



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS
DIVISION FOR HISTORIC PRESERVATION
MONTPELIER, VERMONT 05602
(802) 828-3226

February 15, 1977

MINUTES OF VERMONT STATE ADVISORY
COUNCIL ON HISTORIC PRESERVATION

Date: February 15, 1977

Place: Jury Room Courthouse, Burlington

Present: Joseph T. Popecki
Martin Tierney
H.N. Muller
Robert Burley
William B. Pinney
Peter D. King

Staff Present: Jane McLuckie
Eric Gilbertson
Alan Lendway
Charles Ashton

Also Present: Benson Scotch, Office of the Assistant Attorney General
Paul Andrews, Vermont State Colleges, P. Novotany,
Alderson, Waterfront Committee, Mayor Paquette,
Burlington, Larry Snyder, Historic Advisory Council.
Burlington Planning Commission

Battery Street District

Ms. Novotny explained that Burlington had received an EDA grant of \$40,000. to do a Master Plan for the waterfront area. This study would include historic structures, and the hope is to create an integrated plan for the area. She felt that if the District were put on the National Register it would preclude any changes in the District and remove one of the options for the planners. Colin Lindberg and H. Klunder have been hired for the job and a well thought out waterfront is their concern. The lack of communication has been a problem and the Waterfront Board has not had the opportunity to participate in the process of producing the nomination.

Mr. Pinney explained that the National Register looks for information that concerns the criteria for eligibility to the Register. Ms. Novotny indicated

that the study would be done by June 30. Peter King pointed out that any delay in the Nomination could set back any funding for the projects in the area a year.

Mr. Pinney stated that owners are already asking for grants. He also indicated that the district could be expanded to include any areas that warranted inclusion, and asked if the Waterfront Board had anything particular in mind. Ms. Novotny stated that they did not know what they wanted, but that a total Waterfront Plan be developed.

Mr. King stated that Colin has been aware of our actions since last March and WPB stated that he had been a prime mover in our action. WBP proposed that the best thing the Division could do would be to work closely with Colin. He mentioned that the Tax Act had stopped all entries to the National Register as their staff was working on owner notification, and that we could not predict when the District would be entered on the Register. He further explained that the Division has found the notification procedures prescribed by Federal law totally inadequate, and that in the future we are going to have public meetings and write town or city officials and the largest number of people possible would be notified.

The Mayor indicated that he had never received any letter and W.B.P. showed a copy of the August 11th letter which had copies sent to the Burlington Planning Commission as well as the Regional Planning Commissions.

A discussion followed about notification and the fact that all our meetings are posted according to the Right-to-Know law. It was indicated that the Division depends not only on the meetings for input and prefers that comments be in writing.

Larry Snyder commented that inclusions, exclusions and boundaries have the potential for causing a great deal of animosity toward N.R. designation, and do great damage to the programs. He also indicated that Burlington's designated sites and districts ought to coincide with state and National designation. They would like 30--60 additional days to comment and they had only seven.

It was decided that all letters should go to the Mayor, Planning Commission, Historic Advisory Board and the Regional Planning Commission.

Mr. Burley mentioned that Act 250 recognizes the difference between cities with the capacity to do their own planning, and that perhaps nominations should be originated there with help from state.

It was mentioned that the Division has of necessity done all work themselves in the past.

Ms. Novotny indicated the Waterfront Board would like to initiate action.

It was agreed that all comments should go to Washington as they would be sent to the Division by the O.A.H.P.

BURKLYN

The history of the efforts to sell Burklyn was discussed, along with the reasons for legislative action. A new draft of the proposed sales contract was passed out. This new copy did not have covenants protecting the interior as did the original. Paul Andrews pointed out that the Board had acted to eliminate the interior covenants for the present as the last two sellers had backed out. The third party interested in Burklyn had indicated he would treat the interior well.

There followed a discussion of Burklyn--its physical condition, what the intent of the original owner was. The idea was brought out that the original owner intended the property to be used for education. Mr. Andrews indicated that the legislative intent was to remove a cloud on the title and with the clear understanding that it would be sold.

There followed a long discussion of the covenants and contracts for public use and for historic preservation. Benson Scotch indicated that perhaps only American Tool and Saw could remove Public Use covenants. The problem could be with interpretation of the word "public".

It was brought out that since the National Register nomination includes the interior any change would jeopardize its continuation on the Register. The Council commented on the deterioration of the building and the need to comment quickly on the proposed condition of the sale.

It was decided that the Council would comment on the provisions of the contract and that Mr. Burley would draft a general comment on the philosophy of the state selling a property such as Burklyn.

The Council discussed briefly the need to comment on the Buildings Division Capital Budget and decided to request a copy.

The Division's staff reported briefly on the proposed power line corridor for the Dickey Lincoln power project.

The Council adjourned at 5:20.



STATE OF VERMONT

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Economic Development 828-3221
Housing & Community Affairs 828-3217

DIVISIONS OF:

Administration 828-3231
Historic Preservation 828-3226
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Vermont Life Magazine 828-3241
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MINUTES OF VERMONT STATE ADVISORY
COUNCIL ON HISTORIC PRESERVATION

Date: May 27, 1977

Place: 3rd Floor Council Room, City Hall, Burlington

Present: William B. Pinney
H. N. Muller III
Martin Tierney
Peter King

Absent: Joseph Popecki
William Haviland
Robert Burley

Staff Present: Jane McLuckie
Giovanna Neudorfer

Also Present: Jon Knudson, Village Trustee, Cambridge
Jim Petersen
Frank Cowan

Meeting called to order at 2:20 p.m. William Pinney chaired meeting.
First Topic: Review of EDA - Local Public Works Project in Cambridge,
New Town Hall:

William Pinney reported he received a call May 26 from the architect for the EDA Project in Cambridge that it needed review by the SHPO. William Pinney advised Council that National Advisory Council should review the project, but EDA applications must be in within two weeks. This is not enough time for submission to the Secretary of the Interior for determination of eligibility. The architect proposed to tear down the Mary Reynolds Community House (clapboard, last quarter 19th Century building) and build a new Town Hall on site. The building is situated on the north side of Rte. 15 about center of the village. The building would need much structural work and foundation work-removal of concrete

pier in the building's addition. Mr. Pinney stated that, according to Jon Knudson, Cambridge Village Trustee, the town does not want the building. Even if it is restored and additions are removed, the Town would opt to build on another site instead if the building became part of a NR district and couldn't be torn down with EDA dollars.

