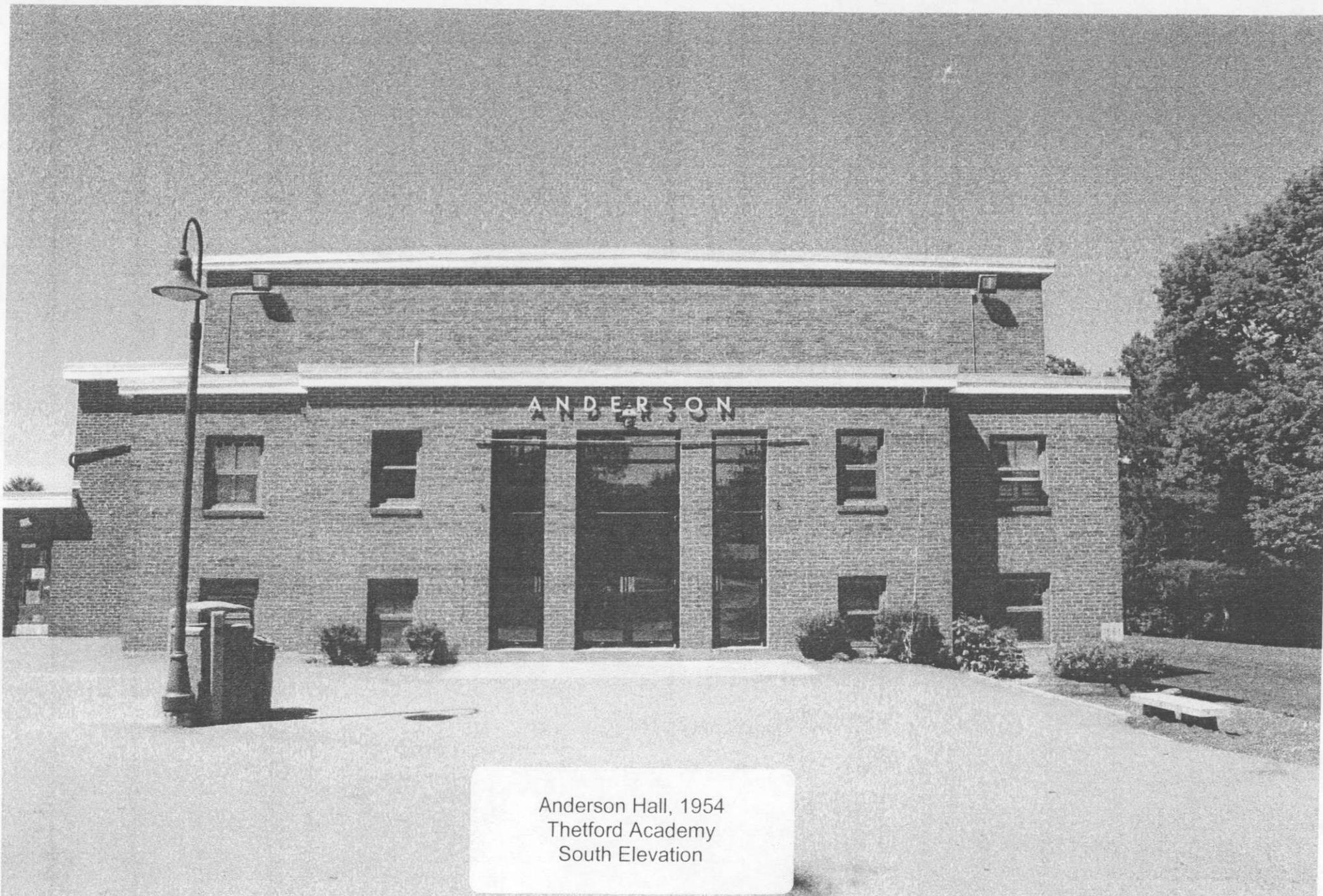
Southwest of the main structure is a gable-roofed, concrete block garage with brickwork surrounding the two bay openings and flushboards in the gable above. Two smaller additions continue the lines to the rear.

26C. Anderson Hall, 1954. Noncontributing.

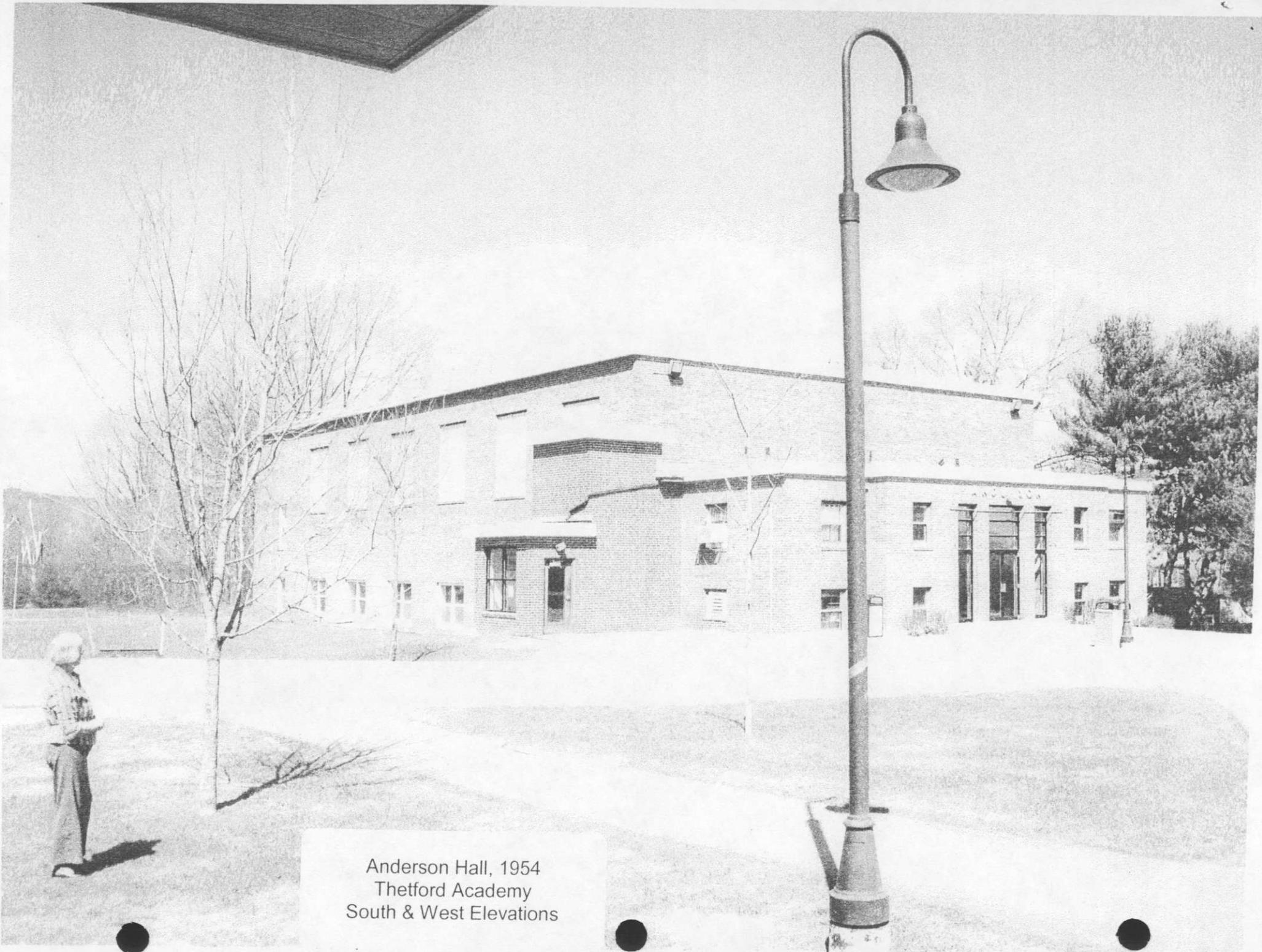
Located north of the White Building, Anderson Hall is a two story, brick, box-like gymnasium with glass block and multilight metal windows. The structure was named in honor of Carl Anderson who served as the principal of the Academy for 36 years and later as a trustee.



THETFORD HILL
 HISTORIC DISTRICT
 THETFORD, VERMONT



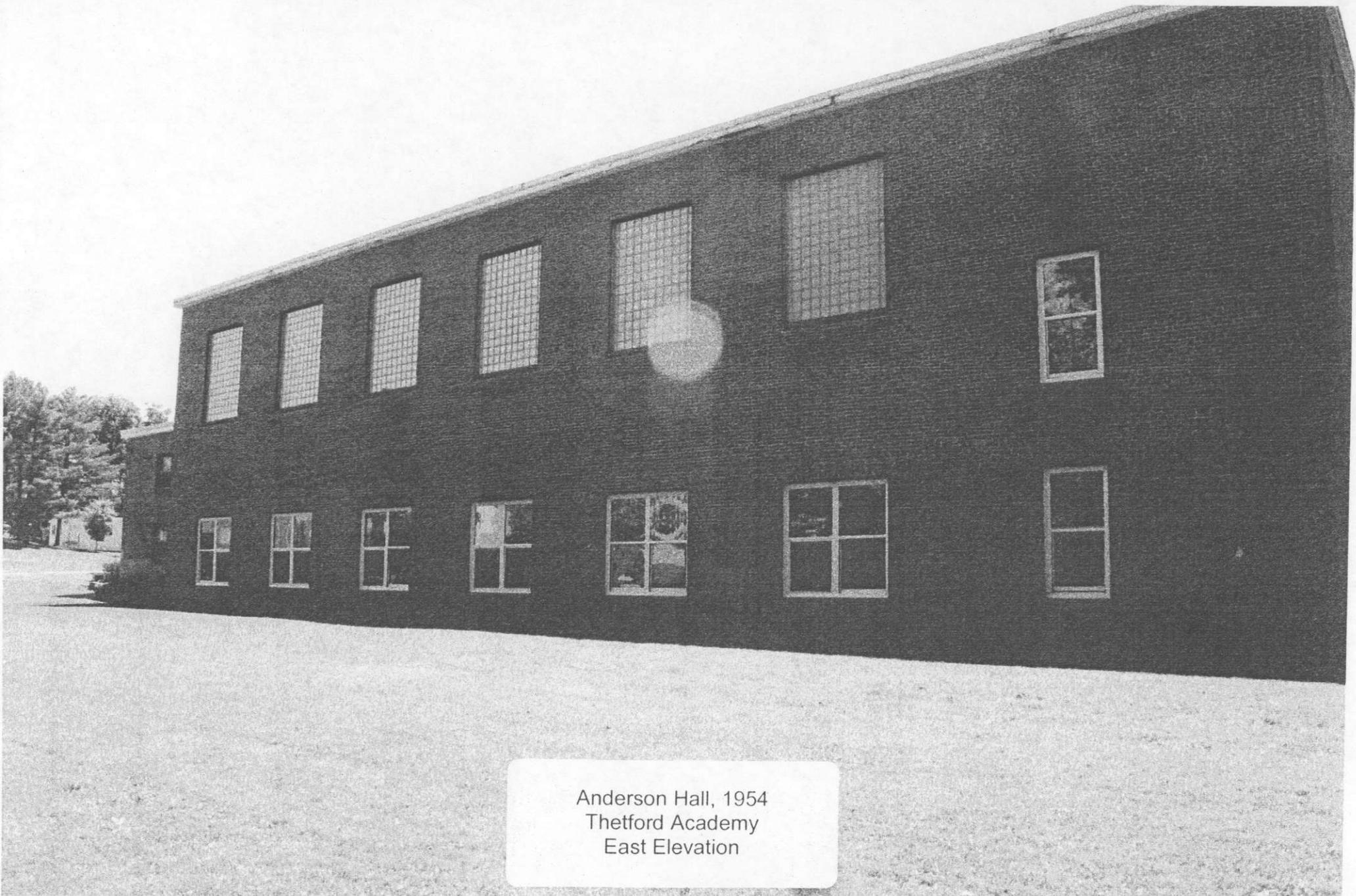
Anderson Hall, 1954
Thetford Academy
South Elevation



Anderson Hall, 1954
Thetford Academy
South & West Elevations



Anderson Hall, 1954
Thetford Academy
West Elevation



Anderson Hall, 1954
Thetford Academy
East Elevation

You're invited
To the Grand Opening
Of the Toll House Museum



Saturday, July 26, 2008, at 1:00 PM

Swanton Historical Society Transportation Museum
58 South River St., Swanton



meeting - word needs to get out to public
need constituents look for posters
Lemington rush

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

Notice

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on Wednesday, September 17th, at 10:00 am in the Town Hall Theater, 698 South Pleasant Street, Middlebury, Vermont.

- I. Schedule Meetings 10:00 am
- II. Approval of July 23, 2008 Minutes 10:10
- III. Advisory Council Vacancy 10:15
- IV. 22 VSA 14 Review 10:30
 - A. Grand Isle Fish Hatchery Barn, Grand Isle
- V. National Register Preliminary Review 11:00
 - A. Monkton Schoolhouse, Monkton *yes!*
- VI. State Register Review and Designation 11:30
 - A. Sterling Mill Historic District, Johnson
- VII. State Grants 11:45
 - A. Reallocation of Funds from Canceled Projects
- Working Lunch 12:00
 - I. SHPO Report 12:30 pm

Doug Anderson
Town Hall

State of Vermont
Division for Historic Preservation
National Life Building, Floor 2
Montpelier, VT 05620-1201
www.HistoricVermont.org

[phone] 802-828-3211
[fax] 802-828-3206

*Agency of Commerce &
Community Development*

Minutes
September 17, 2008

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

Staff Present: Jane Lendway, SHPO
Nancy E. Boone, State Architectural Historian/DSHPO
Diane McInerney, Executive Assistant
Devin Colman, Historic Building Specialist
Sue Jamele, NR/SR Specialist

Guests: Marie Filteau, Grand Isle Fish Hatchery

The meeting was called to order by the Chair at 10:10 a.m. at the Town Hall Theatre in Middlebury, Vermont. Peter gave an update about the work FEMA is doing after the most recent flooding in seven Vermont counties.

I. Schedule Meeting Dates

There will be no meeting in October. The next meeting will be held November 6, 2008 at the Ed Weed Fish Culture Station (Gordon Center House) in Grand Isle. December 16, 2008, the meeting will be held in Montpelier at the National Life Building and HP grant selection will be on the agenda. January 21, 2008 the meeting location will be announced. The February meeting will have Barn Grant selection on the agenda; date not yet determined.

II. Approval of Minutes – July 23, 2008

Glenn moved to approve the minutes of the July meeting and Peter seconded. The Council unanimously approved of the minutes from the July 23, 2008 meeting with corrections.



IV. 22 VSA 14 Review

A. Grand Isle Fish Hatchery Barn, Grand Isle

Jane introduced Marie Filteau from the Grand Isle Fish Hatchery. The Council received this request for demolition and a description of the intended work prior to the meeting. Marie explained that the Ed Weed Fish Culture Station on Grand Isle is requesting approval for the demolition of one barn and its material salvage. Marie said that by 2005 the barn had deteriorated into its present condition. Council members felt that the structure had not been properly maintained; with lack of communication between Buildings and General Services and Fish & Wildlife it has deteriorated. Marie noted that barn #4 had, within the last 2 years, been stripped of paint and repainted, and the barn was being used for storage. Jane encouraged the preservation of that barn to maintain the appearance of the farmstead.

Ron suggested that instead of demolishing the barn, it should be left in place as a learning tool about barn deterioration. Nancy suggested that any required educational mitigation be positive. Council members and DHP staff agreed that an inventory of state owned buildings at risk should be developed. At this time Council members suggested proactive maintenance on the barns that remain. Ron made a motion that the Advisory Council does not approve demolition of the barn at this time pending future discussions with Fish & Wildlife for use of the site for educational purposes. Sue seconded. Unanimous.

Council members agreed that this issue will be placed on the November agenda if Wayne LaRoche can attend the November meeting which will be held in Grand Isle at the Fish Culture Station if possible.

VI. State Register Review and Designation

A. Sterling Mill Historic District, Johnson

Two property owners nominated this district on their own without the assistance of a consultant. Council members were presented with this nomination before the meeting. This district represents the lost town of Sterling. What remains after the town dispersed are two buildings; the mill owners house and the worker housing unit. The foundation of the 1796 mill also remains, and although there have been many alterations to the buildings, as a group they comply with criterion A & D for nomination to the State Register. Peter moved to approve the nomination of the Sterling Mill to the State Register and David seconded. The Council unanimously approved of the Sterling Mill Historic District being listed on the State Register under criteria A & D.

At this time Jane noted that Sue Jamele will no longer be working with the Division for Historic Preservation, "a great loss." Chairman George Turner thanked Sue and expressed the Council's appreciation for all her hard work with NR/SR nominations.

At this time Council members were provided with a tour by Doug Anderson of the Town Hall Theatre.

V. National Register Preliminary Review
A. Monkton School House, Monkton

Council members were presented with this preliminary review prior to the meeting. The Monkton schoolhouse, built in 1843 on the village green, functioned as such until 1960 when the new central school opened. The citizens of Monkton feel that the school house is in the heart of the village and would like to establish the building as an art center open to the public. This would require the building to be moved a short distance, next to the recreation field. Council suggested that the ownership be transferred to the town and unanimously agreed to the move with a head nod.

III. Advisory Council Vacancy

Council members and DHP staff discussed potential nominations for the vacant Citizen Member position on the Council created by Beth Boepple's departure. Council members expressed their wishes for another member with a background in archeology to assist with reviews and nominations of archeological sites. Council members also expressed a desire for gender balance on the Council. Members will send any additional suggestions to DHP next week.

VII. State Grants
A. Reallocation of Funds from Canceled Projects

Nancy asked Council members if they would approve DHP staff reallocating grant funds from canceled projects in the Historic Preservation and Barn Grant programs. Funds would be distributed to projects in rank order as previously established by the Council. David moved to approve DHP staff decisions about reallocation of grant funds and Peter seconded. The Council unanimously approved of DHP staff reallocating state grant funds to worthy projects.

Jane informed the Council that the Historic Preservation Conference 09' will be held in Isle LaMotte at St. Anne's Shrine.

The meeting was adjourned at 1:30 p.m.

Respectfully submitted, Diane McInerney

HISTORY OF THE MONKTON BORO SCHOOLHOUSE

The Monkton Boro Schoolhouse was built in the summer of 1843 by the Monkton School District Number One. It is the last of eight schoolhouses that once were in the Monkton School District. It was built on the village green next to what is now the old Florona Grange Hall. The little plot of land that the school sits on was a warranty deed from James Miner on September 30, 1844. It functioned as a school until 1960, when the new central school opened.

Margaret Sunderland whose mother Ruth French, now in her 90's and who taught in some of the Monkton schools, tells us it was originally a two-story school. Later the ceiling was raised (probably some time after 1923 to accommodate the new larger windows) and it became a one-room, one-floor schoolhouse. She says it was always where it now stands. Susan Davis, architect remembers that she was told that the Schoolhouse had once been moved but there seems to be no evidence supporting this as fact. Some former students of the school still live in Monkton.

Records of enrollment and expenditures for the Schoolhouse are fragmentary and sometimes difficult to parse out of existing documents. For example, in 1913, 18 students were enrolled, and in 1959, the year before it was closed, there were 35 students enrolled. The enrollment numbers gathered from the Town Reports vary from year to year; some years have an enrollment number while others simply have an "x." Expenditures were approved for all schools in the district without distinguishing which were designated specifically for the Schoolhouse.

The East Monkton Church Association in the publication of their book *MONKTON The Way It Was* (2007) help to make some general conclusions about its history. Photographs track the different configurations of the Schoolhouse and nearby structures. A photograph from 1900 does not show the outbuilding or adjoining shed, but the 1923 photo does. As the photo circa 1923 shows, at that time there was no roof over the front door, no brick chimney on the south end and no large windows on the east side of the building which are all existing features at present. There were buildings telescoped out on the west side (now gone), the one most adjacent probably contained outhouses and wood for the stove. There is evidence of a chimney once having been on the north end; there are no stairs inside the building at this time. It measures 26'5" by 34'4" around the sills; the cement front steps not well attached to the building.