Mr. Knudson said architect visited site and said building wouldn't have enough room for town offices. Town cannot sell building under deed but can tear it down and replace it with another Mary Reynolds Community House. Town doesn't want building and it will just deteriorate.

William Pinney explained that the SHPO cannot decide what happens to the building, but can only make recommendations to the National Advisory Council who, in the end, makes decisions.

Peter King suggested that the Vermont Advisory Council recommend that their position be determination of eligibility request. William Pinney suggested we request EDA to request determination of eligibility from the Secretary of the Interior.

Nick Muller stated that success of tourist industry relies much on continuing beauty of Vermont's village scapes, which is important, economically, to the state. Mr. Knudson said the town would be willing to make changes in the building to make it more sympathetic to village scape. Nick Muller asked William Pinney if a new building, sympathetically designed, would be a solution within the definitions of historic preservation, or is the intrinsic value of the present Mary Reynolds Community House of significance?

William Pinney deferred decision to National Advisory Council. Further, that SHPO's authority under National Preservation Act is to make sure Federal Government is doing its job.

Peter King suggested we request a time extension. William Pinney said the town would have to request it because they needed more time to change plans, if the town felt they wanted to change plans for the building. Mr. Knudson said some people in the town are not happy with the design and may want to change that and maybe windows also. He said he would talk to architect.

William Pinney requested a letter in writing from the Town of Cambridge to review project-Mr. Knudson gave one to him.

Giovanna Neudorfer reported that EDA cannot drop any projects which must be slowed down for Advisory Council review. Nick Muller suggested that the SHPO assist in hastening determination of eligibility. He suggested Mr. Knudson try to have plans changed to be more suitable in the event that they can be used in Memorandum of Agreement.

William Pinney will call Washington D.C. on Tuesday, May 31, to find out how soon decision can be made.

Nick Muller motioned Advisory Council request SHPO to request EDA

to request determination of eligibility for Village of Cambridge, under mandates of Federal Law.

William Pinney seconded. Unanimous.

Second Topic: N.R. Ferrisburg Reformed Church
Waterbury Center Methodist Church
Waterbury Center Green Mountain Seminary

Nick Muller motioned all three be nominated to the National Register. Martin Tierney seconded. Unanimous. Nick Muller stated the importance of nominations because central to community, important to community because of owner or church community request, and information in State Register appeared thorough enough for Advisory Council to decide they were of architectural and historical significance.

Third Topic: Webb Estate, request by Emily Webb for nomination of Coach Barn, Farm Barn, and Shelburne House, now Shelburne Farm Resources, Inc., to the National Register of Historic Places.

Previously Advisory Council had decided that whole original Estate should really be nominated when request was made earlier. Emily Webb has written that the rest of Webb family gives no indication if they'll agree to nomination to National Register of Historic Places of entire property.

Nick Muller stated he understands the rest of Webb family have divested themselves entirely of these buildings and this part of Webb Estate and maybe it would be a good idea to make nomination. Jane McLuckie reported that the National Register requests that an entire survey be made of the area and that all that is eligible in the area should be nominated, so National Register may not accept nomination. Nick Muller moved SHPO nominate property of Shelburne Farm Resources, Inc. to National Register if a prior call to the National Register indicates they would consider a nomination of a partial property, even though Council feels that this is not an ideal nomination - the total property would be better.

Martin Tierney seconded. Unanimous.

Governor Prouty Inn, Newport - request by Northern Community Investment Corp. for National Register. Jane McLuckie reported not architecturally significant and not in potential National Register district. Peter King moved that since former Governor Prouty Inn does not appear to meet National Register criteria, Council does not recommend that SHPO make nomination to National Register. Nick Muller seconded. Unanimous.

Giovanna Neudorfer - Archeological site report.

William Pinney prefaced that since notification to property owners that National Register nomination is planned has not yet been done Advisory Council will not vote.

1. Winooski Site. Presentation by Jim Petersen. Basically bound by the Winooski River, Railroad Bridge, Clifford Street and a swamp near the town line of Winooski/Colchester - study began for nomination in 2/77. Peter King moved Giovanna continue study, notify property owners as soon as possible so Council can make decision as to whether National Register nomination should be made. Martin Tierney seconded. Unanimous.

2. Shelburne Pond Archeological District presentation by Frank Cowan. Peter King moved Giovanna continue study, notify property owners as soon as possible so Council can make decision as to whether National Register nomination should be made. Martin Tierney seconded. Unanimous.

Peter King moved we adjourn. William Pinney seconded.

Adjourned 4:30 p.m.



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MINUTES OF VERMONT STATE ADVISORY
COUNCIL ON HISTORIC PRESERVATION

Date: July 7, 1977
Place: City Hall, Montpelier
Present: Chester Liebs
Peter King
William Pinney
Robert Burley
H. N. Muller III

Staff Present: Eric Gilbertson
Giovanna Neudorfer
Jane McLuckie

Also Present: Liz Slater, Reporter for the Times Argus

Meeting was called to order 2:10 p.m.

First Item of Business: Election of new Chairman since Joseph Popecki is no longer on Council. William Pinney nominated H. N. Muller, Peter King seconded it, Robert Burley made it a unanimous vote along with Chester Liebs. Note that Chester Liebs is the new member appointed by the Governor to replace Joseph Popecki. Minutes accepted from the last meeting.