An aerial photograph from 1954 shows a lane between the Schoolhouse and old Grange Hall. Now that lane is gone and the school is no longer visible to the public from most perspectives. A Town of Monkton Annual Report, 1956 describes the situation of the Schoolhouse at that time:

Improvements have been made at the Boro and Ridge schools by the installation of oil burning heaters. This reduces labor and dirt and provides a much more even heat for pupils and teachers. It is only fair to point out, however, that in spite of this and other improvements which we have made in our building in recent years, we are still educating the boys and girls of Monkton in a building not basically different from those which prevailed fifty years ago. During that period our homes, our barns, our modes of transportation and our farm machinery have changed almost beyond recognition. The time is not far distant when Monkton will need to consider what it can do to provide modern school facilities for its boys and girls.

In 1989 the voters of the Monkton School voted to authorize the School Directors to deed the empty schoolhouse to the Town of Monkton for the sum of \$1.00 to be used for recreational and educational purposes. Interested citizens wanted it repaired and used for committee meetings, girl and boy scouts, Halloween parties, etc. Conrad (Pete)Aube from the Recreation Club reported that they had the money to check the chimney, foundations and windows, repair the roof and rewire it. The Schoolhouse could never match current codes for school use. No land accompanies the building, however, so there was no possibility for water and sewer use; it could only support two to three hour functions. Voice voted to sell it to the town for \$1.00.

The Recreation Committee took over the care of the building and examined it for repair and in the fall they did a big clean-out of debris. Debris brought in during the 29 years that the building sat idle such as old

desks, clothes, tables, chairs, was removed. In March 1990, glass was replaced for all broken windows. Nearly every pane had been smashed. They needed to repair sashes and some frames. A contractor was brought in from Middlebury to do wiring. Electricity was brought into the old school from the Grange. The Recreation Club paid all the electrical costs for both buildings.

By 1990 (?), the Gaines Insurance company had refused to insure the building. Susan Davis and John Phillips, Select Chairman went to observe and photograph a few buildings in town to see what could be done to save them. They further observed that the Schoolhouse was not a safe place for children because raccoons were everywhere. A kerosene pot stove with bad pipe was the only source of heat. The town could not obtain liability and property insurance and had no money to make further repairs.

Among the problems Susan Davis listed were:

- 1 lack of hand rails, handicapped access in and out of building.
- 2 in the el there were asbestos sheets.
- 3 work stopped on the building because of lead paint.
- 4 additional support in the form of trusses were added in the second story probably in order to permit the removal of some posts which would have existed near the center of the presently open floor plan.
- 5 the obvious dilemma of the lack of land and that all the land around the school is ledge.
- 6 she further recommended a structurally sound roof system and more support under the floor.

Pete Aube says that from about 1992 onward the building was uninsured because a hole in the rock foundation made it appear as though it were crumbling. He tells us that it has only been used for storage since.

Sources:

Monkton Town Report, 1988, p.74

Town Records – Town Meeting March 6, 1989, p.3

Town Records – Warranty Deed, book# 49, pps. 457-458

Town of Monkton Annual Report of the Superintendent of Schools, 1915-1959

Karen Sutherland
Candace Polzella
Mary Louise Collins
September 7, 2008

Moving the Monkton Boro Schoolhouse

The issue of the Boro school is the classic case of preserving site and structure versus preserving use. The school has not been used as a school for over 45 years. Due to the restrictive nature of its current location it can have no viable public function. The lot size is essentially the same footprint as the building. There is neither public access nor septic, nor the means to secure them. Buildings that have no function generally do not receive the same level of care and maintenance as buildings still in use. The best case preservation scenario in its present location is that one of the abutting property owners take it on as a private project, (although at this time none have indicated any interest) which would remove it further from its original use. Many old schoolhouses in Vermont now serve as private homes or offices, which preserve the building but not the public use function. Unfortunately, a more likely scenario would be that the building continues to stand empty and deteriorates until it has to be demolished in the same manner as the Woodmen's Hall, which stood across the street from it until a few years ago. In fact, within 500 feet of the Boro school there are seven foundations that are all that remain of buildings that lost their function and were not maintained.

Other schoolhouses that have been moved still serve a public function. The schoolhouse at Shelburne Museum, originally in Vergennes, still serves as a valuable teaching tool. The town of Charlotte moved a one room school to its green and renovated it and uses it for public functions. Grand Isle too relocated a schoolhouse 1,000 yards from its original footprint that is now used as a museum and for Historical Society Meetings. Moving the Boro school only a few hundred yards to public land in the same neighborhood and renovating it as a community arts center would ensure its continued use as a public building, an educational center and community asset.

In financial terms, if the school were left where it is, the site modifications necessary to grant access to the building from the Recreation Field off Hollow Road would represent a burden too great for the town to address. To provide access to the schoolhouse from the recreation field, the only neighboring town land and which is not adjacent to the schoolhouse, using some form of negotiated easement would greatly exceed the cost of moving and renovating, not to mention being quite problematic with respect to the wishes of private land owners whose property adjoins the school property. Once relocated, septic, electricity, public access and parking will be easily available, no easements or ground work need be considered. Monkton Recreation Club's intentions for the building set forth in 1989 when it was turned over to the town could finally be realized.

In the new location, efforts to keep the public informed about the original location can be posted with pictures, maps, a documentary film or a plaque to honor its previous history.

Karen Sutherland
Jennifer Baker
September 7, 2008

Charlie Huizenga Sr.
Pete Cuba 9/8/08
Ralph H. H. H.
Stephani Murray

MONKTON BORO HISTORIC DISTRICT

A1 House, c.1805
 Vernacular-Federal style,
 Georgian plan.
 Features: sidelights.

A1a Garage, c.1960
 Non-contributing due to age.

A2 House, c.1810
 Vernacular-Federal style,
 I-House.
 Features: towers, entry
 pilasters, entry entablature.

A2a Barn, c.1870

A2b Carriage Barn, c.1900
 Features: transom.

A3 Mobile Home, c.1965
 Non-contributing due to age.

A4 Fraternal Hall, c.1890
 Gable roof, 2½ stories.

A5 Carriage Barn, c.1890

A6 House, c.1850



Greek Revival style, sidehall
 plan, 2½ stories.
 Features: triangular gable
 fan, entry entablature, entry
 pilasters, sidelights, corner
 pilasters, full entablature.

A7 House, c.1805
 Vernacular-Federal style,
 Georgian plan.
 Features: enriched cornice,
 paneled entry pilasters,
 sidelights, continuous
 architecture.

A7a Carriage Barn, c.1900

A7b Shed, c.1920

A7c Shed, c.1900

A8 House, c.1900
 Vernacular-Queen Anne
 style, gable roof, 2½ stories.
 Features: sunburst, applied
 woodwork, Queen Anne
 porch.

A9 Store, c.1905
 Flat roof, 2 stories.
 Features: original storefront.

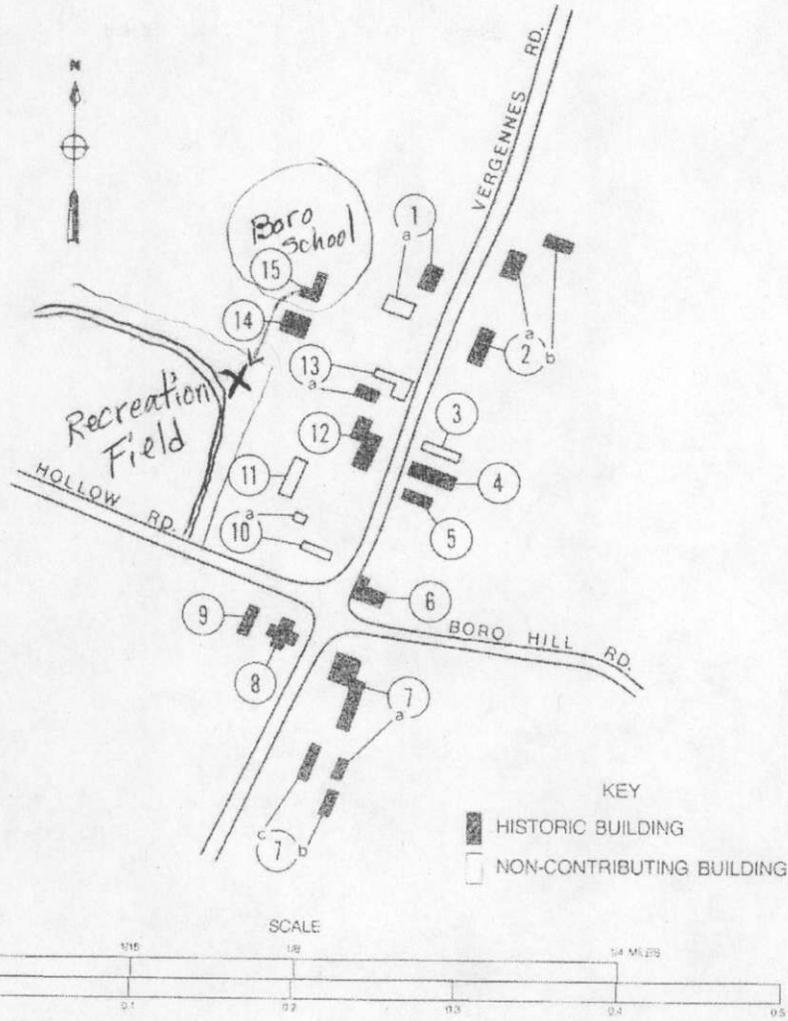
A10 Mobile Home, c.1970
 Non-contributing due to age.

A10a Shed, c.1970
 Non-contributing due to age.

A11 House, c.1975
 Non-contributing due to age.

A MONKTON BORO HISTORIC DISTRICT MAP

(Numbers correspond to Register listing that follows.)



SOURCE: VT. MAPPING PROGRAM ORTHOPHOTOS, 1975.

A12 House, c.1810
 Vernacular-Federal style,
 Cape Cod.
 Features: entry pilasters, entry
 entablature, carriage bays.

A13 House, c.1900
 Gable roof, 2½ stories.
 Features: porch, bay window.

A13a Carriage Barn, c.1885

A14 Church, 1811
 Federal style, gable roof,
 2 stories.
 Features: ridge tower, Queen
 Anne window, entry columns,
 enriched cornice, enriched
 frieze, clock, distinctive door,
 entry pilasters, keystones, cor-
 ner pilasters, enriched frieze,
 enriched cornice, corner
 pilasters, fretwork, pediment.
*Listed in the National Register
 of Historic Places*

A15 School, c.1860
 Gable roof, 2 stories.
 Features: door hood.

*Monkton Boro developed as a commercial and social center
 for the surrounding farm community. The dates of the
 1811 Baptist church and a c.1905 store (A8) indicate the
 great length of time that it served in this role.*



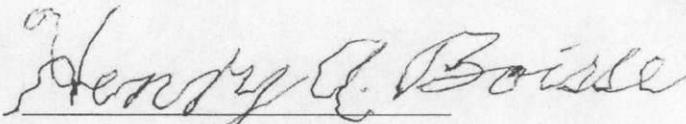


Town of Monkton

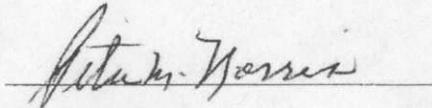
To Whom It May Concern:

The Monkton Select Board, enthusiastically support and endorse the inclusion of the Monkton Boro School House as a National Register of Historic Places at its proposed new location at the Monkton Community Recreation Field.

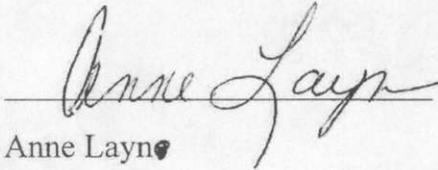
Dated: September 8, 2008



Henry Boisse, Chair



Peter Norris



Anne Layne







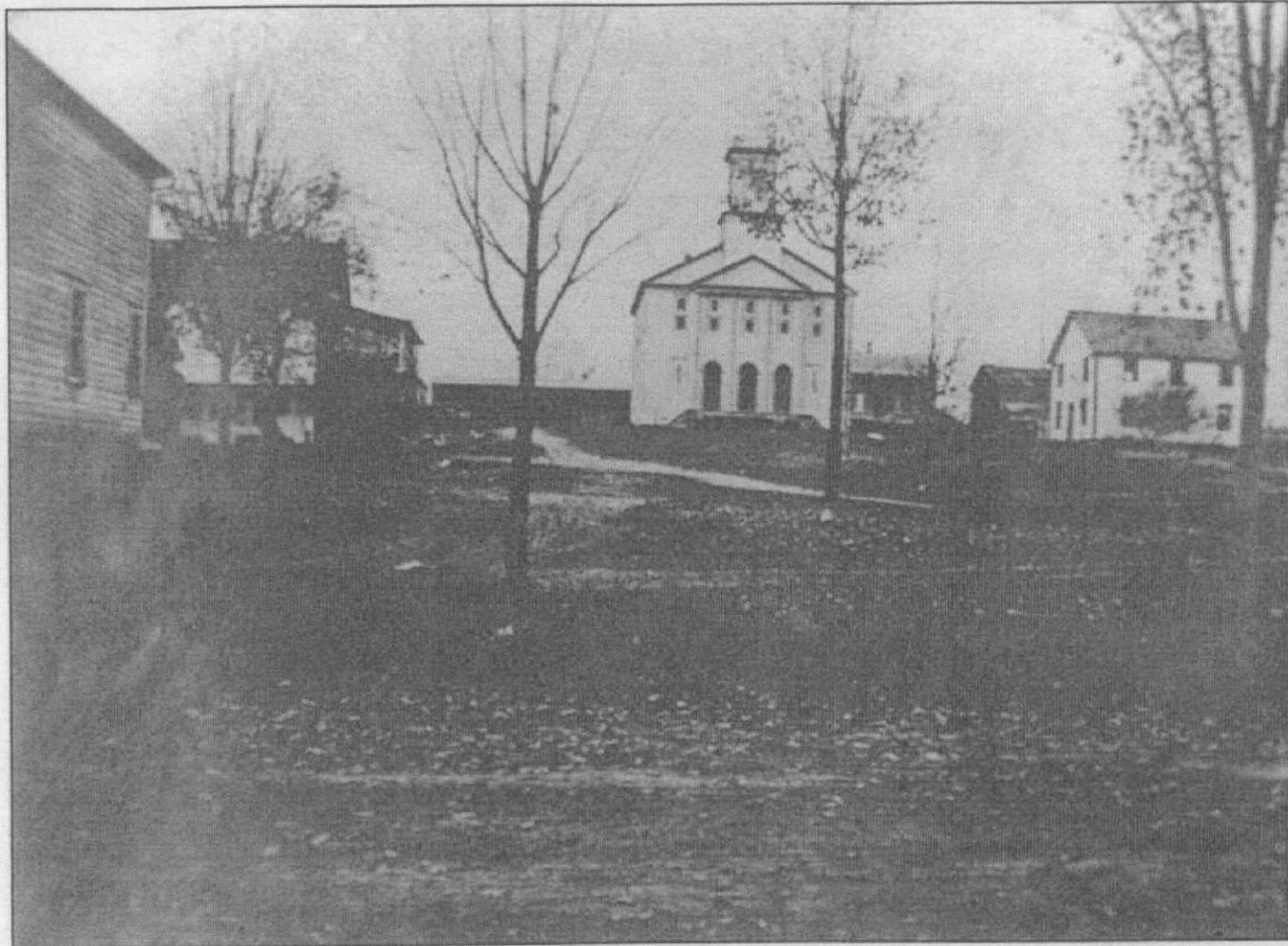






MAY 23 2008





Leon Bushey used to tell how one day, when he was just a boy, he slipped and went sliding towards the trap door to the cellar, but his father caught him just in time.

Methodist Episcopal Church, Monkton Boro. Horse sheds are in the rear. The buildings on the right beyond the school were John Bushey's house and slaughter house. They kept pigs in the cellar and would pitch the offal down through a trap door for the pigs to clean up. Photograph by Rod Baldwin. *Courtesy of Margaret French Sunderland*

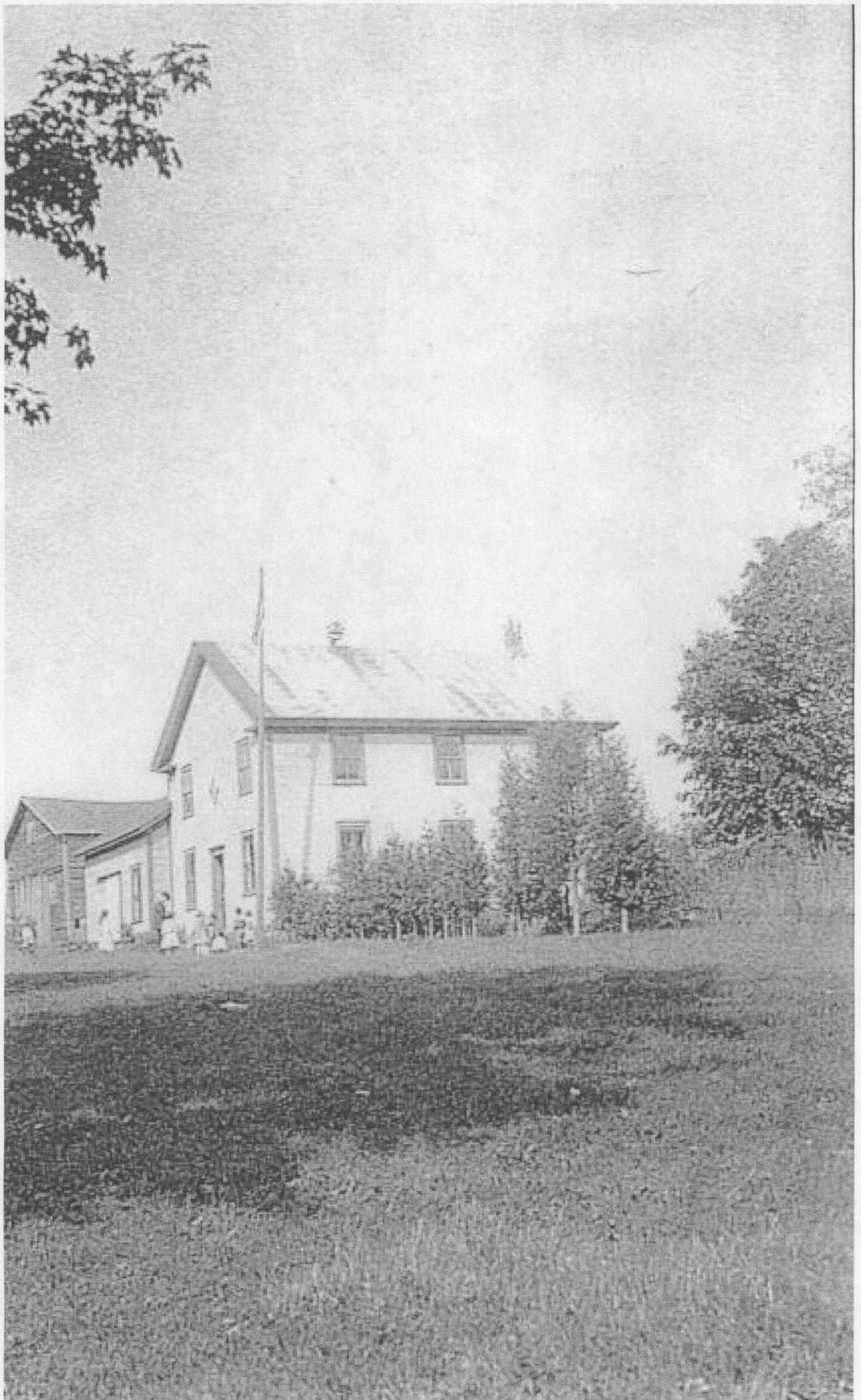


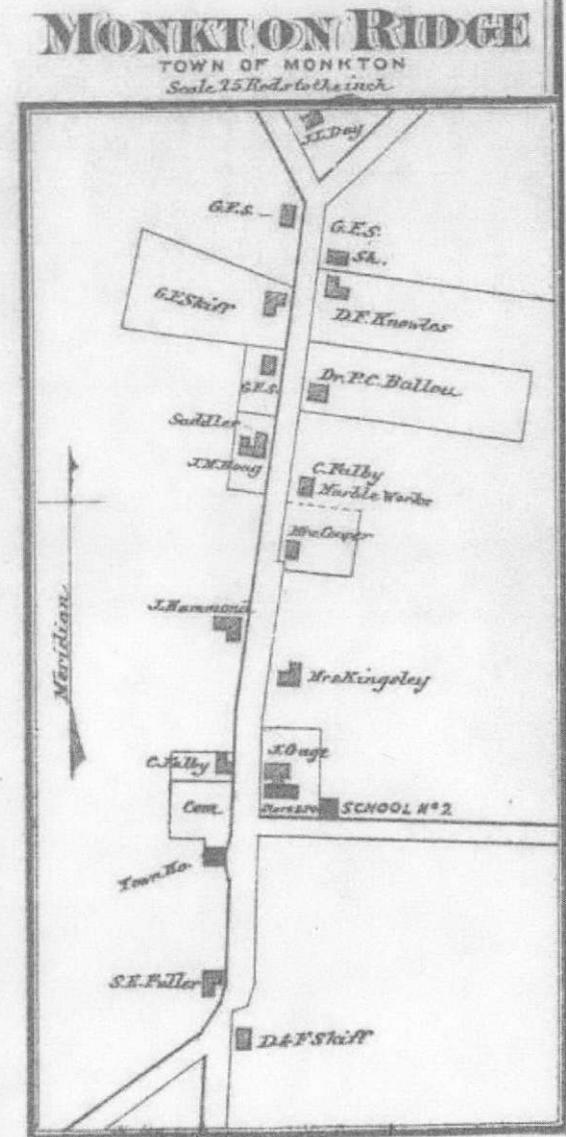
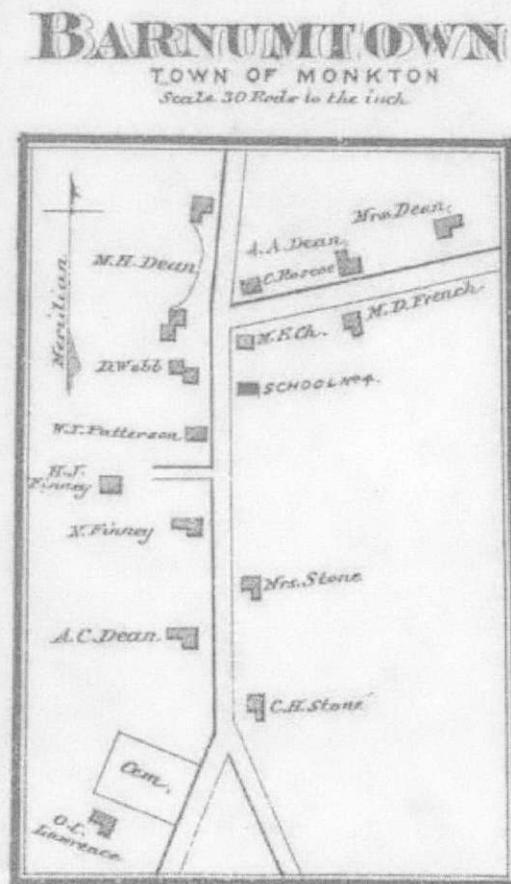
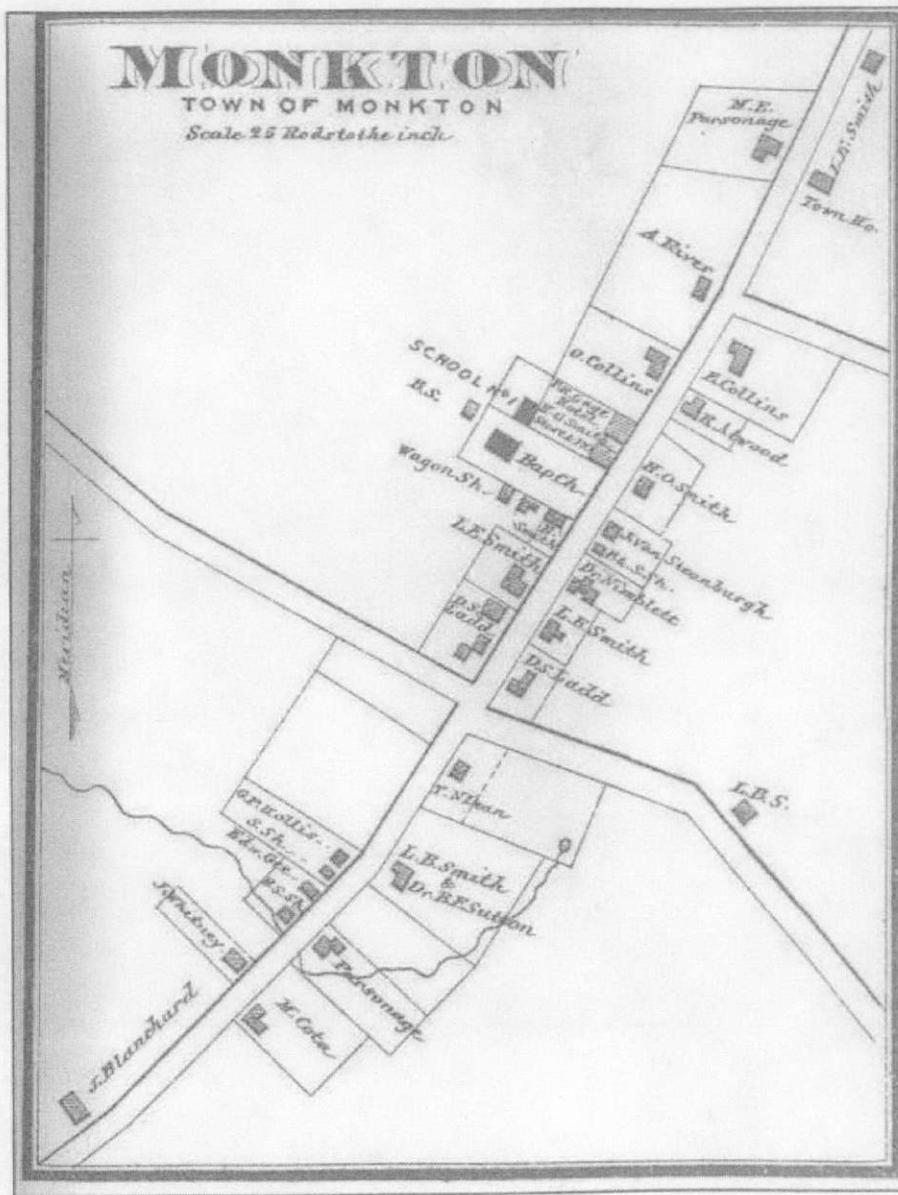
Circa 1900. *Courtesy of Monkton Museum & Historical Society*



1915. *Courtesy of Earl Hanson*

The building was constructed in 1812 by the Baptist Church. It was purchased by the Methodist Episcopal Church in 1863 and sold to the Florona Grange, #540 Hall, in 1946.





Maps of Monkton, Beers Atlas of Addison County Vermont, 1871. Courtesy of Helen Burritt Layn

State of Vermont
Division for Historic Preservation
National Life Building, Floor 2
Montpelier, VT 05620-1201
www.HistoricVermont.org

[phone] 802-828-3211
[fax] 802-828-3206

*Agency of Commerce &
Community Development*

To: Vermont Advisory Council on Historic Preservation

From: Devin Colman, Historic Buildings Specialist

Re: Proposed Barn Demolition at the
Ed Weed Fish Culture Station, Grand Isle

Date: September 10, 2008

The Ed Weed Fish Culture Station (FCS) in Grand Isle, Vermont, was established in 1991. The complex is located on a parcel of land known as Gordon's Landing, where the narrow distance across Lake Champlain has long provided a convenient crossing. A complex of historic structures, consisting of the Gordon-Center House and five related agricultural buildings, also occupies the site. The Gordon-Center House was built in 1824 and is a Federal Style, 2½ story, smooth ashlar and coursed rubble structure with a slate roof and two interior end chimneys. The house and barns were listed on the National Register of Historic Places in 1986 under Criterion A for their contributions to broad patterns of Vermont's history and under Criterion C for being an excellent example of a Federal style house and farmstead complex.

When the Ed Weed FCS was established in 1991, efforts were made to ensure the proper treatment and preservation of the historic structures and archeological resources on the property. This included conditions in the project's Act 250 and Army Corps permits specifying that the barns would be repaired and used for storage, and that no exterior alterations would be made without written approval from the SHPO.

On July 24, 2008, the Division for Historic Preservation (Division) received a letter and photographs of one of the barns at the Ed Weed FCS from Marie-Claude Filteau, Production Supervisor, Vermont Fish and Wildlife Department (FWD). The letter explained that the west end of Barn #5 had partially collapsed several years ago, and that its present unstable condition is a potential threat to the 7,000 visitors that tour the facility annually. The proposed plan is to demolish the barn completely. The barn measures approximately 34' x 51' and dates to the mid-nineteenth century. It has a heavy timber frame, a slate roof and novelty siding.

The Division discussed the proposed demolition with Ms. Filteau via telephone several times. The Division also provided contact information for the regional Act 250 and Army Corps coordinators to ensure that all interested parties were notified of the proposed project. Jane Lendway visited the site on August 9, and Devin Colman visited the site on September 7. Per 22 V.S.A. Chapter 14, the Division formally replied to Ms. Filteau in a letter dated September 3,



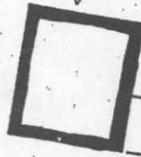
2008. In the Division's letter, it was explained that the Gordon-Center House is listed on the National Register of Historic Places, that demolition of all or part of a historic building is usually considered an Adverse Effect, and that FWD would need to consult with the Vermont Advisory Council on Historic Preservation prior to demolition. FWD was requested to prepare and submit ten (10) bound copies of their project summary for distribution to the Advisory Council, and to attend the September 17 Advisory Council meeting in Middlebury to discuss the project.

Encl. *Gordon-Center House National Register of Historic Places Registration Form*

N ←

BARN TO BE DEMOLISHED

c. 1850



5

PREVIOUSLY
DEMOLISHED



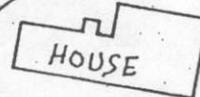
Barns
c. 1880

3 - Shed c. 1920

PARCEL A

2 - Barn c. 1920

1 - Garage/barn c. 1900



WEST SHORE ROAD (RT. 314)

HARFORD PROPERTY
(GORDON-CENTER HOUSE)
GRAND ISLE, VT

NOT TO SCALE

PARCEL B

LAKE CHAMPLAIN

CEDAR LANDING

United States Department of the Interior
National Park Service

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Gordon-Center House

and/or common Harford House

2. Location

street & number West Shore Rd., Route 314

N/A not for publication

city, town Grand Isle

N/A vicinity of

state Vermont

code 50

county Grand Isle

code 013

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
- private
- both

Public Acquisition

- N/A in process
- N/A being considered

Status

- occupied
- unoccupied
- work in progress

Accessible

- yes: restricted
- yes: unrestricted
- no

Present Use

- agriculture
- commercial
- educational
- entertainment
- government
- industrial
- military
- museum
- park
- private residence
- religious
- scientific
- transportation
- other:

4. Owner of Property

name Mr. and Mrs. Jan Michael Harford

street & number P.O. Box 511

city, town Grand Isle

N/A vicinity of

state Vermont

5. Location of Legal Description

courthouse, registry of deeds, etc. Grand Isle Town Clerk

street & number RR # 1, Box 388, Hyde Road

city, town Grand Isle

state Vermont 05458

6. Representation in Existing Surveys

title Vermont Historic Sites
and Structures Survey

has this property been determined eligible? yes no

date August, 1980

federal state county local

depository for survey records Vermont Division for Historic Preservation

city, town

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Harford House is a Federal style, 2½ story smooth ashlar and coursed rubble structure with a slate roof and two interior end chimneys. It is 5 x 2 bays with a long, 6 x 2 bay clapboard wing adjoining it to the north and a small gable-roofed, 1½ story clapboard ell projecting from the east side of the wing. Built in 1824, the house has a central hall plan and retains some of its original Federal details, although the interior was substantially remodeled around the turn of the century. The character of the exterior of the house remains essentially intact, including a distinctive central door with oversized keystone arch. Situated on a ten acre parcel of rural land, the eaves-front house faces west towards Route 314 overlooking Lake Champlain and the ferry dock. The property also contains two large barns dating from the nineteenth century and three other outbuildings all located to the northeast of the house.

The stone house is constructed of ashlar, coursed Isle La Motte stone on the west and south facades. The east and south walls, which are not visible from the road, are random rubble. The joints between the stone are difficult to discern because the cement repointing that overwashes them is very close in color to the stone.

The primary entrance to the house is on the west, eaves-front facade which is approximately 38 feet from the center line of Route 314. This facade is five bays across with a centrally located recessed arched entry on the first floor. A two-step stone stoop leads to the front door. Particular details which highlight the front entrance include recessed panelled reveals, a plate glass semi-circular fanlight over the door and a large keystone on the wall over the arch with the date of the house carved in it. The stained oak door dates from the late-nineteenth century and has two horizontal panels below, topped by a large plate glass fixed light in the upper half.

The east facade is three evenly-spaced bays across and has a rectangular-shaped, centrally located recessed entry. A horizontal, rectangular-shaped recessed panel caps the door rather than a transom light which may have originally been in that location. The late-nineteenth century oak door on the east facade has two vertical panels topped by a horizontal recessed panel on the bottom half and plate glass in the top part of the door. A small, gable-roofed shed with stairs leading below grade to the cellar adjoins the southern part of the facade.

The windows in the stone building are all evenly spaced, matching 1/1 lights with the exception of the south facade where there are two quadrant windows in the gable and a small, new 1/1 window centrally located between the two original windows on the first floor. Except for the small window, all the others rest on stone sills which project out about two inches from the wall. On the west and south facades shutters frame each window and large splayed stone lintels cap the tops.

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The lintels on the south and east facades are randomly shaped and difficult to distinguish, but some appear to be rectangular and others are splayed. Since a clapboard wing adjoins the north wall of the house, the windows are irregularly placed on this facade, with only one window in each story and no quadrant windows in the gable.

Two interior end chimneys constructed of coursed ashlar stone and crowned by decorative splayed caps, rise above the ridge of the gabled slate roof. A molded returning cornice details the roof eaves and an aluminum gutter and downspout are attached to the west and east cornices.

The post and beam white clapboard wing adjoining the stone house dates from about the same period as the house. Structural evidence within the house indicates that the roof was raised around the turn of the century making it a 2½ story structure. The north half of the wing is unfinished barn space and the south half is part of the living area of the house and includes a large kitchen and family room on the first floor. The west facade of the wing is contiguous with the west wall of the stone house but the roof height is lower and the wing is longer and narrower than the house. The structure rests on a stone foundation and has a slate roof and molded returning cornice with fascia board below. Three bands of slate in the center of the roof's west slope are laid in an imbricated, fish-scale pattern, probably dating from when the roof was raised. An offset, brick chimney with a corbelled cap rises from the ridge.

The west facade of the wing is six bays across. The 1/1 evenly-spaced windows have plain wooden trim capped by a shallow projecting wood drip edge. At the southern end of the facade on the first floor, two slightly wider 1/1 windows flank a five-panel door with recessed panels on each side. A denticulated cornice crowns the door and windows.

The north facade is two bays wide with two, 2/2 windows on the second floor and one, 2/2 window and a door on the first. The four-panel door has a reproduction eighteenth-century wrought-iron handle and latch.

On the three bay, east facade there are fewer windows and they are irregularly placed. A small, one-room ell projects from the south end and a wide, vertical board, sliding barn door is located near the center of the wing. Two 1/1 windows on the second story are located on either side of the gable roof of the ell but there are no other second floor windows on that facade. On the first floor, there is one, 1/1 window on the south side of the ell next

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to a door leading from the ell porch to the wing. Two paired, casement windows are adjacent to the north side of the ell, followed to the north by the sliding door and one long horizontal window with 8/8 lights. This window is mostly hidden behind the sliding door when it is open.

The small 1½ story ell projects east from the wing and is 3 bays across by one bay wide. The room was added c. 1900 as a cream room where the farmer would leave milk to let the cream rise. It has a slate roof and brick interior end chimney at the east end. The south side has two, 2/2 windows and a one-bay deep porch tucked under the wide overhanging roof which is supported by two simple turned columns. The east facade has one small, 2/2 window offset in the gable. On the north facade, two, 2/2 windows flank a vertical board, wooden door with cross bracing. The interior of the room has narrow, wooden floor boards and built-in cabinets made of match-bead boards.

The stone part of the house is "Georgian" in plan with four main rooms on the first floor and a central entrance hall and stair on the west side. The hall extends only half way through the house and terminates in the middle of the stairwall with a door leading into the parlor behind. The hall is flanked by a parlor to the north and a bedroom to the south. Behind the parlor and stairs are located a larger parlor to the northeast and another bedroom in the southeast corner of the house.

Although the floor plan is typical of the early-nineteenth century, most of the interior details such as the woodwork and stairs date from the extensive remodelling done around the turn-of-the-century. Most of the woodwork is oak and maple and highly varnished. The recessed windows and five-panel doors on the first floor have splayed panelled reveals and molded architraves with bullseye corner blocks. A wide spindle screen spans the opening between the two first floor parlors and another one spans two arched openings on the second floor. The only fireplace on the first floor of the stone house is on the north wall of the northwest parlor. It is Colonial Revival in style and has a rectangular opening with a marble surround, colonettes supporting a mantle shelf, and a central tablet with garlands in low relief. The varnished wood staircase also dates from the remodelling and has a large turned newel post with a square base and top. Matching smaller ballusters lead straight upstairs.

A family room and kitchen comprise the two finished rooms on the first floor of the wing. The family room has a heatilator-type fireplace on the south wall with some Art Deco style designs which probably date it from the 1930's. Previous residents of the house say that the heatilator covers an old kitchen fireplace.

The only remaining rooms in the house with Federal details are on the west side of the second floor. The recessed windows in these rooms have Federal style stepped architrave moldings surrounding them. The splayed reveals are plaster above the sill level and wood below. Beneath each window is a flat rectangular wood panel which is set off by a groove cut around it. A fireplace in the master bedroom is also Federal style and has a shallow reeded pilaster on each side of the marbleized surround. A reeded cornice of parallel grooves crowns the pilasters just below the mantle shelf. Local legend holds that the three rooms on this side of the house were once one large ballroom. The bullseye corner blocks on the closets between these rooms indicate that the partitions were added when the house was remodelled.

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The five barns and outbuilding located on the property date from the mid-nineteenth century through c. 1930 and convey the evolution of the agricultural use of the property from the nineteenth century through the mid-twentieth. The structures are numbered on the enclosed map and their description is as follows:

1. This slate-roofed, 2x2 bay garage/barn was constructed around 1900. It is a 1½ story, eaves-front, clapboard structure facing west towards the house. An overhead garage door with a horizontal row of windows in it gives access into the building from the northern half of the west facade, while a sliding barn door opens adjacent to it on the southern end of the facade. A track for a sliding door appears over the opening for the overhead door, indicating that the garage door replaced an earlier sliding door in that location.
2. Located immediately behind the garage to the east is a one story, early-mid twentieth century barn, two bays wide with a standing seam metal roof and novelty siding. This building is entered through a narrow sliding barn door on the north facade which is flanked by two 9 light fixed glass windows.
3. To the east or rear of numbers one and two lies a small shed or milk house, 1 x 2 bays, with novelty siding. The roof on this early twentieth century building was recently removed and the new "flat roof" covered with standing seam metal.
4. This large gable-front barn dates from the late-nineteenth century and was once used as a carriage house and horse stable. The main facade, which is clapboard, faces south and has two gable-roofed bays spanned by a long, 2 story eaves-front section. The 2½ story western gable-front section of the south facade has a sliding barn door on the first floor, with a hayloft door above it. The eaves-front section adjoining the gable ends has horse stalls within and two large open rectangular bays on the south facade for carriage entrance. The eastern gable-front section is the same height but narrower than the western section. The eastern section has a door centered on the first floor, but no other openings. The roof on the structure is standing seam metal, and the north and east facades are vertical board siding instead of clapboard.
- ★ 5. What was once the largest of the barns on the property lies to the east of number 5. It is a 2½ story U shaped structure with two gabled sections running east-west, and until recently, connected by an eaves-front section between which formed a contiguous west wall. This middle eaves-front section was torn down because it was so deteriorated. The slate-roofed barn was constructed around the mid-nineteenth century and was used for storing hay and animals. The building is sheathed with vertical boards and novelty siding.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1824, c.1900 **Builder/Architect** not known

Statement of Significance (in one paragraph)

The significance of the Harford house and property lies in their close association with the development of the ferry from the western shore of Grand Isle to Cumberland Head, N.Y. Since c.1796 a ferry has been operated from the same location that it occupies today and until 1941, the property on which the present day Harford house stands was also held by the owner of the ferry property. The house is also architecturally significant as one of a unique group of stone buildings that characterize Grand Isle county's historic architecture.