Jane McLuckie made an additional report on Shelburne Farms National Register Property (presented last meeting). They are going forward with nomination after phone conversation with National Register in Washington.

Jane presented National Register nominations for:

Waterbury Village Historic District
E. Poultney Historic District (a request from community historical society)
Addison Baptist Church (community request)
Ecole Champlain, Ferrisburg (owned by State, Forests & Parks)

Stannard Schoolhouse & Church (Stannard-Greensboro Bend
Methodist Church) (Community request)
Mill Village Historic District, Waterbury (20+ buildings)
Schoolhouse, Town of Weybridge (locally supported)
Brick House in Pittsford, Route 7 (Owner request)
No. Bennington Historic District (Community request)

Votes on National Register Nominations:

Waterbury Village Historic District - moved by Robert Burley, seconded by Chester Liebs, unanimously approved.

East Poultney Village Historic District - moved by Chester Liebs, seconded by Robert Burley, unanimously approved.

Stannard Schoolhouse & Church - moved by Peter King, seconded by Robert Burley, unanimously approved.

Addison Baptist Church - moved by Peter King, seconded by Robert Burley. Discussion by Chester Liebs: He asked general questions about significance of churches of particular periods. Do all churches of a particular period go on the National Register? Should we examine properties such as churches in terms of relative significance? Jane McLuckie stated that if any building met criteria for National Register, then it rightfully should be nominated, regardless of how many buildings there are of a certain type in the state. Unanimously approved.

Ecole Champlain - moved by Robert Burley, seconded by Peter King. Some discussion followed regarding establishing feasible property boundaries. Chester Liebs says this buildings appears to be tip of iceberg with potential prehistoric and historic/archeological resources present. Motion amended to 1) if nomination is passed, need to delineate site proper and 2) (informal) Chester asked staff to pursue this property in more detail. Robert Burley asks if we can write to Forest and Parks and ask them to take some responsibility in inventorying, researching and protecting any possible historic and archeological resources on the State property. Discussion ensued based on State statute about State's responsibility. William Pinney indicated that we can write letter to Forest and Parks notifying them of National Register Nomination to include entire property. Also, from H.N. Muller and William Pinney, siggested that we write to them telling them of their obligation to historic properties. William Pinney says to tell Richard Cote to stress in the statement of significance the importance of the harborside area; they should also do some research on religious utilization of the building. Amendment carries with Chester Liebs voting No. Initial motion passes unanimously.

Wish of Chester Liebs that at next meeting, if possible some of historical information come forward so that he can consider associated physical features and structures for potential nomination to National Register. Chester Liebs is very disturbed that we pass any nominations without seeing exact legal boundaries; he feels it is wrong for him to pass a nomination with seeing precise boundaries. He feels that best protects the staff and the Division for Historic Preservation.

Schoolhouse, Weybridge - moved by Robert Burley, seconded by William Pinney, unanimously approved.

Waterbury Mill Village Historic District - moved by Chester Liebs seconded by Robert Burley, unanimously approved.

Brick House in Pittsford, on Rte. 7 - moved by William Pinney, seconded by Peter King, unanimously approved.

North Bennington Historic District - not ready for nomination, it is just being brought up for discussion. H. N. Muller said that this area has great potential and strongly recommends this nomination be pursued.

Update On Woodstock:

Woodstock is one of two projects currently undergoing Section 106 Advisory Council process. Thus far, there have been no 3-way talks on bridge; William Pinney has had extensive conversations with Mike Lash (Fed. DOT) discussing change of regulations and use of critical bridge funds on bridge.

Update on Court Street:

Federal Advisory Council took it to DOT; we had proposed 34' width, highway refused to consider less than 40'; DOT agreed to compromise at 36' if we would, and although we had serious reservation, we agreed we would. However, Kelly has refused to consider it. Federal Advisory Council has written to Kelley saying if he continued in that vein they would have to schedule full meeting of National Advisory Council.

Milton Town Hall:

EDA Public Works Project on original home, now Town Hall. Original plans called for all demolition except front wall, but Division for Historic Preservation had Town draw up new plans complying with 14 requirements of Division. They made new plans but cost over \$120,000 more. Town taking a lot of overhead dollars out of project. Architect charges Town full price for both sets of plans. Town ready to go to EDA and ask for dollars they already had into project and drop it. Division for Historic Preservation worked with Chittenden County Regional Planning Commission on a time extension for re-work with Town on plans. Division for Historic Preservation will supply Town with list of contractors. Second set of plans called for gutted building with old building set around new building, all new foundation, walls, joints, rafters, etc. which Division determined are sound. Peter discussed the possibility of standard preservation dollar regulations within AIA; possibility present that the architect is liable for breach of contract if he/she does not meet preservation regulations.

Peter presented EDA grants program and its consequences; see great deal more project proposals. Peter wants to discuss with Council at some future date grant's planning cycles and grants planning. Chester asked why dollar of grants should be reflexive or reactive and what percent do we decide ourselves without in-hand requests?

Peter said no way can we do this. We would get accused of soliciting requests. Peter says maybe we should do more research grants. Summary: Peter is asking for expenditure of funds to get used in a systematic, planned way. Peter wants member to come to Council and present their own concepts to implement a well-planned, stream-lined grants program. Peter suggests that Council go over Robert Burley's list of goals. H. N. Muller based on Chester's comments, said that within the next few meetings, we should set up written by-laws (operating procedures) for the Council. Eric Gilbertson says we should look into ramification of publishing Advisory Council regulations. Robert Burley suggested H. N. Muller and William Pinney get together to discuss if and how any operating procedures should be established and if Council should codify what they're doing.

H. N. Muller suggested that a motion be made to acknowledge Joseph Popecki's role in the Council from the very beginning. Moved by William Pinney, seconded by Robert Burley. Motion is as follows: Council would like to thank Joseph Popecki for his efforts, wisdom, and leadership as chairman, and for helping to guide the Council in its primitive years. The Council would also like him to know that it will miss him in its future deliberations. Unanimous motion.

Robert Burley brought up the issue of the West Front of the U.S. Capital building. Robert Burley is Chairman of the AIA master plan for West Front and he testified in Senate to the effect that West Front should not be altered any further. Estimates for new construction office space comes up to \$500+/sq. ft. (!!!) However, last week the House voted in favor of the extension to the West Front. Still has to come in front of Senate, where we stand a good change of defeating the vote to extend the West Front. Robert Burley recommended that we write to Senator Leahy or Senator Stafford to voice dissent for such a move.

Next meeting of Council will probably not meet until September 3, Thursday. Tentative next meeting September 29, 1977.

Council meeting adjourned at 4:45.

Respectfully submitted,

Giovanna Neudorfer

MINUTES OF VERMONT STATE ADVISORY
COUNCIL FOR HISTORIC PRESERVATION

DATE: August 12, 1977

PLACE: City Hall, Burlington, VT

COUNCIL MEMBERS PRESENT: William B. Pinney
H. N. Muller, III
Martin Tierney
Arthur Kreizel
Robert Burley
Chester Liebs

ABSENT: William Haviland

STAFF PRESENT: Jane McLuckie
Giovanna Neudorfer
Alan Lendway
Peter King
Eric Gilbertson
Tammie Townsend

ALSO PRESENT: Bonnie Reid

I. Meeting called to order at 2:20 p.m. by H. N. Muller, III, chairman. A motion was made by Mr. Burley to accept the minutes of the last meeting as distributed and was seconded by Mr. Tierney and was carried unanimously.

Arthur Kreizel was introduced and welcomed as the governor's designee.

II. The Council then discussed the State Historic Preservation's State Plan. Mr. Burley made a motion to approve the State's Historic Preservation Plan; Chester Liebs seconded. The following amendments were made to the plan and to the motion:

- 1) The Title page of the plan was amended to read that the Division for Historic Preservation is part of the Agency of Development and Community Affairs.
- 2) Page 6 was amended to list names of the Advisory Council and their titles as follows:

Richard A. Snelling, Governor
State of Vermont

Martin S. Tierney, Architect
Office of Martin S. Tierney
College Street, Burlington, VT

Dr. H. N. Muller, III (Chairman), Historian
Director of Living & Learning Center
UVM, Burlington, VT

Chester Liebs, Chairman
Historic Preservation Graduate
Program
UVM, Burlington, VT

Robert Burley, AIA
Robert Burley Associates
Waitsfield, VT

William B. Pinney, Director
Division for Historic Preservation
State of Vermont
Montpelier, VT

Dr. William Haviland, Archeologist
Chairman, Department of Anthropology
UVM, Burlington, VT

- 3) Page 9, 9a was amended to 8.
- 4) On page 21 was amended to insert "and training" after "Improved orientation".
- 5) Page 12 was amended to begin a paragraph at "Beneficial".
- 6) Mr. Burley asked about the question on page 10: "Does the state have a State Register?" Mr. Liebs stated that by law one exists. Mr. Muller then asked how many items are a part of that State Register of Historic Places. Mr. Burley said that when this council has nominated properties for the National Register it reviews those nominations and that we do not review them a second time for the State register; the criteria is higher for the National Register. The Council places properties on the State Register as it reviews National Register nominations. If it were doing this incorrectly, the Council should realize what it must do in relation to the National Register and how those nominations would relate to the State Register. At a later time, Mr. Burley suggested that a motion be made to that effect.

Mr. Kreizel noted that as far as the State Register is concerned, there is a legal mandate to develop criteria, which has not been done yet. As for the actual nominations, the Council did not establish criteria or specifically state that a property nominated for the National Register automatically becomes part of the State Register. He confirmed that it is a fair statement that Vermont has a State Register, but wondered if it was a fair statement that something was on that Register.

Peter King said that anything prior to the Act could easily be on the Register, and Mr. Pinney said that anything prior to the Act is automatically on it because the provision for review by the Council did not exist before the passing of the 1975 Act on Historic Preservation. There are established criteria for inclusion in the National Register.

Peter King thought that the Council had placed properties on the State Register, and once removed a property, and thus a State Register did in fact exist.

Mr. Kreizel wanted to see the proof that properties had been taken off or put on the register prior to 1975.

Peter King thought that the proof would be in the minutes of the Board of Historic Sites, which Mr. Kreizel has in his Agency files.

Mr. Pinney said that the State Survey of Historic Sites could be viewed as the State Register and thought it was referred to in minutes of the Council as the State Register. The minutes of the Council prior to 1975 on one occasion demonstrated that a property was removed from the Register.

Mr. Muller wanted to know the practical consequences of having no or few properties on the State Register.

Mr. Pinney answered that there are many properties in the State officially surveyed with the intent that they be included in the State Register and be subject to the State Preservation Act of 1975. If they were not on the register, then, they are not subject to the Act.

Mr. Muller wanted to know if a statement of intent by the Council to place a property on the State Register would place it under the provisions of the Act of 1975 or Act 250. Mr. Pinney thought that he was correct.

Mr. Muller asked if our Federal apportionment was determined according to the number of and value of properties in the State and National Registers as a fraction of a total National picture. He also asked if Vermont would stand to lose any money by not having a property on the State Register.

Mr. Pinney answered both questions in the negative. The State Register has nothing to do with the apportionment of Federal funds, except that the State must meet the requirement to conduct a state-wide survey. The fact that the survey is being completed is the necessary qualification for the Federal program.

Eric Gilbertson noted that the most important criteria on a national level for evaluation of state programs is the rapid compilation of a state inventory or register. (and the best way we can show this is by putting some numbers in the blanks) The number one criteria is a rapid inventory.