The first ferry owner of record, Benjamin Bell, purchased lot 139 which included the present Harford property and ferry area, around 1787. Bell established a ferry at the landing sometime prior to 1796. When his nearest neighbor opened a competing ferry in that year, Bell petitioned and won from the General Assembly the sole right and license to operate a ferry to Cumberland Head, N.Y. The ferry was quite profitable since it offered then, as it does today, the most direct and fastest route for vehicles going to New York. His business prospered and by the time of his death in 1820, Bell had purchased three other adjoining lots totaling 256 acres of land. In his will, he left to his wife Elizabeth and son Hazen the land, three dwelling houses, barns and the ferry wharf and boats.¹

Hazen continued to operate the ferry although he apparently did not possess his father's business acumen. Numerous mortgage notes and warranty deeds in the Grand Isle town records indicate that Hazen fell heavily into debt. In September, 1822 he sold lot 139 to Elisha Boardman and later in 1823, his mother Elizabeth sold the remaining lots to Boardman as well as the right to run the ferry.²

It is difficult to state definitively who actually built the stone house on lot 139 near the ferry. Local tradition holds that Hazen Bell started building it and in doing so, exhausted the family fortune. The date on the house reads 1824 which was during the time that Boardman owned the property, and implies that Boardman at least completed the house, even if he did not start its construction. Boardman sold all the property in February, 1827 to two men from Troy, N.Y. The deed refers to "the Bell Farm" on which my stone house stands...³

No record of ownership for the property has been discovered for the years between 1827 and the mid 1850's when Norman Gordon bought the property although it is likely that the ferry continued to operate. Gordon bought adjoining property, lived in the stone house and operated the ferry and lighthouse on the end of the dock. The ferry landing became known as "Gordon's Landing" and the steamboats which plied Lake Champlin touched there regularly. When Gordon died in 1877 he left the "home farm", dock and buildings to his daughter Jane (Jennie) and her husband, Derastus I. Center.⁴ The Centers continued to operate the ferry as well as run a prosperous

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farm and apple orchard. Between c.1900 and 1930, they opened their home in the summers as a guest house, which may account for the extensive remodeling which occurred around the turn of the century.

After her husband's death, Jennie Center continued the ferry operation with her son Everett. In 1922 she leased the dock to Horace Corbin and granted him exclusive ferry rights. In return, he paid her three cents for each vehicle which boarded the ferry.⁵ Jennie died in 1935, leaving the ferry property and stone house to her son Everett. In 1941 he and his wife Bertha sold seven acres including the ferry docks and appurtenances to Horace Corbin who later resold it all to the Champlain Transportation Company in 1948.⁶ The Centers remained in the stone house across from the ferry until 1974 when it was sold to the Harfords.

In addition to its long association with the ferry, the Harford house is one of twenty-two identified historic stone buildings that characterize virtually all of the extant early nineteenth century architecture in Grand Isle County. The only stone structure in Grand Isle town, the Harford house is most similar in its form and detail to several examples in nearby Alburg. This group of Federal stone houses are plainly detailed when compared to other Georgian plan houses of the era in Vermont and display distinctive front entrances that lack sidelights and are crowned by a fanlight often with an oversized keystone. Herbert Wheaton Congdon, Vermont architectural historian, refers to these entrances as a typical "Island' doorway, arched and a little wider than most, but lacking any adornment."⁸ The unique use of the oversize keystone may be the influence of the regency style popular in nearby Montreal during the early nineteenth century.

The Isle La Motte stone used in constructing the Harford house and other early 19th century buildings in the county is a gray limestone, loaded with fossils of the creatures that once inhabited this maritime environment. Lake Champlain, which nearly surrounds the island towns of the county, was a salt water sea in prehistoric times. Five quarries on Isle La Motte furnished building stone as early as 1788. Its use in Isle La Motte and neighboring towns left a legacy of local stone buildings that constitute an important example of a local building tradition that relied on indigenous material. The Harford house is the only extant example of this tradition in Grand Isle Town, one of five towns that comprise the county.

Since c.1796 the Harford house and property have been associated with the ferry which runs to Cumberland Head. Although the ferry property is now separately owned, the wharf is still known by many as Gordon's Landing and the large stone house across the street remembered as the longtime home of the Gordons and Centers who owned and operated the ferry for almost seventy years. This historic association and the house's architectural merit as a good example of local stone building tradition, make the Harford house a significant landmark in the region and the state.

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Footnotes

¹Grand Isle Town Records, v. 2, p. 412.

²Ibid., v. 2, p. 423.

³Ibid., v. 7, p. 327.

⁴Ibid., v. 5, p. 231.

⁵Ibid., v. 9, p. 599.

⁶Ibid., v.13, pp. 33, 461.

⁷Vermont Historic Sites and Structures Survey of Grand Isle County ,
conducted from 1980 through 1982.

⁸Congdon, page 25.

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreeage of nominated property 9.8 acres

Quadrangle name Plattsburgh N.Y.-VT.

Quadrangle scale 1:62500

UTM References

A

1	8	6	3	1	7	5	0	4	9	4	9	3	7	5
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

The nominated property consists of two parcels of land adjoining Route 314. The property on the east side (Parcel A) is approximately 9.3 acres and the property to the west (Parcel B) is .5 acres. Parcel A is basically rectangular in shape. The west side of

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Frances Brawley Foster

organization Consultant

date August 30, 1984, Revised Sept. 1985

street & number Box 929

telephone 802+862-1223

city or town Burlington

state Vermont 05402

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

puty State Historic Preservation Officer signature

title Director, Vermont Division For Historic Preservation

date 3/12/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

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Congdon, Herbert Wheaton, Old Vermont Houses 1763-1850, Peterborough, New Hampshire:
Noone House, 1968. (First published 1940.)

Hemenway, Abby Maria ed., The Vermont Historical Gazetteer, vol.2, Burlington, Miss A.M.
Hemenway, 1871.

Stratton, Allen L., History of South Hero Island, Being the Towns of South Hero and
Grand Isle, Vermont, 2 vols., N. Hero, Allen L. Stratton, 1980.

Town Records, Grand Isle Town Clerk's Office, Grand Isle, Vermont.

Vermont Historic Sites and Structures Survey of Grand Isle County, conducted from 1980
through 1982.

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west side of Parcel A borders Route 314 and follows the road northeasterly for approximately 922 feet; thence turning to the right 90° and proceeding southeasterly 430 feet; thence turning to the right 90° and proceeding southwesterly 959 feet; thence turning to the right and following a brook northwesterly approximately 440 feet to the point of beginning.

Parcel B is also basically rectangular in shape although its western boundary curves in slightly as it follows the low water mark of Lake Champlain. Starting at the southeast corner of the lot, the property line extends westerly towards Lake Champlain approximately 91 feet; thence turning to the right and proceeding northerly along the lake shore approximately 550 feet; thence turning to the right and proceeding easterly 107 feet; thence turning to the right 90° and proceeding southerly 500 feet to the place of beginning.

Said property is only a portion of the original lot #139. The property no longer includes the ferry landing which is across the road. The original context of the house on the property has nonetheless remained much the same since its original construction. The nominated property consists of the land now in common ownership with the historic buildings and is sufficient to convey their original context and protect them. The ferry landing, located along the lakeshore to the south of the nominated property, does not retain its historic fabric and is not included in the nomination.

The deed is located in the Grand Isle Town Clerk's office: volume 24, page 443, recorded September 26, 1974.



PLATTSBURGH QUADRANGLE
 NEW YORK-VERMONT
 15 MINUTE SERIES (TOPOGRAPHIC)
 780 000 FEET (N.Y.)

6373 (ST. ALBANS)

Gordon - Center House
 Grand Isle, Vermont

UTM Reference: 18/631750/4949375



Department of Fish and Wildlife
Agency of Natural Resources

14 Bell Hill Road
Grand Isle, VT 05458

(phone) 802-372-3171
(fax) 802-372-3514

Website: www.vtfishandwildlife.com

September 11, 2008

Jane Lendway
State Historic Preservation Officer
Division for Historic Preservation
National Life Building, Floor 2
Montpelier, VT 05620-1201

Re: 19th century barn demolition with material salvage, Ed Weed Fish Culture Station, Grand Isle, VT
22 VSA 14

Dear Ms. Lendway,

In response to your letter dated of September 3rd, 2008 and in order for the Council to understand the project and offer comments during the meeting scheduled for September 17th, here is the following information in response to your questions:

1. **Map of the project area** is enclosed. The barn proposed for demolition (circa 1860) corresponds to back structure of outbuilding #5. Middle and front structures were previously demolished due to their poor condition.
2. **Historical significance:** The Gordon-Center House and its six associated outbuildings (5 barns and one milk house) were listed on the National Register (NR) of Historical Places in 1986. Outbuilding #5 was once the largest of the barns on the property and was built by Norman Gordon circa 1860, when the four remaining structures were built by Derastus and Jennie Center (daughter of Norman Gordon) between the late 19th and mid 20th century. The 2.5-story slate-roofed U shaped hay and animal barn with two gabled sections running east-west was connected by an eaves-front section between which formed a contiguous west-wall. The middle eaves-front section was torn down prior to its nomination to the NR because it was so deteriorated. Prior to the construction of the fish culture station building and in regards to the ground disturbance due to the excavation and installation of water pipes, a MOU between the Army Corps of Engineer (New England Division) and the Vermont State Historical Preservation, where the Vermont department of State buildings and the Vermont Department of Fish and wildlife where invited to concur with this agreement, was signed in 1990. In the MOU, the Potential Impacts and Mitigation paragraph, Attachment B, line 2 reveals that the front structure was demolished due to its poor condition and that the demolition of the deteriorated outbuilding had no adverse effect on the historic integrity of the property. Furthermore, an abandoned house and associated log outbuilding owned by Norman Gordon in the 1871 but located outside of the NR property was in a state of collapse and constituted a safety liability. In order to preserve potential associated archaeological deposits, the structural elements was removed by controlled burning during the winter months when the ground was frozen and the remaining debris were capped by clean fill brought in from off site. In 2002, an archeological site identification studies was completed. The rationale of the study was the potential ground disturbance due to the excavation and installation of a new septic pipe system and the proposed renovations to Gordon-Center House after fire damages during the ice storm of January 1998. On page 24, the remaining outbuilding #5 was found to be deteriorating rapidly and could easily collapse in its present state.
3. **Photographs** of the outbuilding are enclosed. As recommended by the U.S. Department of Interior, Technical Preservation Services, the vegetation around the barn was removed in August 25-27 as part of the periodic maintenance measures.
4. **Proposed undertaking:** Due to its poor condition and its state of collapse, which constitute a safety liability, the remaining structure measuring approximately 34'L x 51'W x 30'H, is proposed to be demolished and the material be



salvaged by a contractor. No excavation or major ground disturbance is involved in the project. The remaining site will be cover with clean topsoil and reseeded with grass. Enclosed are the detailed requirements included in the request for proposal drafted in order to find a contractor to undertake the proposed project.

5. **Changes:** The Gordon-Center House, used as office space for the Lake Champlain Basin Program and as a training center and conference room for the Vermont Department of Fish and Wildlife, as well as the four associated outbuildings built by Derastus and Jennie Center (daughter of Norman Gordon) between the late 19th and mid 20th century will remained and are currently in good condition and used for storage. Only the back structure of the outbuilding #5 will be removed, as it was the case for the middle eaves-front section prior to 1985 and the front structure in 1990. It is possible that the sections removed in the past had an impact on the strength of the structural framework of the remaining back structure, as it is the west-wall portion of the structure that collapsed.
6. **Public benefit:** The Ed Weed Fish Culture Station receives over 7,000 visitors a year. The self-guidance tour includes a walk on the property to read different markers and exhibit signs (see enclosed pamphlet site plan). It is also the host of the annual Fishing Festival during which 500 participants (half are kids between the age of 5 and 16) are invited to stroll among educational booths dispersed on the property and fish in the pond. Although the front gates are closed at night, the property can be accessed at all hours by the road immediately north of the Gordon-Center House. The barn, located on the property, is a definite safety hazard and should be removed before it causes injury to the public.
7. **Adverse effect:** Considering that the previous abandoned house and log outbuilding were removed due to their safety liability in 1990, as well as two structures (middle and front) belonging to the same outbuilding (#5) proposed to be demolished were removed due to their poor condition in the 1990 without adverse impact on the historic integrity of the property, no adverse effect is as well expected in this case.
8. No adverse effect is anticipated.
9. **Alternatives:** In order to remove the safety hazard but protect potentially significant archaeological deposits which may be present, we proposed to apply the same mitigation plan that was stated in the 1990 MOU which consists in removing the structural elements by controlled burning during the winter months when the ground is frozen. Therefore, no subsurface ground disturbance would occur during this or subsequent activity. The remaining debris will be capped by clean fill brought in from off site and reseeded with grass in the spring. The structures will be photo-documented before the removal takes place.

If you have any questions or need clarification regarding any of the above, please do not hesitate to contact me at Marie.Filteau@state.vt.us or 802-372-3171. I will see you at the Advisory Council on September 17th, 2008 at the Town Hall Theater in Middlebury at 10:30 am.

Sincerely,



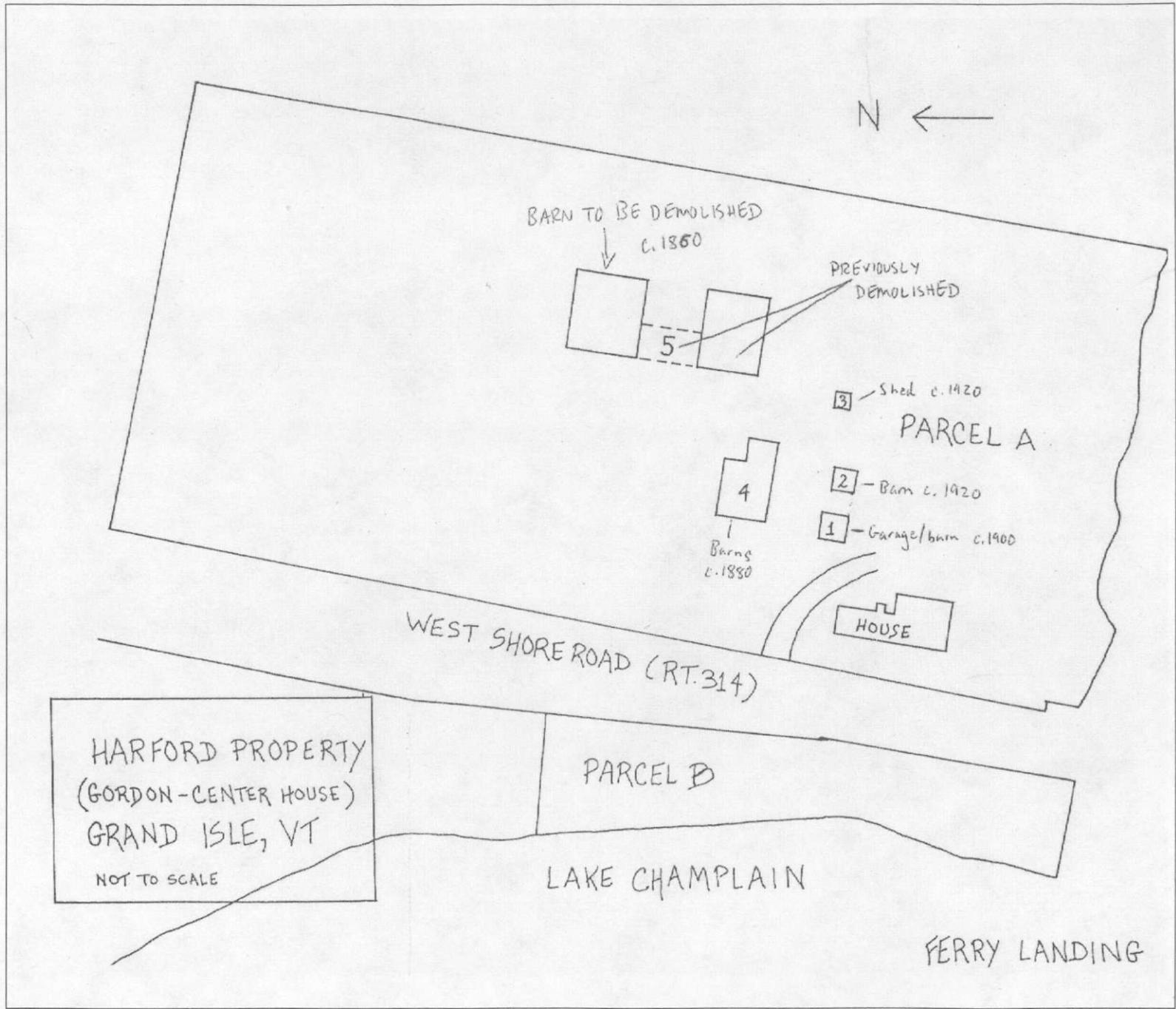
Marie-Claude Filteau
Production Supervisor

Encl. Map of the project area

Photos

Details requirements of the proposed project, part of the draft RFP

Self-guided tour site plan



HARFORD PROPERTY
(GORDON-CENTER HOUSE)
GRAND ISLE, VT
NOT TO SCALE

WEST SHORE ROAD (RT. 314)

PARCEL B

LAKE CHAMPLAIN

FERRY LANDING

PARCEL A

Shed c. 1920

2 - Barn c. 1920

1 - Garage/barn c. 1900

4
Barns
c. 1880

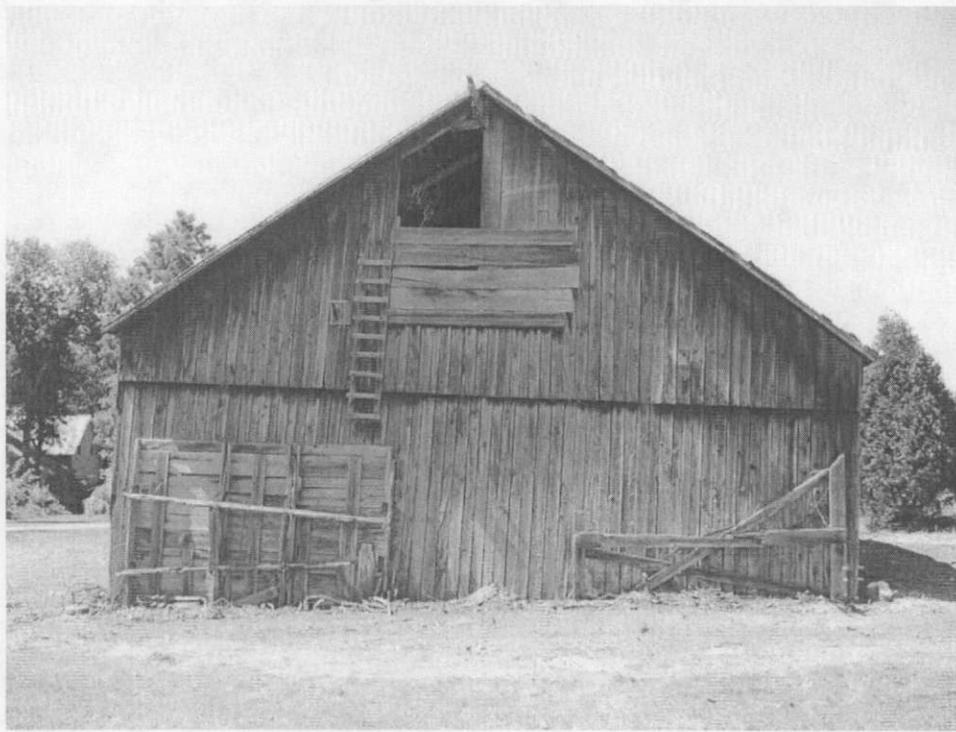
BARN TO BE DEMOLISHED
c. 1860

PREVIOUSLY
DEMOLISHED

5

HOUSE

Vermont Department of Fish and Wildlife, Ed Weed Fish Culture Station.
14 Bell Hill Road, Grand Isle, Vermont, 05458
19th century barn demolition with material salvaging project
Pictures taken on August 27th, 2008
Photographer: Kristi Roche



Picture 1. Exterior East Wall.



Picture 2. Exterior North Wall.