Mr. Pinney stated that the only effect of the numbers of properties on the State Register is that it puts such properties under the State Preservation act which provides legal protection. If the Act had specified State surveyed properties, there would be no question; it was worded as it is because the Division has always considered our State survey synonymous with our State Register.

Mr. Kreizel said that if the properties on the National Register should automatically become eligible for the State register then the Council should establish a policy.

Mr. Pinney said that if an action is authorized under the 1975 Act that the council has legal authority to do it. The fact that the rules have not been established yet has nothing to do with the authority of that Act. The Act says that the council has authority to approve properties for the State Register, and those provision are in effect until the rules are established.

Chester Liebs suggested that the Council accept the established criteria and adopt them. Everyone agreed.

The following motion was restated by Robert Burley and seconded by Chester Liebs:

The Vermont Advisory Council For Historic Preservation approves the Division For Historic Preservation's submitting, as required by Federal law, the "Annual State Historic Preservation Plan for the fiscal year 1978" as previously amended. The Advisory Council does not regard this document as a long-range plan for the State of Vermont but as a procedural activity. The motion carried unanimously.

III. Mr. Kreizel presented a prepared statement to the Council.

"Today I am here wearing two hats:

- 1) As the Governor's designee as he cannot be here today himself, and
- 2) As the Secretary fo the Agency of Development and Community Affairs of which the Division For Historic Preservation is a part. I do not wish to in any way diminish the stature of the Director who has done a fine job.

But it is my intention that as long as I am Secretary the posture of the Agency will be such that actions taken by the Division are the responsibility of the Agency of Development and Community Affairs. This is true for other segments of the Agency. The legislature has mandated that the Division For Historic Preservation not be a separate entity but rather a division within the Agency of Development and Community Affairs.

I intend to treat the duties and responsibilities vested in me as Secretary very seriously. I hope that future secretaries and administrators will be afforded the same accountability.

I want you all to know that I believe deeply in historic preservation and that I realize that the Division has grown from basically a one-man operation primarily concerned with maintenance of sites to a significant program with a substantial influx of new funds, both state and federal. As an example, the general fund budget of \$146,000 for the Division is approximately half of our general fund budget for Economic Development. If federal funds are considered, Historic Preservation has a larger budget than any other component of our Agency. In light of the rapid growth of the program I feel that we must adapt ourselves to the change.

I am very concerned about the accountability of the Agency of Development and Community Affairs to the Governor and the people of Vermont. As a part of the Agency, the Division has a similar accountability to the Agency and the Advisory Council as provided by law. Let me cite as an example in the case of the proposed historic district in Stowe. The Division is imputing this designation will bring certain advantages. Conversely, I am sure that there are some disadvantages associated with this status, but the fact that advantages or disadvantages are associated with action of this sort made by the Division is a responsibility which must be taken very seriously. We have had some rough spots, but the Director has accepted this mandate and I want this to be a matter of record.

I want to cooperate in every way to make Vermont's Historic Preservation program apolitical and as good as any in the country. We are putting ourselves at everyone's disposal to cooperate. I do feel very strongly that some institutionalized planning and structure for the Division is necessary. Otherwise, we will create a vacuum which will weaken rather than strengthen our efforts in historic preservation. I look forward to the guidance and assistance of the Advisory Council in insuring that we are successful in our efforts.

- IV. After a short break, the council discussed the establishment of criteria for the State Register.

Mr. Pinney said that he and Peter King are re-writing all of the Federal rules on Historic Preservation. The rules will be in a form of a series of numbered rules pertaining to separate functions and separate actions under the law. He could not forecast a completion date on these rules. The Vermont rules and procedures should be predicated on the Federal ones. Until these rules are written, the provisions of the 1975 Act are in effect.

Mr. Muller thought it might be difficult for the Council to recommend properties for the State and National Registers without those rules in place; and because of that, this establishment should take high priority.

Mr. Pinney said that they will take high priority, but the Council must act under the present law until such rules are established.

Chester Liebs moved that the Division update current criteria and procedures according to the Administrative Procedures Act of 1975 and the 1975 Historic Preservation Act. Mr. Tierney seconded. The motion carried unanimously.

- V. The Council agreed that while the Division is working on the procedures, the Council will review all State Register properties as soon as possible and on a regular basis and evaluate those properties.
- VI. Mr. Muller initiated a discussion on the current legal status of the State Register. Mr. Burley suggested that the Council continue to approve nominations to the National Register and indicate clearly that they are also being approved for the State Register until the criteria and procedures are updated and that update indicates a need for change in the procedures. The Council agreed with Mr. Burley's suggestion.
- VII. Mr. Muller asked about the results of the meeting with the Highway Department and the National Advisory Council on the Elm Street Bridge in Woodstock and Court Street in Middlebury.

Mr. Pinney reported on both projects. The Elm Street Bridge would be widened to (6) six feet. There is to be a rebuilding of the existing bridge incorporating the original trusses into the structural system. Middlebury will be a 40 foot wide street with turning lanes within the existing curbs. This is a reduction from the original proposal of 52 feet by the Highway department. Breakdown lanes of a different material and a tree planting program will also be undertaken to improve the appearance of the street. Mr. Pinney indicated that the FWHA was reluctant to go to the National Advisory Council with these projects because the Division was really seeking flexible federal standards for special projects involving historic preservation. The Council congratulated Mr. Pinney on the results of these agreements.

- VIII. Mr. Muller indicated that the Council should determine the date for the next meeting and establish regular meeting days.

A motion was made by Mr. Muller that the next meeting would be held at the Coolidge Homestead on September 21. The motion carried unanimously. At that meeting work will begin on the evaluation of the Windsor County survey.

It was agreed on that the future meetings through December 1977 should take place on the third Wednesday of each month.

Mr. Muller also mentioned that he had received a request to hear a person from Ludlow who wanted individual signs at the buildings in Plymouth replaced. The Council decided that it had no authority on this matter; and therefore, it should not be an agenda item.

- IX. The meeting adjourned at 5:07 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

DEPARTMENTS OF:

Economic Development 828-3221
Housing & Community Affairs 828-3217

MONTPELIER, VERMONT 05602

DIVISIONS OF:

Administration 828-3231
Historic Preservation 828-3226
Vermont Travel Division 828-3236
Vermont Life Magazine 828-3241
Outdoor Advertising 828-3215

MINUTES
VERMONT STATE ADVISORY
COUNCIL ON HISTORIC PRESERVATION

DATE: September 21, 1977

PLACE: Plymouth, Vermont

MEMBERS PRESENT: William B. Pinney
H. N. Muller, III
Robert Burley
William Haviland
Martin Tierney
Bonnie Reid, Governor's Designee

STAFF PRESENT: Eric Gilbertson

The meeting was called to order by Chairman H. N. Muller, III at 10:30 a.m. Bonnie Reid was welcomed as the Governor's designee (see attached letter).

- I. Minutes of the Last Meeting - Mr. Burley moved that the minutes of the last meeting be approved as distributed. Mr. Pinney seconded the motion. Dr. Muller suggested that it be explained that the "numbers" mentioned on page three mean numbers of items included in the State Survey as indicated in the format of the State Plan. Unanimously approved.
- II. Evaluation of Windsor County for Inclusion of Properties on the Vermont State Register of Historic Places - Mr. Pinney made a brief presentation of the criteria which were adopted prior to 1975 (copy attached), the definition of an Historic Site, and the inclusion of the State Register in Act 250. He also explained the maps and numbering system of the survey as well as the system for doing the survey.

An examination of each survey book by each member of the Council followed. The staff brought several sites to the attention of the Council which is questioned as to whether the site met the criteria for inclusion on the State Register

The Council agreed that no site markers would be included in the Register unless they themselves met the criteria.

The Council discussed the application of the criteria to more modern structures such as 1930's gas stations and diners. It agreed that the criteria were applicable and that a good example of a 1930's gas station may be rarer than many earlier architectural examples.

Following a complete review, Chairman Muller moved and Robert Burley seconded that the properties on the Division of Historic Preservation Windsor County Site Survey, except where specifically noted, be placed on the Vermont State Register of Historic Places, and those sites on the National Register of Historic Places were placed on the State Register by other action. This action is taken following study of the sites and the criteria established by the Division of Historic Sites. (Copy included) Passed unanimously.

Sites Not to go on Register but to Remain on Survey:

- 1406-41 Marker - Cavendish
- 1421-1 Civil War Marker - Weston
- 1403-1 Site Marker -
- 1407-35 Barn -
- 1417-4 Brooksie's Diner to be labeled an intrusion
- 1407-23 Destroyed by fire
- 1415-8 Talk Mine Office

The Vermont Advisory Council on Historic Preservation notes with pleasure the excellent quality of the Windsor County Site Survey in documenting sites of historical and cultural importance. By itself, the survey is an important cultural resource and an excellent statement of Vermont's Windsor County heritage.

III. Old Business:

A) Dr. Muller presented a brief report on the correspondence with Mr. Aaron J. Fuchs concerning the Bishop's House in Burlington. Mr. Pinney indicated that he had forwarded a list of the Hill-Burton funds received by the DeGoesbriand Hospital to the National Advisory Council on Historic Preservation.

B) Mr. Pinney moved that up to \$50,000 at the Division Director's discretion be allocated from available funds for acquisition and/or development of the Bishop's House as incentive to saving the property.

The motion was seconded by Mr. Tierney.

The Council discussed the incentive that this motion would provide for any group interested in purchasing and saving the house.

The motion passed unanimously.

C) Dr. Muller reported that Dr. Haviland, Mr. Burley and Chester Liebs would work on by-laws for the Council. During the discussion, the Division offered to write other states for copies of their by-laws.

D) It was agreed that the October 19 meeting would be held in Montpelier and that the December meeting be held in the St. Johnsbury area. The Council decided that an overnight meeting in the southern part of the state should be considered for January.

IV. New Business:

A) Mr. Pinney moved that all sites on the National Register, as they have already been reviewed by the Council, should be included in the State Register. The motion was seconded by Mr. Burley and approved unanimously.

B) Dr. Muller suggested that there would be advantages to having a copy of the State Register and survey housed with another agency for public access and use. Mr. Pinney noted that it was the objective of the Division to publish the survey and agreed that it would be useful to have a copy of the survey (with property owners' names deleted) housed in an appropriate place for easy public access.

C) The Council resolved that a resolution should be drafted commending Peter King for his work in the Division and on the Council. (Copy attached)

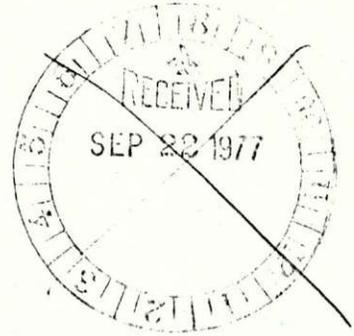
The meeting was adjourned at 3:27 p.m.

POOR QUALITY
ORIGINAL LIGHT

RICHARD A. SNELLING
GOVERNOR



STATE OF VERMONT
EXECUTIVE DEPARTMENT
MONTPELIER, VERMONT



September 20, 1977

Ms. Bonnie W. Reid
Deputy Secretary
Agency of Development
and Community Affairs
Montpelier, Vermont 05602



Dear Bonnie:

I hereby designate you as one of my representatives to serve on the Advisory Council of Historic Preservation. I am advised of the fact that the Council will be meeting on September 21, at the Visitors' Center in Plymouth.

I regret that the Governor will be unable to attend this meeting and hope that you will make time in your schedule to attend the meeting on his behalf.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Charles K. Butler, III'.