Vermont Department of Fish and Wildlife, Ed Weed Fish Culture Station.
14 Bell Hill Road, Grand Isle, Vermont, 05458
19th century barn demolition with material salvaging project
Pictures taken on August 27th, 2008
Photographer: Kristi Roche



Picture 3. Exterior West Wall. This part of the roof collapsed several years ago.



Picture 4. Exterior South Wall.

Vermont Department of Fish and Wildlife, Ed Weed Fish Culture Station.
14 Bell Hill Road, Grand Isle, Vermont, 05458
19th century barn demolition with material salvaging project
Pictures taken on July 22, 2008
Photographer: Marie-Claude Filteau



Picture 5. Interior East Wall.



Picture 6. Interior North Wall.

Vermont Department of Fish and Wildlife, Ed Weed Fish Culture Station.
14 Bell Hill Road, Grand Isle, Vermont, 05458
19th century barn demolition with material salvaging project
Pictures taken on July 22, 2008
Photographer: Marie-Claude Filteau



Picture 7. Interior West Wall. This part of the barn roof collapsed several years ago.



Picture 8. Interior South Wall.

DETAILED REQUIREMENTS, RFP DRAFT

BACKGROUND

The old barn is located at the Ed Weed Fish Culture Station. The structure dates from the 19th century and was used for hay and animals. The building approximate dimensions are 34'L x 51'W x 30'H. The west end side of the barn collapsed several years ago and the entire infrastructure causes a threat to the 7,000+ visitors the facility receives every year. The barn has a gable, slate roof, novelty 10" siding and numerous 8" x 8" and 12" x 12" beams; materials worth salvaging. Offerors or quoters are urged and expected to inspect the site where the work will be performed. Site visits may be arranged during normal duty hours by contacting:

Kevin Kelsey, Facility Manager
or
Marie Filteau, Production Supervisor

Vermont Department of Fish and Wildlife
Ed Weed Fish Culture Station
14 Bell Hill Road
Grand Isle, VT 05458

Phone: 802-372-3171
Fax: 802-372-3514

PROJECT/SITE CONDITIONS

- A. Occupancy: The Vermont Department of Fish and Wildlife may continuously occupy areas of site immediately adjacent to areas of selective demolition. Conduct demolition work in manner that will minimize need for disruption of VDF&W normal operations.
- B. Explosives: Use of explosives is not permitted.
- C. Burning: The burning of materials on the premises will not be permitted.

EXAMINATION

Survey existing conditions prior to beginning on-site demolition operations. Survey must be performed by a "competent person."

- A. Provide written pre-demolition survey to the VDF&W Representative that includes the following:
 - 1. Determination of condition of framing, floors, and walls, and possibility of unplanned collapse of any portion of structure or adjacent structure where employees may be exposed.
 - 2. Various phases of demolition and description of how employees will be protected from unplanned contact with active utilities, exposure to toxic

materials and gases, falling objects, structural collapse, and any other hazards routinely associated with demolition activities.

PREPARATION

- A. Conduct demolition operations and remove debris in manner to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.
- B. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities designated to remain.
 - 1. Provide protective measures as required to provide free and safe passage to and from occupied portions of buildings and for the handicapped that meet federal standards.
 - 2. Provide temporary barricades and other forms of protection as required for safety and security.
 - 3. Provide barriers and appropriate signs meeting state requirements for size and color where necessary to restrict pedestrians from wandering into construction areas.
- C. Provide acceptable temporary security barriers where physical security of buildings or fences is compromised due to demolition work.

DEMOLITION

- A. General: Perform demolition work in accordance with state regulations.
 - 1. Perform work in safe and systematic manner.
 - 2. Use such methods as required to complete work and minimize disturbance of VDF&W normal operations.
- B. Demolish and remove existing construction, haul and dispose of or recycle the building materials at no cost to the state and in accordance to state regulations.
- C. Wear proper personal protective equipment at all times.
- D. Completely backfill below-grade areas and voids resulting from utility removal and other demolition work.

REPAIRS

- A. Repair demolition performed in excess of that required.

- B. Return structures and surfaces not part of demolition, to conditions existing prior to commencement of demolition work.
- C. Promptly repair adjacent construction or surfaces soiled or damaged by demolition work at no cost to the VDF&W.

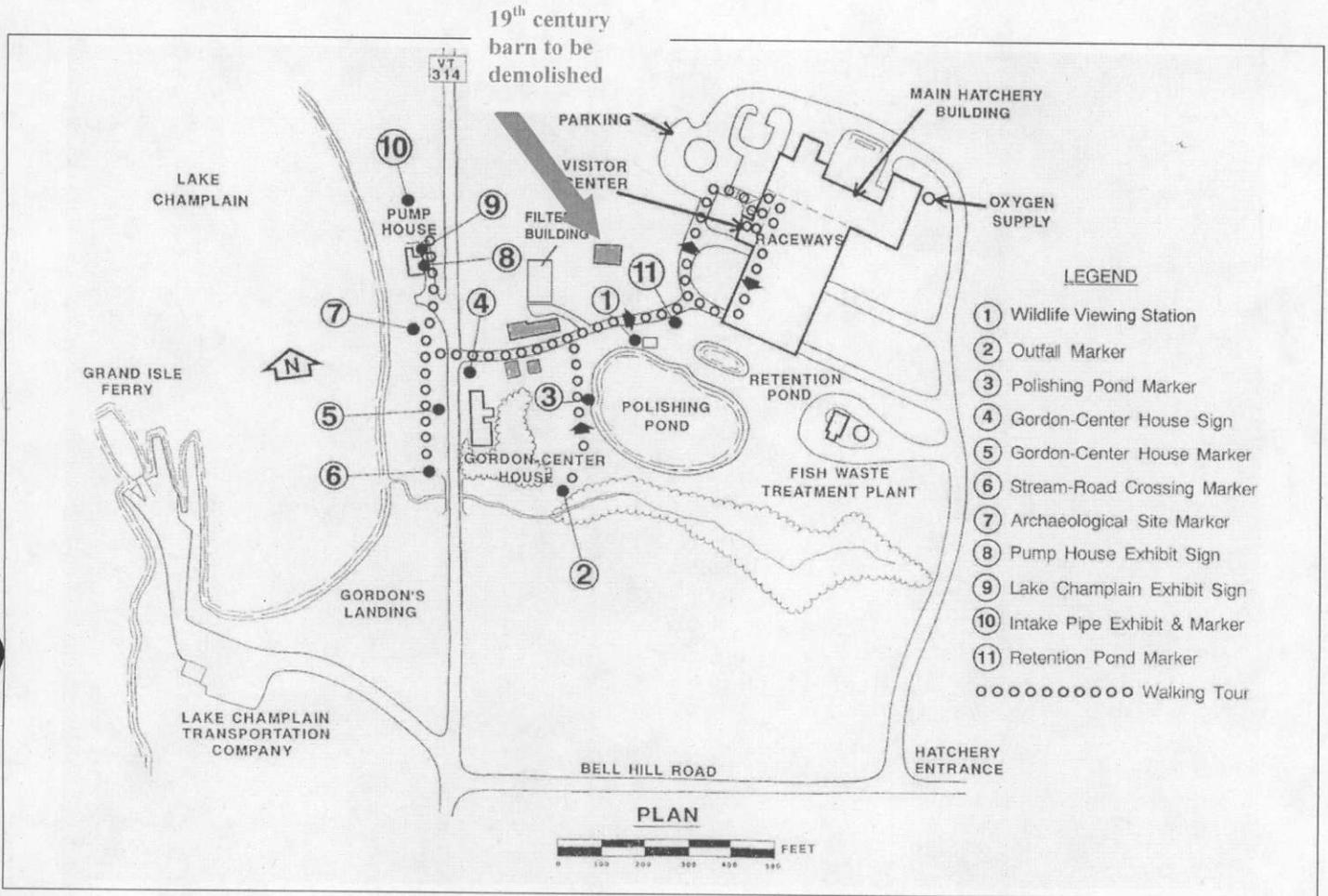
DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Promptly dispose of debris, rubbish, and other materials resulting from building site demolition operations.
- B. If Contractor encounters material during removal that is suspected to be potential hazard, stop work immediately and notify the VDF&W Representative.
- C. The contractor shall determine salvageable items:
 - 1. If items are determined to be non-hazardous, the Contractor shall reuse or sell the buildings materials.
 - 2. If items are determined to be hazardous, the Contractor shall dispose of the items according to the state hazardous waste disposal regulations.
- D. Manage non-hazardous, non-salvageable materials in accordance with the state construction waste management regulations.

CLEANING

- A. Remove tools, equipment and demolished materials from site upon completion of demolition work.
- B. Level the remaining area with clean topsoil and reseed with grass.

SELF-GUIDED TOUR SITE PLAN



Minutes
November 6, 2008

Members Present: George Turner, Chair
Glenn Andres, Architectural Historian
Ron Kilburn, Citizen Member
Susan Hayward, Citizen Member
David Donath, Historian

Staff Present: Jane Lendway, SHPO
Nancy E. Boone, State Architectural Historian/DSHPO
Diane McInerney, Executive Assistant

Guests: Marie Filteau, Grand Isle Fish Hatchery
David Burley, BGS Western Regional District
Scott Newman, VTrans

The meeting was called to order by the Chair at 10:18 a.m. at the Ed Weed Fish Culture Station in Grand Isle, Vermont.

III. 22 VSA 14 Review

A. Demolition of 3 buildings at the State Police Academy, Pittsford

David Burley was present to explain Buildings and General Service's proposal for the removal of three (3) historic structures, 2 barns and a root cellar at the State Police Academy complex in Pittsford. Council members received this information prior to the meeting. Burley used a Power Point Presentation to explain the complex and the use of the structures in question; this included a map of the complex, pictures of the buildings, a brief summary of the history and importance of the complex and buildings on the site. Burley also answered questions raised about the demolition. Council members were interested in further knowledge about the history of the complex and the footprint of a larger barn that exists in the immediate area. George questioned the removal of buildings that are required under ACT 250 to be maintained by the state entity that owns them. Council asked if these buildings could be used for storage if restored and maintained. Burley said that BGS views these structures as a risk and liability to the agency, while the cost of repair was deemed economically impractical. Burley's mitigation proposal is to photo document these structures prior to demolition.

Nancy presented to the Council a copy of the Memorandum of Understanding (MOU) between BGS, the Division for Historic Preservation, and the Vermont Advisory Council on Historic



Preservation signed on February 27, 2006. Jane mentioned that all agencies maintaining historic buildings need to come together and discuss a five year plan for the capital budget so buildings can be maintained accordingly. Typically, 4% of building value should be set aside for maintenance. It was the Council's opinion that:

- Historic buildings maintained by the state belong to the people of the state, and therefore deserve to be properly maintained.
- Some buildings in care of the state have not been properly maintained by BGS according to Act 250 and the MOU.
- State agencies required to maintain historic buildings: BGS, DHP, AOT, Fish & Wildlife, Forests & Parks, should all promote building identification through a state-wide database and adopt a new attitude toward preservation of said buildings through mutual cooperation.
- Buildings could be prioritized for rehabilitation.
- The Legislature needs to be alerted to the magnitude of historic buildings lost throughout the state, and how it affects the state's economic success through agriculture and tourism.

In accordance with 22 VSA 14, it is the Council's comment that the demolition of two(2) barns and one (1) root cellar will have an adverse affect on the State Police Academy complex and historic site in Pittsford, Vermont. The Council suggested that BGS seek an alternative use for the buildings, restore and maintain all structures through basic maintenance, develop program options, join together will all state agencies that maintain historic buildings and create a plan for the possible reuse of buildings at other state sites, and seek alternative plans for leasing buildings for public use that will provide income toward a maintenance plan that will eliminate the steady deterioration of state owned historic buildings.

Burley noted that BGS will be downsizing their historic building portfolio with this administration by "offloading" buildings to the public for sale, use and restoration. At this time Burley regrets that the three (3) structures located at the State Police Academy in Pittsford will be demolished.

II. Approval of September 17, 2008 Minutes

The minutes for the September 17, 2008 Advisory Council meeting were unanimously approved by the Council.

I. Schedule Meeting Dates

The December meeting will be held on Tuesday the 16th in the AOT Boardroom, 5th Floor of the National Life Building in Montpelier. Approval of the FY09 Historic Preservation Grants will be on the agenda. The January meeting will be held on Wednesday the 21st in the Calvin Coolidge Conference Room, 6th Floor of the National Life Building in Montpelier. The February meeting will be held on Wednesday the 25th in Montpelier. Approval of the FY09 Barn Grants will be on the agenda.

V. Advisory Council Vacancy – Update

The Division for Historic Preservation received résumés and applications for the vacant Council position from Cindy Cook, Wendy Hansen, and Barbara George. The applications were sent to the Governor and Jane requested that they be acted on before the December meeting when applications for the Historic Preservation Grants will be presented for approval by the Council.

VI. Barns and Historic Preservation Grants – Update

Nancy presented information to the Council about barn grants and projects approved that have since been declined for various reasons (lack of investments and savings) by the individuals who received them. Grant funds were reallocated to alternate projects that had been approved by the Council at an earlier meeting. Nancy shared the current grant application status for FY09:

- **Barns** – Total Project Cost - \$1.4 million
Total Request for Funding - \$470,561.00
Applications submitted: 57

- **Historic Preservation** – Total Project Cost - \$2.4 million
Total Request for Funding - \$551,765.00
Applications submitted: 42

This year the division will be requesting from the Legislature \$200,000.00 for the Barn Grant Program and \$200,000.00 for the Historic Preservation Grant Program.

III. 22VSA 14 Review

B. Tour of Collapsed Barn at Fish Culture Station

Marie Filteau was available to explain to the Council the history of the collapsed barn at the Ed Weed Fish Culture Station in Grand Isle. Other barns that are also in need of basic maintenance at this site were scrutinized by the Council and the division staff. Suggestions for basic maintenance of the remaining structures were explained to Filteau. Council's final review and comment will be discussed with Fish and Wildlife Commissioner Wayne Laroche at the January meeting.

IV. SHPO Report

Jane explained the current status of the National and State Register nominations that have been presented by consultants, and the lack of capacity to review them since the position for the NR/SR Specialist has been eliminated from the Division. One possible option is to begin accepting nominations only from qualified consultants, and a higher level of work will be expected from those consultants.

The Council discussed with the Division their mission, goals and strategies for the future of historic preservation in the state of Vermont.

1. Goal: Change attitudes toward historic preservation in the minds of the public, business, developers, and legislature.
 - A. Strategy: Establish "grass roots" support with a multidisciplinary team on board to work with developers, seek financial resources and work with cutting edge green construction.
 - B. Define and expand on the word "us" and "we"
 - C. Institute a moratorium on new construction of state buildings and establish a state wide database for the reuse of historic buildings.

2. Goal: Establish a Vermont "brand" as a "World Heritage Destination"
 - A. Strategy: Educate the public and legislature about the cultural history of Vermont by connecting it to the historic preservation of public and private structures.
 - B. Collect and publish facts about the economic value of Vermont's historic landscape and the value of non consumable historic resources (with assistance from the GUND Center and UVM)

Glenn suggested that lobbying for Historic Preservation in times of crisis could be the theme of the next annual HP conference. Jane agreed to organize these goals and strategies with Ron and George for further discussion at the next meeting.

The meeting was adjourned at 3:00 p.m.

Respectfully submitted, Diane McInerney



State of Vermont
Division for Historic Preservation
National Life Building, Floor 2
Montpelier, VT 05620-1201
www.HistoricVermont.org

[phone] 802-828-3211
[fax] 802-828-3206

*Agency of Commerce &
Community Development*

To: Vermont Advisory Council on Historic Preservation

From: Devin Colman, Historic Buildings Specialist *DC*

Re: Proposed Demolition of Equipment Shed, Barn and Root Cellar
Pittsford Sanatorium Complex

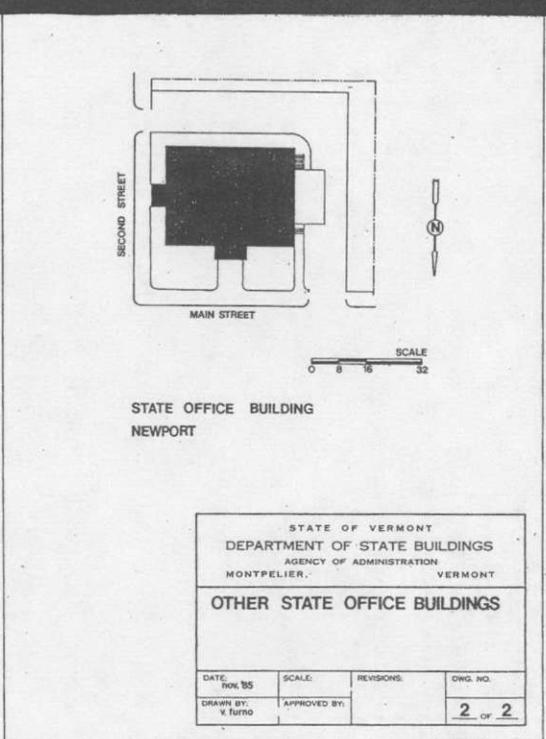
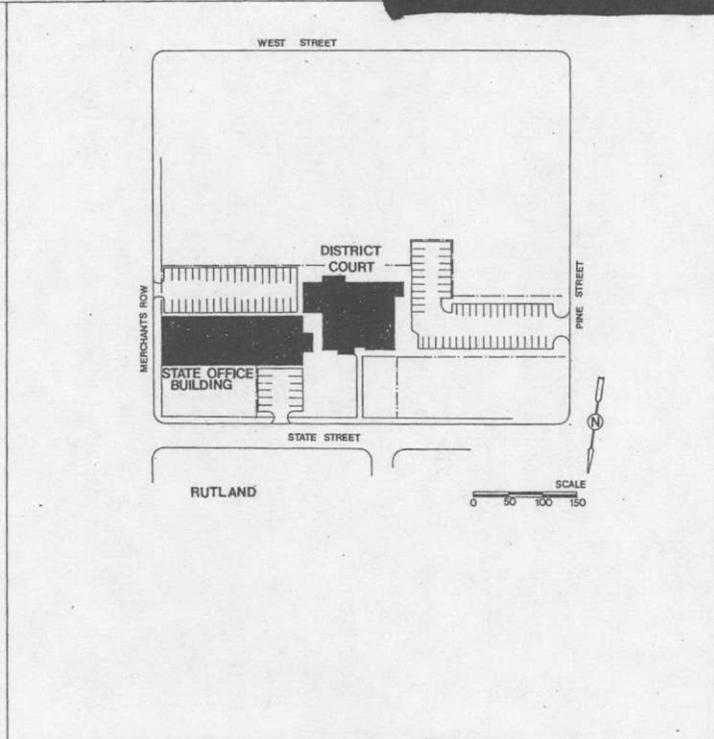
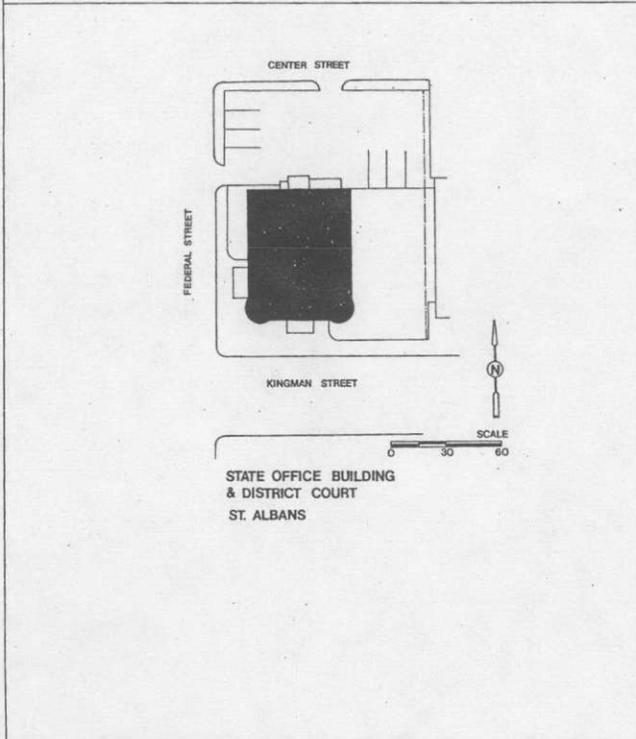
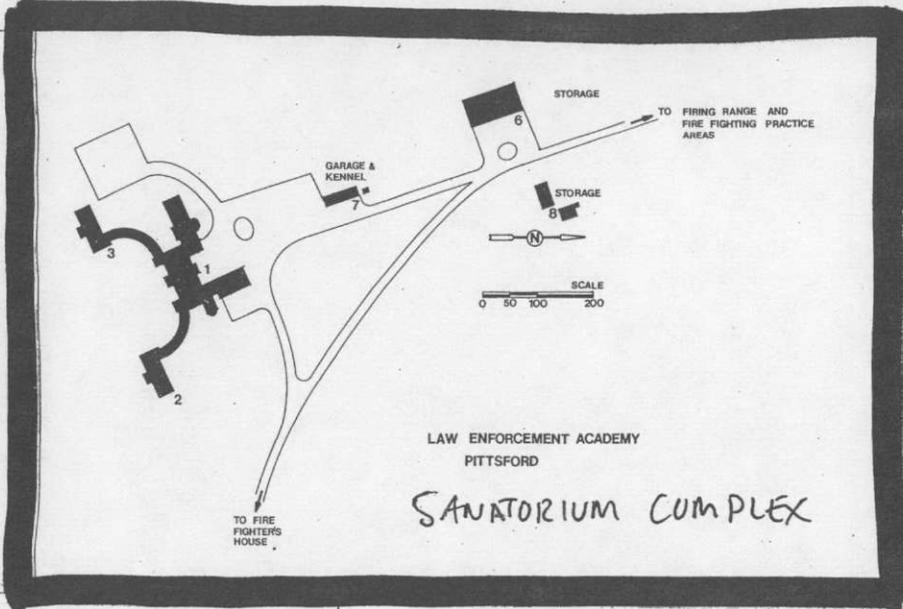
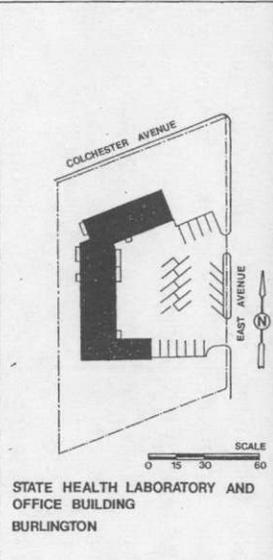
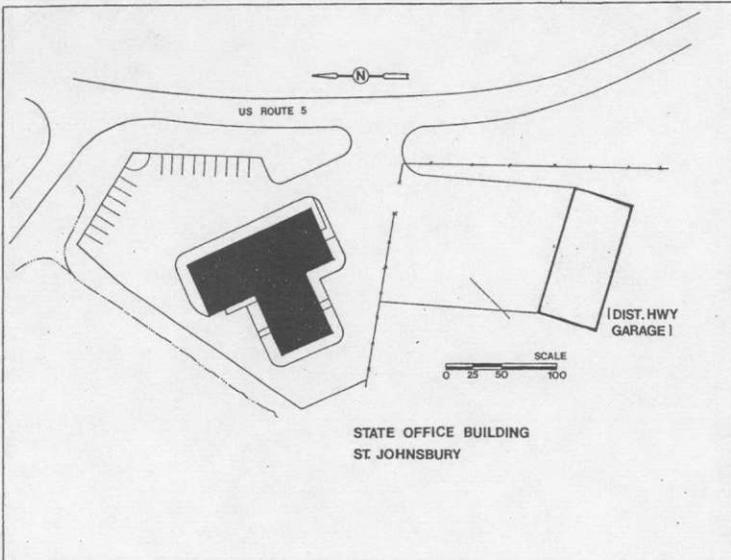
Date: October 30, 2008