Charles K. Butler, Secretary
Civil and Military Affairs

Copy to: Dr. H. N. Muller, III
Mr. William Pinney ✓



STATE OF VERMONT
Division of Historic Sites
Montpelier
05602

The following criteria are designed as a guide in evaluating potential entries to the State Historic Register. Selection is based upon the quality of significance in local, state, and national history, architecture, archeology, and culture as it is found to be present in districts, sites, buildings, structures, and objects and upon the degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

1. Noteworthy examples of architectural styles, periods, or methods of construction.
2. Districts or groups of buildings which physically and spatially create a significant historic environment. This can include groups of related buildings which represent the standards and tastes of one period of history or unrelated structures whose progression of various styles and functions serve in themselves as an historic document. Many buildings which individually might be considered average or mediocre become important when considered in the context of a district or environment.
3. Sites which represent historic community or regional development patterns (e.g. county seats or concentrations around transportation facilities...).
4. Commercial structures and sites, business districts of architectural merit.
5. Transportation facilities of historical or architectural merit.
6. Historic structures relating to industry and technology.
7. Structures which are important in the history of civil engineering.
8. Buildings by great architects or master builders and important works of minor ones.
9. Architectural curiosities, one-of-a-kind buildings.
10. A building that is the sole or a rare survivor of an important architectural style or type.

11. Sites of pre-historic or historic archeological importance.
12. Homes of notable persons if the building has a direct relation to the persons' most productive years.
13. Churches when they are of outstanding architectural importance, are an important visual component of a village or townscape, or are of outstanding historical significance.
14. Buildings and sites which are important to the history or the development of a community.
15. A site which is an area's sole link to a period of its past.
16. A site which is associated with events that have a significant contribution to the broad patterns of our history.



STATE OF VERMONT

Corroded

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MINUTES
VERMONT ADVISORY COUNCIL
ON HISTORIC PRESERVATION

DATE: October 19, 1977

PLACE: Fourth Floor Conference Room
Pavilion Building
Montpelier, Vermont

MEMBERS PRESENT: H. N. Muller, III
William B. Pinney
Bonnie Reid, Governor's Designee
Chester Liebs
William Haviland
Martin Tierney

ABSENT: Robert Burley

STAFF PRESENT: Eric Gilbertson
Giovanna Neudorfer
Charles Ashton
Jane McLuckie Lendway

ALSO PRESENT: Tom Slayton - Vermont Press Bureau
Neal Davis - Burlington Free Press
James Oliver - WCAX-TV
Jeff Wennberg - Rutland Regional
Planning Commission
H. Richard Thomas - Attorney

The meeting was called to order by Chairman H. N. Muller, III at 10:25 a.m. The Chairman welcomed Bonnie Reid as the Governor's designee, members of the press, Richard Thomas and Jeff Wennberg.

- I. Minutes of the Last Meeting - Dr. Haviland moved to accept the minutes of the last meeting as distributed with the correction of "Talk" to "Talc" on page two. Mr. Liebs seconded the motion which was unanimously approved.

- II. Mr. Liebs moved and Dr. Haviland seconded a motion to proceed with old business first. The first item of old business was the proposed demolition of the Bishop's House in Burlington. A lengthy discussion followed centering around the content of an advisory letter received from the Office of the Attorney General outlining the Council's right to an opportunity to comment on the Bishop's House proceedings. Dr. Haviland moved, "The Vermont Advisory Council on Historic Preservation, based on the October 14, 1977 advisory letter from the Office of the Attorney General of the State of Vermont, hereby authorizes and directs the Chairman of the Vermont Advisory Council on Historic Preservation, in consultation with the Director of the Division of Historic Preservation, to request from the Department of Health an opportunity to comment with regard to the undertaking which includes the demolition of 52 South Williams Street, Burlington, Vermont, commonly known as the Bishop's House, and to offer testimony provided by 22 V.S.A. Section 742." Mr. Liebs seconded the motion, and it was passed unanimously.

After further discussion, Mr. Liebs moved, "The Chairman, after consultation with the Director and members of the Vermont Advisory Council on Historic Preservation, is authorized to take whatever steps may be necessary to obtain the opportunity for comment and testimony called for in the previous motion." Mr. Tierney seconded the motion which was passed unanimously.

- III. Discussion of Grant Priorities for FY1978 - Mr. Pinney led in a discussion of the criteria established by the Division for Historic Preservation and those established by the National Conference of State Historic Preservation Officers in connection with the Office of Archeology and Historic Preservation for grant activities and national priorities.

PRESERVATION PRIORITIES FOR ACQUISITION AND DEVELOPMENT FY'78

1. Projects protecting endangered historic/architectural and archeological resources.
2. Projects which foster economic revitalization with special attention to the continued and adaptive use of commercial and industrial structures.
3. Projects which are likely to result in expanded participation of private preservation investment.

NATIONAL PRESERVATION OBJECTIVES FOR ACQUISITION AND DEVELOPMENT

1. Projects that will result in the revitalization of National Register districts by stimulating preservation and rehabilitation activities through private investment and through the participation of all levels of government.

2. Projects that will result in the adaptive use of resources that do not or cannot retain their historic function so that such resources can become self-sustaining and make a positive contribution to the economic and social well being of the community.
3. Projects executed through incorporated non-profit revolving funds in a manner that will decrease State dependence upon the Federal government for financial assistance.
4. Projects that will result in the conservation of archeological resources.
5. Projects to acquire less than fee interests in resources.
6. Projects that will contribute directly or indirectly to the protection of national historic landmarks.

Mr. Liebs indicated he would like to receive and review all grant applications before the upcoming Advisory Council meetings. Information wanted would include name, location, work breakdown, type of work needed and amount of grant.

IV. National Register Nominations

- A) Winooski Site, Chittenden County - There was a brief discussion about the cultural significance of this site which is one of the largest archeological sites in Vermont and consists of several acres of land in Colchester and Winooski. Mr. Liebs moved that the Winooski site, officially known as VTCH46, be approved by the Advisory Council for nomination to the National Register. Mr. Tierney seconded the motion. Passed unanimously.