The Vermont Sanatorium for Tuberculosis was built in 1907 in Pittsford, Vermont. The complex is listed on the State Register of Historic Places, and is eligible for listing on the National Register of Historic Places.

On September 26, 2008, the Division for Historic Preservation (Division) received an email from Dave Burley, Buildings and General Services, requesting permission to demolish three historic structures on the Sanatorium property: an Equipment Shed, a Barn, and a Root Cellar. Attached to the email were several images of the buildings, showing various states of deterioration. The reasons presented for removal of the buildings include the lack of a program need for the structures, the lack of sufficient funds to repair and maintain them, and the potential danger and liability presented by the deteriorated structures.

Dave Burley will attend the November 6 Advisory Council meeting to discuss the proposed demolition and present more detailed information about the site, the history of these structures, and their present condition.

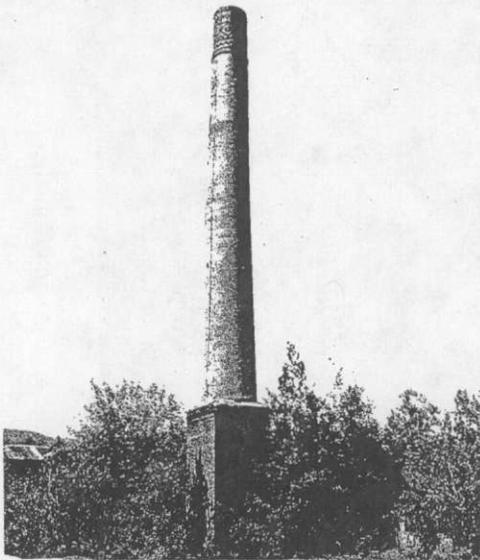
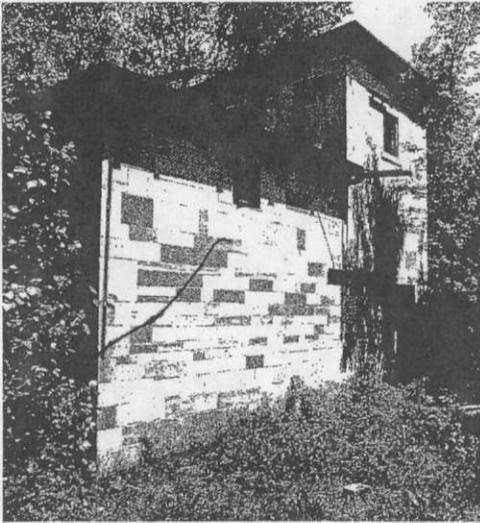




STATE OF VERMONT
DEPARTMENT OF STATE BUILDINGS
AGENCY OF ADMINISTRATION
MONTPELIER, VERMONT

OTHER STATE OFFICE BUILDINGS

DATE: JUN 1955	SCALE:	REVISIONS:	DWG. NO.
DRAWN BY: V. Farno	APPROVED BY:		2 OF 2

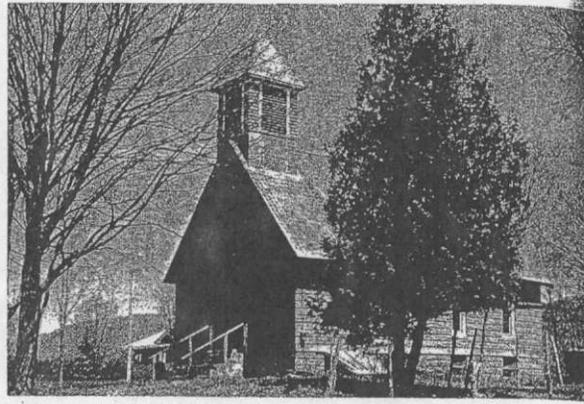


What was once the largest marble mill in Pittsford at the turn of the 20th century is now quiet, but still standing on the site (14) are an electric powerhouse, built of marble blocks, and a large chimneystack, decorated at the top with patterned brickwork.

but they were only able to complete the marble foundation story, which they then roofed over.

In 1911 the Vermont Marble Company bought out many of the marble works in Pittsford, including the Rutland-Florence Marble Company, founded in 1901 and one of their biggest local rivals. Bought at a cost of \$700,000, Rutland-Florence had among its many assets a mammoth marble processing mill (14) at Florence. Still standing at the site are a tall brick chimney and an electric power substation built with marble block walls. A similar powerhouse (4) and a related stone shop also survive further to the north near another quarry.

THE TURN OF THE CENTURY brought a number of civic improvements to the three villages in the center of town. In 1894 Dr. Henry E. Walker had a large, 2 1/2 story, Colonial Revival style summer home (37) built in Hitchcockville,



In the early 1900s Pittsford marble workers constructed this chapel (11), convenient to their homes around the Florence area quarries. This building is rather unusual because, although the roof is covered with local slate, the walls are built of man-made pressed stone blocks instead of marble.

and that same year donated \$20,000 to the Town for the construction of a library (B17) in memory of his brother. Facing the southern end of the Pittsford village green, this small library built of warm-orange brick is handsomely detailed with a large, Romanesque style arched entry in the central pavilion, and a tower in one corner. In the early 1900s town voters approved the construction of two, substantial, brick municipal buildings: the 1 story Town Office (B13, 1910) in the village with large, round arched windows, and the 2 story Lothrop School (C56, 1911) in Hitchcockville with its massive hip roof. After the 1795 meetinghouse, long used for a town hall, burned down in 1922, voters also authorized the construction of a Colonial Revival style replacement (C55) behind the Lothrop School.

Two institutions of statewide significance were also established in Pittsford in the early 20th century. When U. S. Senator Redfield Proctor, founder of the Vermont Marble Company and former Vermont governor, decided in 1903 to sponsor the construction of the Vermont Sanatorium for Tuberculosis, he chose for its location a parcel of land just north of Pittsford village. The stately calm of the main building (42, 1907), with its symmetrically arranged windows and monumental portico, and its rural site provided the ideal setting thought necessary to cure this dreaded disease. In 1922 the year after the sanatorium became a state institution, Redfield Proctor, Jr., his sister Emily, and other Rutland County philanthropists had the Caverly Preventorium for children (41) built just to the west of the sanatorium. The preventorium was named in memory of Dr. Charles S. Caverly, the son of Dr. A. M. Caverly (his house B20). Charles was a leader in the field of tuberculosis prevention, prescribing clean, hardy living to fortify the constitutions of potentially tubercular children. The children lived in a wood-shingled Colonial Revival style building, sleeping on the projecting second-story porches, and went to a nearby schoolhouse run by the institution.

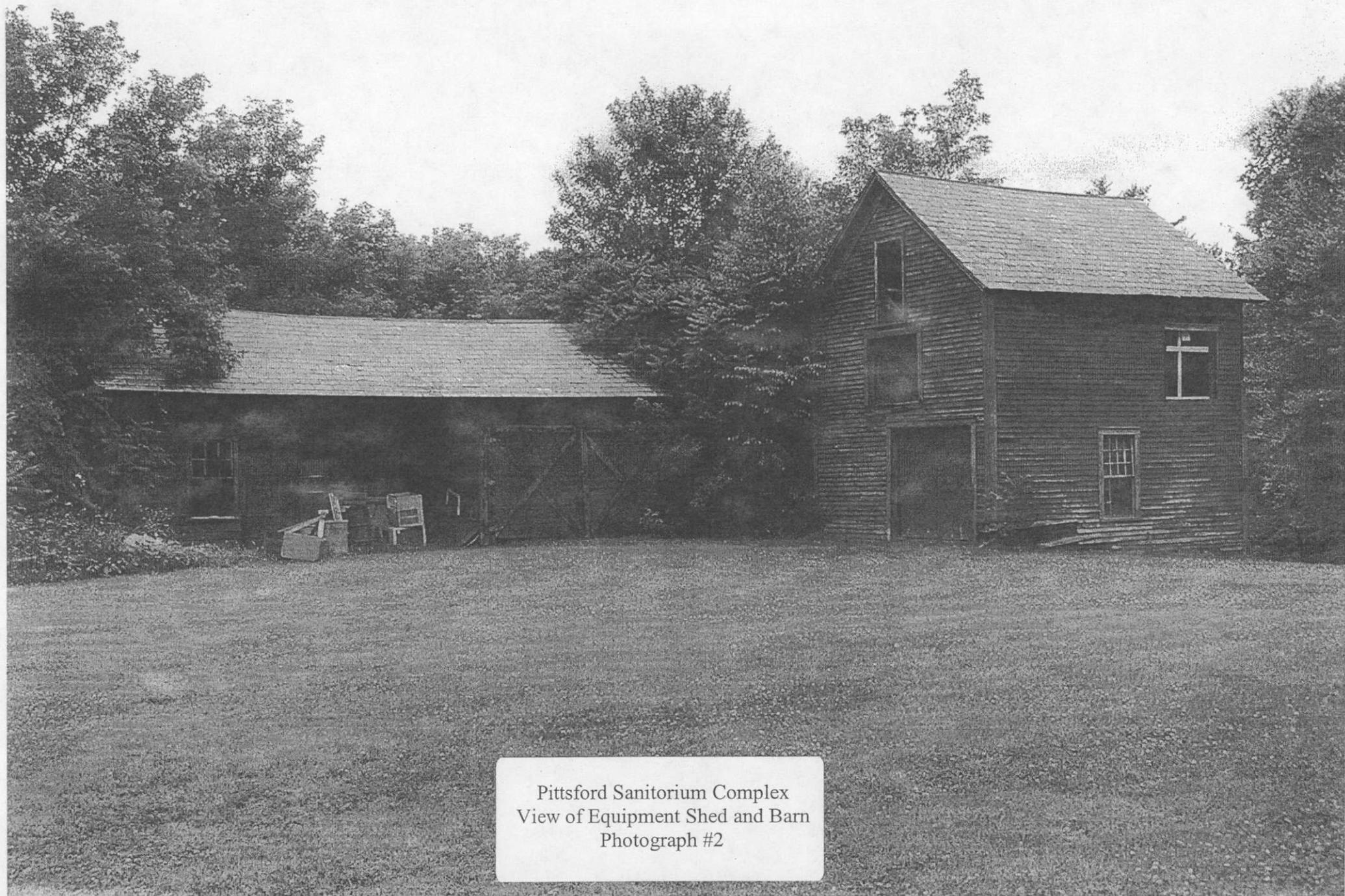


The wood-sh (41), founder potentially tu greens to the r large, 2 story hospital, whi structures nea

Today t post road, 7, shuttles Pittsford, buildings. of Pittsford centered a historic di Historic P



Pittsford Sanitorium Complex
View of Main Building
Photograph #1



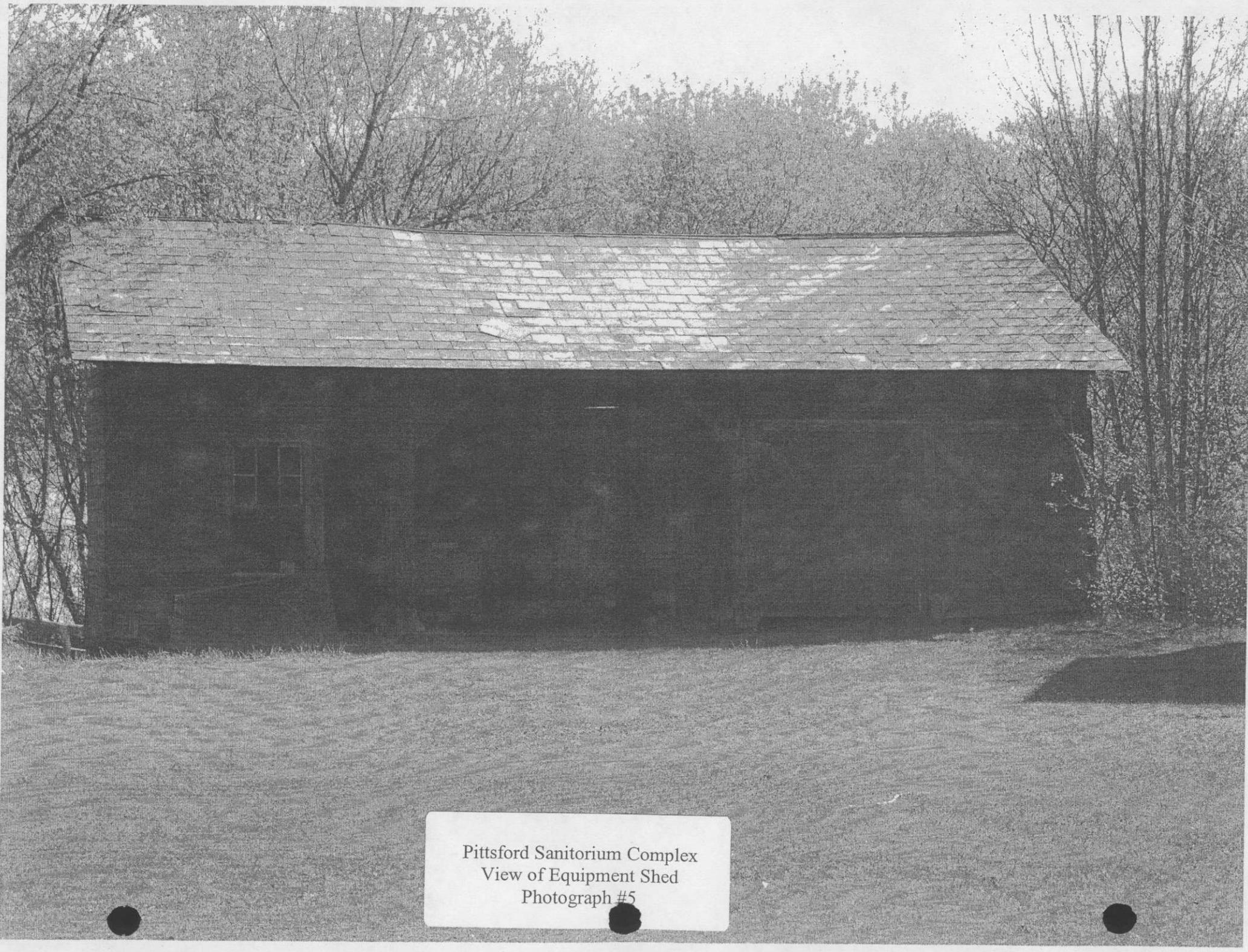
Pittsford Sanitorium Complex
View of Equipment Shed and Barn
Photograph #2



Pittsford Sanitorium Complex
View of Barn
Photograph #3



Pittsford Sanatorium Complex
View of Barn
Photograph #4



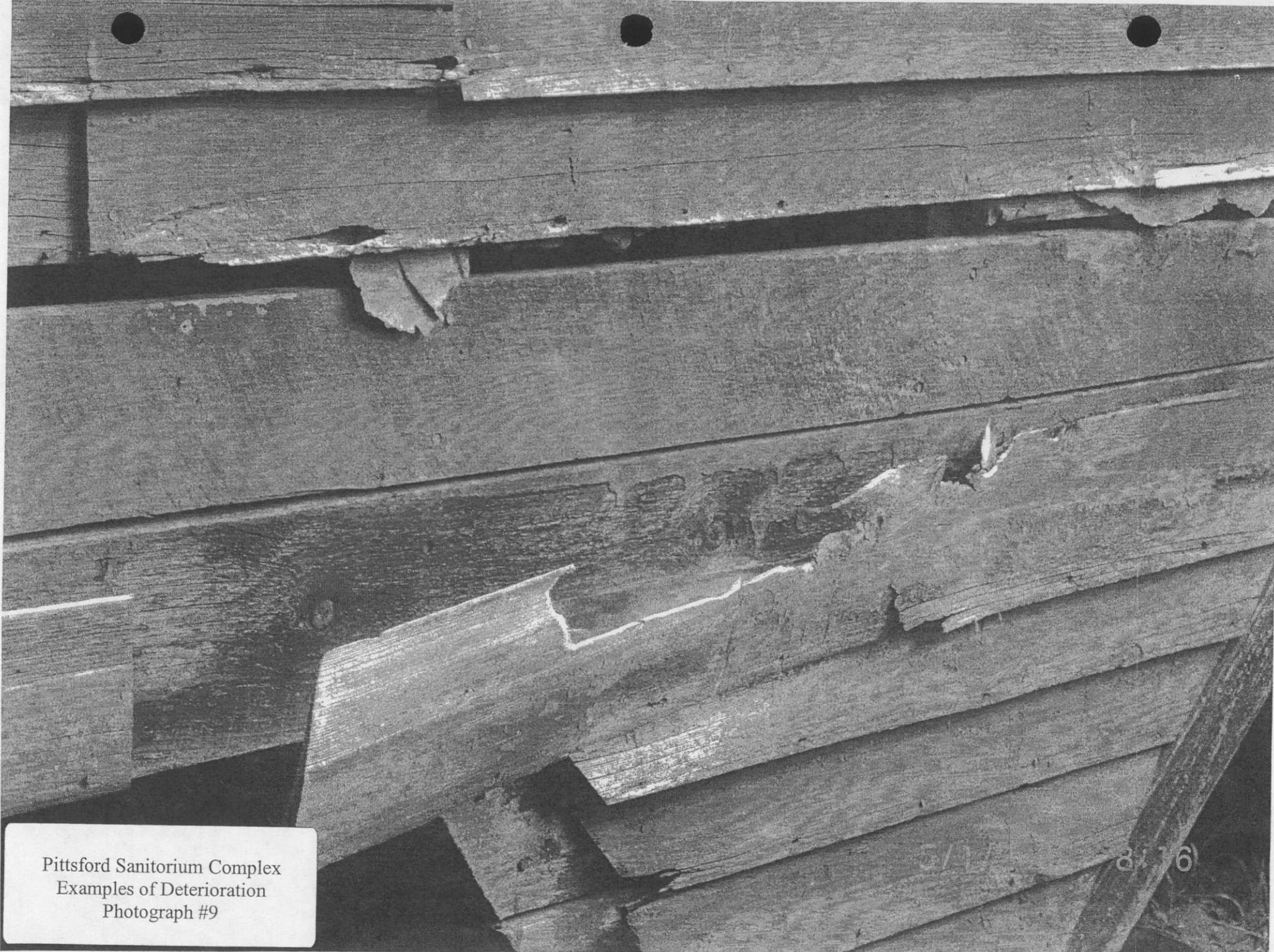
Pittsford Sanitorium Complex
View of Equipment Shed
Photograph #5



Pittsford Sanitorium Complex
View of Equipment Shed
Photograph #6



Pittsford Sanatorium Complex
Examples of Deterioration
Photograph #8



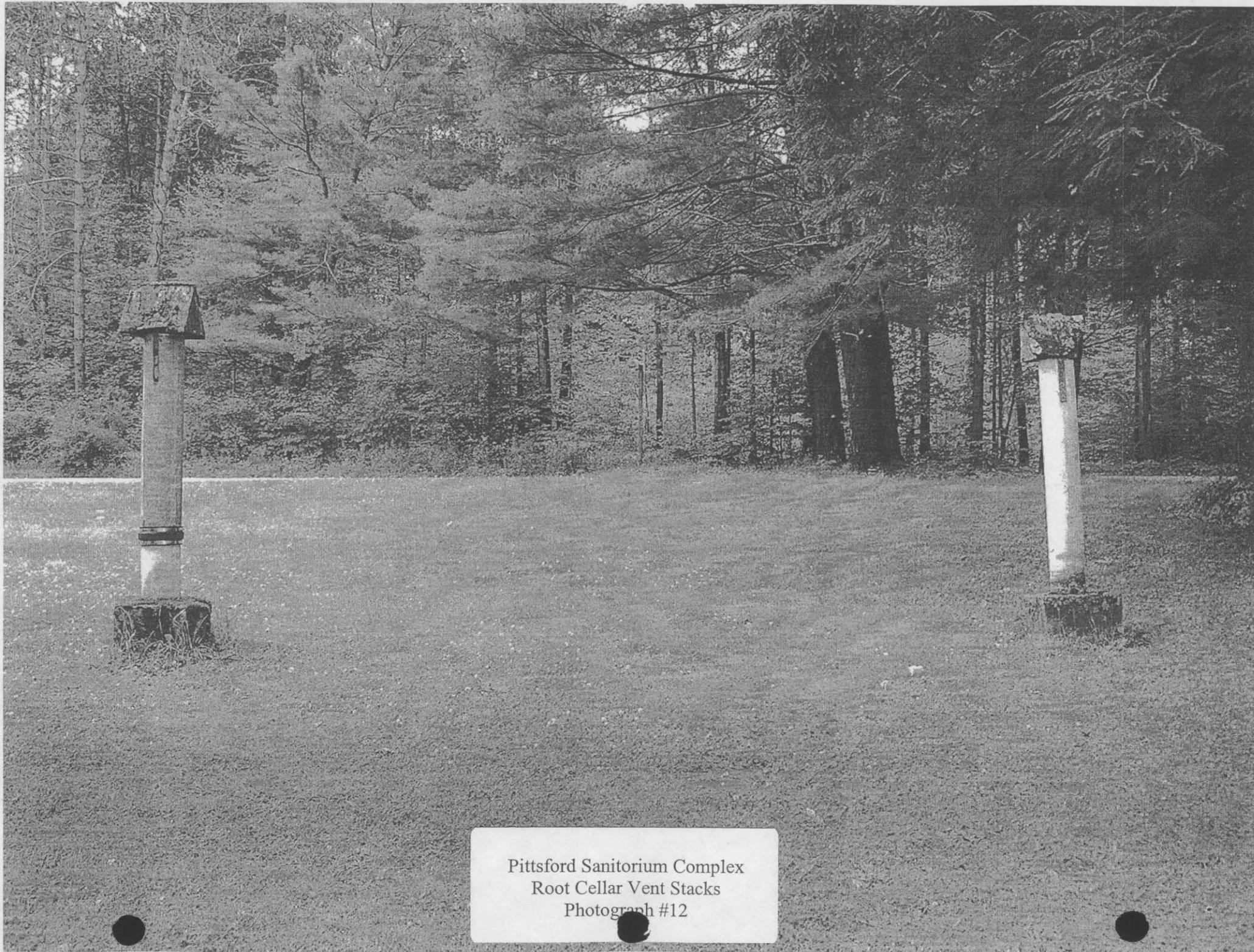
Pittsford Sanitorium Complex
Examples of Deterioration
Photograph #9



Pittsford Sanatorium Complex
Root Cellar Entry
Photograph #10



Pittsford Sanitorium Complex
Root Cellar Interior
Photograph #11



Pittsford Sanitorium Complex
Root Cellar Vent Stacks
Photograph #12

Robert H. Wood, Jr. Criminal Justice and Fire Service Training Center of Vermont

Proposed Historic Structure Removals

Buildings and General Services

11/10/2008

HP Advisory Committee Presentation Material

- A map of the project area;
- A brief summary of the history and importance of the site and buildings on the site;
- Photographs of the property, including overall views and views that clearly show all sides of affected buildings;

Questions and Comments:

- What is the proposed undertaking?
- What changes will take place with the property?
- What is the public benefit of the project (why is it worth doing)?
- Will the project have an adverse effect on the historic character of the property?
- If yes, how does the Agency propose to mitigate any adverse effects?
- Is it economically or technically feasible to have less of an adverse effect and have the project proceed? What alternatives have been considered?

The Red Barns



History

- **History of Building Site**

- The Pittsford facility was originally founded by U.S. Senator Redfield of Proctor. It was owned by the Proctor family and funded with an endowment from the Proctor estate. The facility was constructed in 1907 on a 238-acre wooded site, as a sanatorium for incipient tubercular patients.
- “The Sanatorium itself is a three-story brick building with two two-story brick cottages attached to it by covered walks. A few hundred yards to the south from the Sanatorium are the superintendent’s house, the assistant physician’s cottage, and the nurses’ home. To the north are the barn, now used only for storage, and a large garage.” “The ground floor of the main building is composed of kitchen, dining rooms, patients’ living room, laboratory, x-ray, administrative offices, and rooms for ten ambulatory women. On the second floor is the infirmary, for all patients who are unable to be up to meals. All patients who are physically able to be up at all have bathroom privileges, and some patients have an hour or two of recreation time in bed, but they are given bedside meals until they have improved sufficiently to move to a cottage or to the first floor and walk to meals in the main building. East Cottage for women and West Cottage for men each houses fourteen ambulatory patients.”
- In 1921 the hospital was given by the Proctors to the State of Vermont and was know as “the Vermont Sanatorium”.

History

- The tuberculosis hospital was in use until 1966.
- “Improved methods of controlling TB resulted in fewer patients at The San and the state claimed that the per capita cost of care was excessive. In addition, the high incidence of complicating disease requiring specialized medical care made a location near a hospital more desirable. The San closed in 1966 and the state began investigating alternative uses for the site.
- The Vermont Police Academy was founded in 1968; by 1970 it was permanently housed at The San as a training facility for state police and other law enforcement officers.”
- In 1921 the State deeded back a parcel of the land to the Proctor family.
- In 1969 by quit claim deed, the State of Vermont granted to the Town of Pittsford 32.5-acres of the academy property to the east, to the Pittsford Recreation Committee and for Furnace Brook Road, two-way traffic road improvements.
- In 1981 the town requested a long-term lease on two parcels of land located on the south side of the property, the parcels were 11.4-acres and 4.4-acres. Act No.180 of the Acts of 1984 Session, conveyed two parcels of land to the town of Pittsford recreation area.
- In 1995 the legislature approved a transfer of land of 52 acres to the town of Pittsford for construction of a recreation trail system.
- The state currently retains ownership of 116 acres of land at the Vermont Fire & Police Training Academy Facility.

Tall Barn – North Elevation



Tall Barn – East Elevation



Tall Barn – South Elevation



Tall Barn – West Elevation



Miscellaneous Photos:



Long Barn – West Elevation



Long Barn – North Elevation



Long Barn – East Elevation



Long Barn – East Elevation



Long Barn – South Elevation



Miscellaneous Photos:



Root Cellar - Entrance



Root Cellar – Ventilation System



Root Cellar – Structural System



Root Cellar - Structure



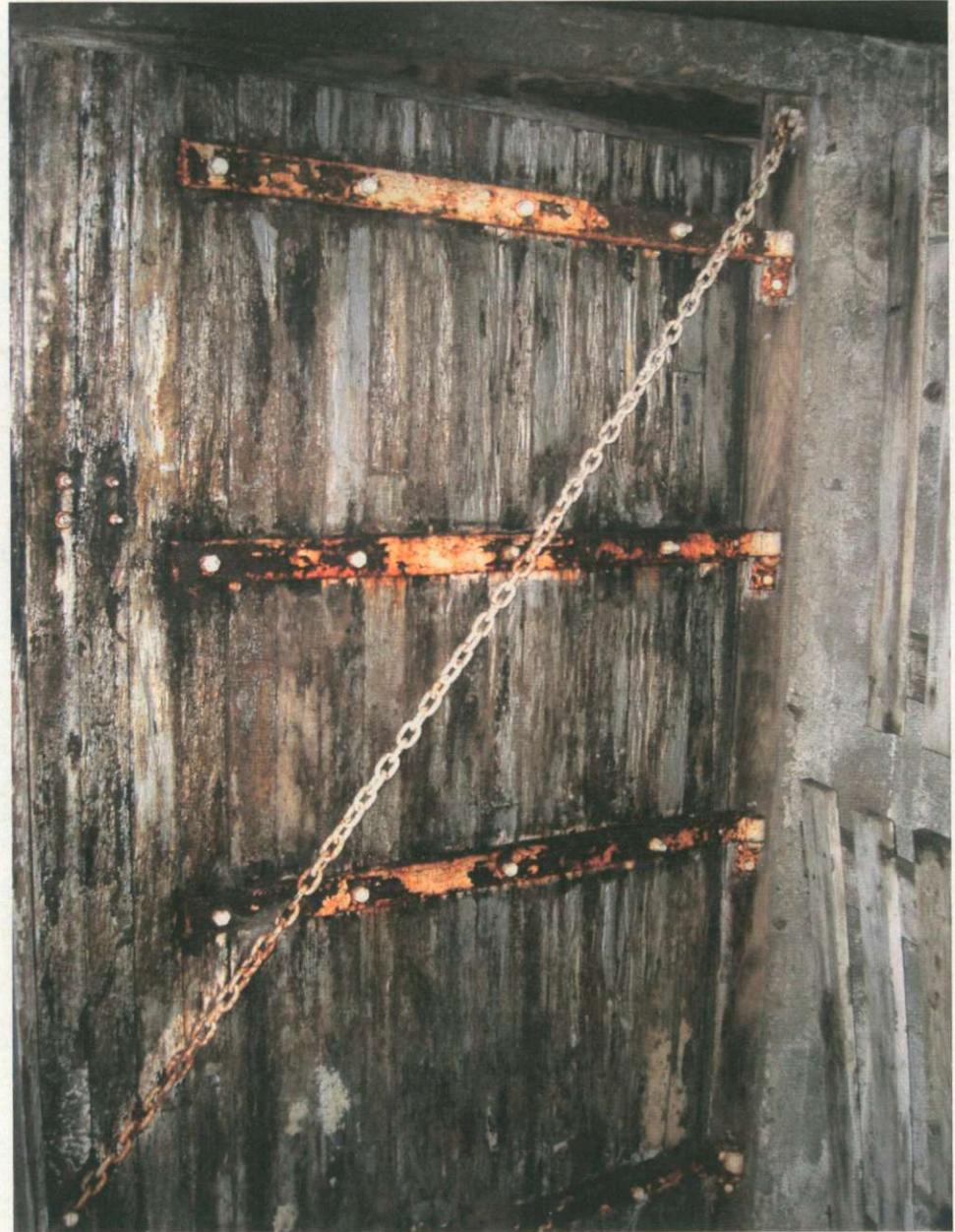
Root Cellar - Structure



Root Cellar - Structure



Root Cellar - Door



Questions and Comments:

- What is the proposed undertaking? **We intend to demolish and remove all three structures.**
- What changes will take place with the property? **No programmatic changes; the current use will continue.**
- What is the public benefit of the project (why is it worth doing)? **Demolition and removal of these structures will reduce risk and liability to the State.**
- Will the project have an adverse effect on the historic character of the property? **I don't believe so. The main barn has already been removed and little evidence of its existence remains other than through photographs.**
- If yes, how does the Agency propose to mitigate any adverse effects? **If this project presents an adverse effect, then we could photo document these structures prior to demolition.**
- Is it economically or technically feasible to have less of an adverse effect and have the project proceed? **Not in my opinion. What alternatives have been considered? Rehabilitation of the structures was considered. The cost is estimated at \$20,000 to \$30,000 per structure. However, this was deemed economically impractical as our major maintenance appropriation is underfunded now and has been and will continue to be for the foreseeable future.**

Vermont Advisory Council for Historic Preservation
Goals and Strategies
November 6, 2008

1. Goal: Change attitudes toward historic preservation in the minds of the public, business, developers, and legislature.
 - A. Strategy: Establish "grass roots" support with a multidisciplinary team on board to work with developers, seek financial resources and work with cutting edge green construction.
 - B. Define and expand on the word "us" and "we"
 - C. Establish Executive Order for historic building research; institute a moratorium on new construction of state building and establish a state wide database for the reuse of historic buildings.

2. Goal: To establish a Vermont "brand" as a "World Heritage Destination"
 - A. Strategy: To educate the public about the cultural history of Vermont by connecting it to the historic preservation of public and private structures.
 - B. Collect facts about the economic value of Vermont's historic landscape and the value of non consumable historic resources. (assistance through the GUND Center and UVM)

Jane agreed to organize these goals and strategies with Ron and George for further discussion at the next meeting.

State of Vermont
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National Life Building, Floor 2
Montpelier, VT 05620-1201
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*Agency of Commerce &
Community Development*

Minutes
December 16, 2008

Members Present: George Turner, Chair
Glenn Andres, Architectural Historian
David Donath, Historian
Peter Thomas, Archeologist
Barbara George

Members Absent: Ron Kilburn, Citizen Member
Susan Hayward, Citizen Member

Staff Present: Jane Lendway, SHPO
Nancy E. Boone, State Architectural Historian/DSHPO
Devin Colman, Historic Building Specialist
Diane McInerney, Executive Assistant

The meeting was called to order by the Chair at 9:40 a.m. in the AOT Boardroom, 5th Floor of the National Life Building, Montpelier, Vermont.

1. Approval of November 6, 2008 Minutes

Glenn motioned to accept the minutes of the November 6, 2008 meeting and David seconded. Barbara George abstained since she did not attend that meeting. The minutes were approved by the rest of the Council members.

2. Schedule Meeting Dates

The January 21, 2008 meeting will be held in the Calvin Coolidge Conference room in Montpelier. Three NR Districts are on the agenda. The IT Department is attempting to place them for Council review on the Division website prior to the meeting. There will also be a discussion about state owned buildings with Fish and Wildlife Commissioner Wayne Laroche. The February 25, 2008 meeting will be held in the Calvin Coolidge Conference room. CLG Grants and over 60 Barn Grants will be on the agenda for review and approval. At 4:30 there will be a commemorative celebration in the Cedar Creek room at the state house for Jane Lendway in appreciation for her 33 years of service at the Division for Historic Preservation. The March meeting will be held on Wednesday the 25th with the location to be determined. The Church



Street Historic District will be on the agenda for nomination to the National Register and the consultant will be available for discussion.

3. Approval of 2009 Historic Preservation Grants

Devin informed the Council that there is \$185,973.00 available in funds for the 2009 Historic Preservation Grants. He reminded the Council of the importance of consistency in their scoring and each member was given a copy of the grant selection criteria. Council members were sent all applications for review prior to this meeting.

Devin presented the Council with a Power Point and each project application was discussed in detail. Council members felt that applicants should document their needs more precisely and focus more closely on essential work. Applicants need to understand that they must have a cash match in hand to be considered for approval. Applicants who did not have a cash match in hand were noted and not considered further since they did not meet Criteria 3.

Council members scored each project according to the selection criteria. Nancy tabulated the scores and presented to the Council those projects with the highest scores until all funds were expended. (See list below) Nancy also presented a map showing the geographic distribution of the projects approved.

2009 Historic Preservation Grant Awards	Town/County	Grant Funds Expended
Robbins & Lawrence Armory	Windsor/Windsor	10,000.00
St. James Church	Arlington/Bennington	15,000.00
Newton Academy	Shoreham/Addison	15,000.00
Gaysville Community Church	Stockbridge/Windsor	15,000.00
Middlebury United Methodist Church	Middlebury/Addison	15,000.00
Pierce's Hall	Putney/Windham	12,500.00
Bethel Town Hall	Bethel/Windsor	15,000.00
Ripton United Methodist Church	Ripton/Addison	15,000.00
Washington Unitarian Universalist Church	Washington/Orange	8,150.00
The Old Meeting House	Montpelier/Washington	15,000.00
Cole Hall (Town Offices)	Shaftsbury/Bennington	15,000.00
Northfield United Methodist Church	Northfield/Washington	15,000.00
Bethel Lympus Church	Bethel/Windsor	15,000.00
Stephen Jacobs House	Windsor/Windsor	7,690.00
Women's Rape Crisis Center	Burlington/Chittenden	4,500.00
	Total Funds Expended	\$182,840.00

Alternates were chosen if grant funds are not accepted or used. First alternate is Starksboro Village Meeting House for \$15,000.000. Second alternate is Oxbow DAR Chapter House for

\$4,500.00. The Council reaffirmed that they will continue to rely on division staff to assign alternates funding if and when it becomes available.

Peter motioned that all selected buildings appeared eligible for listing on the National Register and David seconded. The Council approved unanimously.

Glenn motioned to approve the Council slate for projects as listed and Barbara seconded. The Council unanimously approved grant funds for the projects listed.

4. New Business

Jane explained personnel changes within the division due to budget cuts and how this may play out in the future. George shared his appreciation, and thanked Jane for her years of service and work with the Advisory Council toward historic preservation in the state of Vermont. Council members all thanked Jane and agreed she will be missed.

The meeting was adjourned at 3:15 p.m.

Respectfully submitted, Diane McInerney

DIVISION FOR HISTORIC PRESERVATION
 FY09 - PRESERVATION GRANT REQUESTS

GRANT	TOWN	COUNTY	PROPERTY	COST	Amount	
09-01	Williamstown	Orange	Williamstown Historical Society Building	11,200	5,600	
HP09-02	Newport	Orleans	Saint Mary Star of the Sea Church	638,000	15,000	
8 HP09-03	Ripton	Addison	Ripton United Methodist Church	65,000	15,000	
HP09-04	Rochester	Windsor	Pierce Hall Community Center	30,000	15,000	
HP09-05	Moretown	Washington	Moretown Town Hall	78,440	Ineligible	
4 HP09-06	Stockbridge	Windsor	Gaysville Community Church	70,000	15,000	
HP09-07	Wallingford	Rutland	First Congregational Church of Wallingford	85,000	15,000	
HP09-08	Graniteville	Washington	Saint Sylvester's Church	22,900	11,450	
9 HP09-09	Washington	Orange	Washington Unitarian Universalist Church	16,300	8,150	
HP09-10	Shoreham	Addison	Newton Academy	92,746	15,000	
3 HP09-11	Bethel	Windsor	Bethel Town Hall	47,845	15,000	
HP09-12	Morristown	Lamoille	Noyes House Museum	31,799	15,000	
HP09-13	Rutland	Rutland	Grace Congregational United Church of Christ	52,500	15,000	
HP09-14	Victory	Essex	South Victory Schoolhouse	14,750	7,375	
HP09-15	Randolph	Orange	Chandler Center for the Arts	79,786	15,000	
HP09-16	Greensboro	Orleans	United Methodist Church of Greensboro Bend	129,000	15,000	
HP09-17	Derby	Orleans	Derby Line Village Hall	175,000	15,000	
HP09-18	Pomfret	Windsor	Pomfret Town Clerk's Office	30,000	15,000	
HP09-19	St. Johnsbury	Caledonia	Universalist Unitarian Congregation of St. J	35,500	15,000	
HP09-20	Addison	Addison	DAR John Strong Mansion Museum	33,300	15,000	
12 HP09-21	Northfield	Washington	Northfield United Methodist Church	25,000	15,000	
13 HP09-22	Bethel	Windsor	Bethel Lympus Church	52,700	15,000	
HP09-23	Starksboro	Addison	L. S. Gordon Storefront	49,874	15,000	
10 HP09-24	Montpelier	Washington	Old Meeting House, The	45,331	15,000	
HP09-25	Orwell	Addison	First Congregational Church and Society of Orwell	20,000	10,000	
HP09-26	Stowe	Lamoille	Mill Trail Property (Blacksmith's Cabin)	15,000	Ineligible	
HP09-27	Plainfield	Washington	Goddard College Clock House	75,500	Ineligible	
16 HP09-28	Burlington	Chittenden	Women's Rape Crisis Center	30,000	15,000	
HP09-29	Pownal	Bennington	Pownal Center Community Church	65,000	15,000	
A1 HP09-30	Starksboro	Addison	Starksboro Village Meeting House	37,948	15,000	
HP09-31	Tinmouth	Rutland	Old Creamery	30,000	15,000	
HP09-32	Brandon	Rutland	Brandon Town Hall	16,000	8,000	
6 HP09-33	Putney	Windham	Pierce's Hall	29,000	12,500	
1 HP09-34	Windsor	Windsor	Robbins & Lawrence Armory and Machine Shop	18,000	10,000	
5 HP09-35	Middlebury	Addison	Middlebury United Methodist Church	30,000	15,000	
2 HP09-36	Arlington	Bennington	St. James Church	33,100	15,000	
HP09-37	Isle LaMotte	Grand Isle	Isle LaMotte Town Hall	39,750	15,000	
11 HP09-38	Shaftsbury	Bennington	Cole Hall (Town Offices)	31,375	15,000	
HP09-39	Morrisville	Lamoille	Morristown Centennial Library	40,600	15,000	
HP09-40	St. Albans	Franklin	Franklin County Senior Center	19,500	9,500	
HP09-41	Waitsfield	Washington	General Wait House, The	9,500	5,000	
14 HP09-42	Windsor	Windsor	Stephen Jacobs House	15,380	7,690	
HP09-43	Newbury	Orange	Oxbow DAR Chapter House	9,005	4,500	
				Totals	2,476,698	519,765

Send George
 CMS

2009 HP GRANTS

70 + Points

(185,973
Available)

77	34. Robbins and Lawrence, Windsor	8,000
75	36. St. James Church, Arlington	15,000
73	10. Newton Academy, Shoreham	15,000
72	6. Gaysville Community Church, Stockbridge	15,000
72	35. Middlebury United Methodist, Middlebury	15,000
71	33. Pierce's Hall, Putney	12,500
70	11. Bethel Town Hall, Bethel	15,000

65-69 Points

69	3. Ripton United Methodist, Ripton	15,000
69	9. Washyten Unitarian Universalist, Washyten	8,150
69	24. Old Meeting House, East Montpelier	15,000
68	38. Cole Hill, Shaftsbury	7,000
68	21. Northfield United Methodist, Northfield	15,000
68	22. Bethel Lympus Church, Bethel	15,000
68	42. Stephen Jacobs House, Windsor	7,690

67	28. Women's Rape Crisis Center, Burlington	4,500 (only repaint)
		<u>182,840</u>

AWARDED THROUGH HERE

FIRST ALTERNATE	66	30. Village Meeting House, Shaftsbury	15,000
	65	43. Oxbow DAR Chapter House, Newbury	4,500

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*Agency of Commerce &
Community Development*

To: Vermont Advisory Council on Historic Preservation

From: Devin Colman, Historic Buildings Specialist

Re: 2009 Historic Preservation Grants

Date: December 2, 2008

Enclosed are the 2009 Historic Preservation Grant applications and materials. Your package includes:

1. The Selection Criteria and Scoring Guidelines;
2. A master list of all 2009 applicants;
3. A one-page summary of each application;
4. A copy of each complete application;
5. A CD-ROM with images of each project; and
6. A copy of the Score Sheet.

Please bring these materials with you to the meeting on December 16, 2008.

The proposed agenda for review of the grant applications is as follows:

1. Discussion of the review process, scoring and criteria;
2. Review of each application, using the PowerPoint presentation and application materials;
3. Ranking of projects based on total score; and
4. Selection of two alternates.

We have been appropriated **\$180,000** to award. In summary, there were forty-three total applications submitted requesting \$519,765 in funding. Three projects (Stowe, Moretown and Plainfield) were withdrawn after being awarded funding from the 2008 grant cycle. One project (Pownal) was withdrawn by the applicant after the scope of work changed. As such, thirty-nine applications are being considered for funding. There is a small amount of additional funding available from last year (approximately \$7,000).

If you have any questions about the projects, please feel free to contact me at 802-828-3043 or devin.colman@state.vt.us.



State Historic Preservation Grants
Selection Criteria
Advisory Council Scoring Guidelines

All applicants must meet Criteria One through Four. Criteria Five through Eleven will be used to rate and rank each project, using a competitive numerical scoring system. Projects will be evaluated by these criteria and assigned points. The highest scoring projects will receive funding. The criteria will be weighted as follows:

Criterion 5	10 points possible (Best preservation of historic features)
Criterion 6	2 points possible (Best long-term use)
Criterion 7	4 points possible (Public benefit)
Criterion 8	1 point possible (Handicapped access)
Criterion 9	1 point possible per project if project is in a <u>Designated Downtown</u>
Criterion 10	1 point possible per project determined by Council consensus on financial need
Criterion 11	1 point possible per project to balance <u>geographical distribution</u>

An explanation follows for each criterion.

1. THE PROPERTY MUST BE OWNED BY A NON-PROFIT ORGANIZATION OR A POLITICAL SUBDIVISION OF THE STATE.

Non-profit organizations must provide proof that they are tax-exempt. Internal Revenue Service 501(c)(3) certification is preferred. State agencies are not eligible.

Buildings owned by non-profit development corporations are ineligible if the property is being developed for a commercial, income-producing use.

Work on income-producing sections of buildings owned by non-profit organizations is ineligible.

2. THE PROPERTY MUST BE LISTED ON OR BE ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES IN VERMONT, EITHER INDIVIDUALLY OR AS A CONTRIBUTING PART OF A NATIONAL REGISTER HISTORIC DISTRICT.

3. THE APPLICANT MUST MATCH THE GRANT WITH CASH ON NO LESS THAN A ONE-TO-ONE BASIS.

The applicant can apply for no more than 50% of the total project cost. The applicant's matching share must be in cash and must be in-hand at the time the application is submitted. The maximum grant available is \$15,000.

4. **THE PROJECT MUST BE ENSURED OF COMPLETION AND SUSTAINED BENEFIT THROUGH THE CAPABILITIES OF THE OWNER.**

The project must be well planned and have a responsible administrator. Property owners are encouraged to have a well-defined plan for routine maintenance and long-term preservation of the building and include those plans in the application.

The following criteria are **WEIGHTED**:

5. **PRIORITY WILL BE GIVEN TO PROJECTS THAT BEST PRESERVE HISTORIC BUILDING FEATURES. (10 points possible)**

A project must contribute to preserving the features of the building that make it eligible for the National Register. All project work must meet "The Secretary of the Interior's Standards for Treatment of Historic Properties".

Grants may be awarded in three categories of preservation work: Stabilization and Immediate Need, Necessary Repairs, and Enhancement. Generally, projects in the first category will be given higher priority for funding. Projects in the other two categories may be awarded grants in cases where the project will preserve critically important historic features or otherwise significantly influence the continued use and preservation of a building.

A. Stabilization and Immediate Need:

Projects in this category involve work on a failed structural component, such as a frame, foundation, or a leaking roof. Work could also address extensive damage or deterioration over a large portion of the building. For example, a brick building could require extensive re-pointing work. A project can also seek to rectify serious ongoing deterioration and damage to significant features of a building, such as structural repairs to a seriously leaning bell tower, relaying of a slate roof, installation of a new metal roof, or sill replacement. Immediate need indicates that without repair of the feature, deterioration will happen quickly.

B. Necessary Repairs, Corrective Measures and Preventive Maintenance:

This category covers projects that restore or repair damaged or worn parts of a building before the deterioration becomes so advanced that the feature must be replaced entirely or before repairs become extremely costly. This might include a single building component or a package of smaller items, which together make up a significant project. It can include corrective measures such as drainage work, or maintenance work such as roof, trim and siding, or porch repair.

Projects that are primarily routine maintenance (e.g. cleaning, painting) or energy conservation work (e.g. insulation, storm windows) will not be given high priority.

Painting is generally considered to be routine maintenance. If a grant request is for painting, the applicant must explain any need for associated preparatory work prior to painting, in the application. For example, preparatory work includes any necessary repair to wood damaged through paint failure.

C. Enhancement:

This category consists of work that is not vital to the physical survival of the building, but instead preserves, restores, and enhances features critical to its architectural and/or historical significance. Examples are decorative interior painting and restoration of missing decorative features, based on documentation.

Grant projects that propose to replace missing architectural features must be supported by documentation (photographs, architectural drawings, on-site physical evidence) which proves that the missing elements did exist on the project building at an earlier time. This documentation must be submitted as a part of the grant application.

Generally, funds will not be granted to projects that propose to replace historic building features that are not original to the building with earlier features, even if the earlier features are documented. Changes that have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance must be recognized and respected.

THE TYPES OF WORK described above are examples and do not preclude consideration of other work that meets the intent of one of the three categories.

SCORING for Best Preserving Building Features

A. Need: Is the proposed work: (4 points possible):

- 1. Critical- there is advanced deterioration which has resulted in the failure of the building element or will result in the failure .*
- 2. Serious- there is deterioration, which, if not corrected within 2 to 5 years, will result in the failure of the element.*
- 3. Minor- the deterioration will not have substantive impact with 5 years.*

B. Historic Building Features: (4 points possible)

Will the work preserve important character-defining aspects of the building that make it eligible for the National Register?

C. Secretary's Standards: (1 point possible)

Does the work follow the Standards? Is it appropriate preservation work?

D. Budget: (1 point possible)

Is the budget within the range of what this grant can reasonably fund, and is the proposed budget reasonable for the work being proposed?

6. PRIORITY WILL BE GIVEN TO PROJECTS WHICH PROMOTE THE BEST LONG-TERM USE OF THE PROPERTY. (2 points possible)

The preservation of a property is more likely to be ensured if its use does not require substantial changes to its architectural design or historic character.

- A. Will the building will continue as, or will be reinstated to its originally intended use.*
- B. Will the building be used for the "public good"---even though it is not used for its originally intended purpose and the preservation of the building is highly beneficial to the community.*
- C. The building is being used for something other than its originally intended purpose but its architectural integrity has not been or will not be substantially altered.*
- D. Will the building be used in a way that requires substantial changes to its architectural integrity?*

7. PRIORITY WILL BE GIVEN TO BUILDINGS THAT GIVE GREATEST BENEFIT TO THE PUBLIC. (4 points possible)

One of the purposes of this program is to promote Vermont's heritage to the public. The Vermont Historic Preservation Plan has identified Public Education and Awareness about historic resources as a top priority. Public benefit can mean but is not limited to:

- A. Is the building regularly open to and used by the public;*
- B. Is the building easily visible to the public from a public way;*
- C. Is the building especially important in the history of the community or;*
- D. Is the building is an important community symbol or local landmark.*

8. **PRIORITY FOR FUNDING WILL BE GIVEN TO FACILITIES THAT ARE ACCESSIBLE FOR PERSONS WITH DISABILITIES OR THAT HAVE PROGRAMS THAT ARE ACCESSIBLE. (1 point possible)**

- A. *Buildings where a large part of the area used by the public most frequently is accessible are accessible*
- B. *Buildings that use portable ramps or other such means to gain accessibility are not considered accessible.*
- C. *Accessibility is evaluated as of the buildings current condition.*

9. **PRIORITY WILL BE GIVEN TO APPLICANTS WHOSE PROJECT IS LOCATED IN A DESIGNATED DOWNTOWN. (1 point possible)**

This designation is a process established in the Downtown Development Act. In order to receive the one (1) point the downtown must be officially designated prior to the date when the Advisory Council awards the grants. The Division will make the determination if projects are in designated downtowns before the meeting. One point per project in a designated downtown will be determined by staff review.

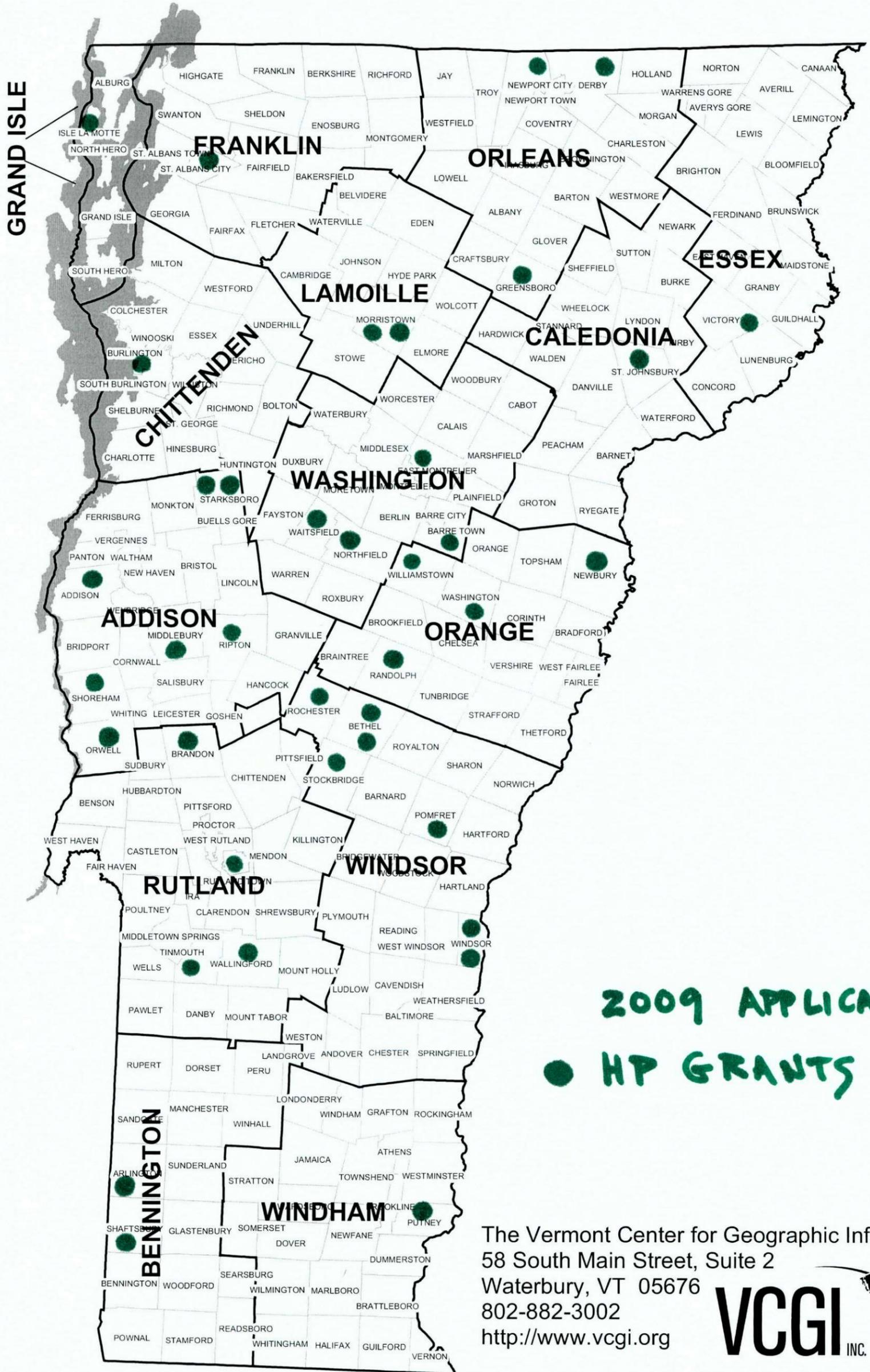
10. **PRIORITY WILL BE GIVEN TO APPLICANTS WHO DEMONSTRATE A GREATER FINANCIAL NEED. (1 point possible)**

The Capital Bill appropriating \$100,000 for the Historic Preservation Grants for buildings owned by municipalities and non-profit organizations added a financial need criterion: "In awarding a grant, priority consideration shall be given to applicants who demonstrate greater financial need." Those applicants who can clearly show a greater financial need will be awarded one (1) point in the selection process. The Council awards one point per project by consensus.

11. **GEOGRAPHIC DISTRIBUTION MAY BE CONSIDERED AS A FACTOR IN PROJECT SELECTION. (1 point possible)**

In an effort to promote Vermont's heritage to as wide an audience as possible, the geographic distribution of applications will be considered. It is expected that geographic distribution will become a selection factor in instances where applications compete equally in the first ten criteria.

Vermont County and Town Boundaries



2009 APPLICATIONS
 ● HP GRANTS

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



**VERMONT DIVISION FOR HISTORIC PRESERVATION
RECONCILIATION OF AVAILABLE HP GRANT FUNDS AS OF DECEMBER 15, 2008**

Grant	City/Town	Grantee	Award	Balance
08-19	Arlington	Arlington Community House	8,000.00	8,000.00
03-50	Bradford	Bradford Public Library	2,500.00	2,500.00
08-02	Rutland	Chaffee Art Center	15,000.00	15,000.00
08-07	Fairfield	Fairfield Town House/Common School	6,825.00	6,825.00
05-10	Royalton	First Congregational Church of Royalton	15,000.00	9,000.00
08-31	Montpelier	Food Works at Two Rivers Center	15,000.00	15,000.00
08-28	Plainfield	Goddard College	15,000.00	15,000.00
06-17	Brattleboro	Goodenough Farmstead	12,000.00	12,000.00
04-14	Barre	Italian Baptist Church	15,000.00	15,000.00
07-14	Hardwick	Jeudevine Memorial Library	9,000.00	9,000.00
08-35	Stowe	Moravian Cabin	10,615.00	10,615.00
08-33	Moretown	Moretown Town Hall	6,000.00	6,000.00
08-13	West Topsham	New Hope United Methodist Church	11,187.00	467.00
08-29	Newport	Northeast Kingdom Community Action Bldg.	25,000.00	12,500.00
07-10	Alburgh	Old Alburgh Firehouse	7,500.00	7,500.00
08-23	Rutland	Paramount Theater	8,948.00	8,948.00
07-09	Pawlet	Pawlet Town Hall	11,000.00	11,000.00
08-24	Mt. Holly	Perkins House	15,000.00	15,000.00
08-14	Isle LaMotte	Slab-Log House	15,000.00	15,000.00
04-63	Springfield	Southern Vermont Recreation Center	15,000.00	7,780.50
08-25	Vershire	Vershire Town Center	5,350.00	5,350.00
08-27	West Haven	West Haven Baptist Church/Society	15,000.00	15,000.00
07-35	Hartford	Wilder Club & Library	10,200.00	10,200.00
			Total Obligated Grants	232,685.50

FY06 - 07 Awards Balance	61,459.50
FY07 - 08 Awards Balance	178,862.00
FY08 - 09 Awards Balance	178,337.00
Total Available Funds	418,658.50

Funds available for current awards	185,973.00
FY09 Appropriation	178,337.00
Prior year unobligated funds	7,636.00

Current appropriation available	178,337.00
Funds available from prior appropriations	7,636.00
Chaffee Art Center Grant Rescind???	15,000.00
Funds available for 09 awards	200,973.00