Mr. Liebs also moved to appropriate up to \$14,000 of existing funds, at the discretion of the Director, be approved for the acquisition of eight acres of land on which this archeological site is located on a 50-50 matching basis in conjunction with the City of Winooski in order that the site be permanently preserved. Dr. Haviland seconded the motion. Passed unanimously.

- B) Montpelier Historic District - Mr. Liebs moved that the Montpelier Historic District be approved by the Advisory Council for nomination to the National Register. Ms. Reid seconded. Passed unanimously.

- C) Rutland Downtown Historic District (amendment) - Mr. Tierney moved that the Rutland Downtown Historic District be approved by the Advisory Council for nomination to the National Register. Mr. Liebs seconded. Passed unanimously.

*Ms. Reid
show -
called - about notes
Meeting - cap
complex - meet
with WBD
copy by WBP*

- D) Readsboro Wesleyan Methodist Church - Mr. Liebs moved that the Readsboro Church not be nominated to the National Register because it does not meet any of the criteria established in 36 C.F.R. 800.10 for inclusion in the National Register of Historic Places; and according to the survey, other properties could be considered eligible for National Register nomination. Ms. Reid seconded. Passed unanimously.
- E) East Hardwick Street Historic District - Mr. Pinney moved that the East Hardwick Street Historic District be approved by the Advisory Council for nomination to the National Register. Mr. Liebs seconded. Passed unanimously.
- F) McKinstry Manor, Bethel - Mr. Liebs moved that the McKinstry Manor be approved by the Advisory Council for nomination to the National Register. Mr. Tierney seconded. Passed unanimously.
- G) Wildwood Hall, Newbury - Ms. Reid moved that Wildwood Hall be approved by the Advisory Council for nomination to the National Register. Mr. Liebs seconded. Passed unanimously.

Ms. Reid moved that those sites and districts that have just been nominated to the National Register be put on the State Register. Mr. Tierney seconded. Passed unanimously.

- V. New Business - Mr. Liebs moved to draw up a complete set of procedures governing the actions of the Vermont Advisory Council on Historic Preservation. Ms. Reid and Mr. Tierney seconded. Passed unanimously.

Mr. Ashton presented to the Council an emergency grant request by Tony Constantino for \$5,309 in matching funds to be applied against the cost of repairs to the Clarendon House in Clarendon Springs. After discussion, Ms. Reid moved to appropriate \$5,309 from FY'78 funds for emergency stabilization work on the Clarendon Springs house. Mr. Tierney seconded. Passed unanimously.

The meeting was adjourned at 3:13 p.m.



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VERMONT ADVISORY COUNCIL ON HISTORIC PRESERVATION

Emergency Meeting: October 31, 1977
8:00 a.m.
Wheeler House
University of Vermont
Burlington, Vermont

Members Present: William B. Pinney
Dr. William Haviland
Chester Liebs
Martin Tierney
H. N. Muller, III

I. St. Albans Train Barn

Mr. Pinney explained the issue. This building, which is on the National Register of Historic Places, now houses a small manufacturing firm being helped with VIDA funds. The building's occupant has applied for building stabilization funds and has not previously informed the Division for Historic Preservation of the seriousness of the roof. John Butler and Bob Justis of VIDA have raised the issue. A standing seam metal (steel) roof costs an estimated \$40,000. Central Vermont Railroad and others accept standard covenant.

Mr. Liebs moved an emergency grant for a new roof on the Central Vermont Railroad car shop building in St. Albans directly south of Lake Street in the amount of \$20,000. Seconded by Dr. Haviland. Motion carried unanimously.

Mr. Liebs moved adjournment; Mr. Tierney seconded.



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MINUTES
VERMONT ADVISORY COUNCIL
ON HISTORIC PRESERVATION

DATE: November 16, 1977

PLACE: Conference Room
One Baldwin Street
Montpelier, Vermont

MEMBERS PRESENT: H. N. Muller, III
William B. Pinney
Arthur J. Kreizel, Governor's Designee
Martin Tierney

MEMBERS ABSENT: Dr. William Haviland
Chester Liebs
Robert Burley

STAFF PRESENT: Eric Gilbertson

ALSO PRESENT: William Felling, WCAX-TV

The meeting was called to order by Chairman H. N. Muller, III at 11:05 a.m. The Chairman welcomed Mr. Felling.

- I. Minutes of the Last Meeting - Mr. Pinney moved that the minutes of the last meeting be approved with the following insertion under Section 4, Part B:

Ms. Reid inquired whether public hearings had been held. Public meetings had been held in regard to the complex. Mr. Pinney replied that he had not only made a presentation to the City Council, but several presentations had been made throughout the City and that he had met with the Capitol Complex Commission and answered their questions in regard to the affect of the district on the Capitol Complex to their satisfaction.

Mr. Tierney seconded the motion.

II. Review of Rules and Regulations - Mr. Pinney presented a draft of the rules and regulations that he had made of procedures for State agencies to follow in order to comply with the 1975 State Historic Preservation Act. A long discussion followed with some specific comments on the complexity of the procedures and how complex they need be in order to effectively get the job done. Some members of the Council felt that every detail of the procedure should be set down in writing. Others felt that a general procedure leaving the details to the discretion of the agencies would be most effective. In general the Council's reaction to the procedures was favorable. They commended Mr. Pinney for his hard work in developing them.

The meeting was adjourned at 3:10 p.m.



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MINUTES

VERMONT ADVISORY COUNCIL
ON HISTORIC PRESERVATION

DATE: December 14, 1977

PLACE: Fourth Floor Conference Room
Pavilion Office Building
Montpelier, Vermont

MEMBERS PRESENT: H. N. Muller, III
William B. Pinney
Chester Liebs
Martin Tierney

MEMBERS ABSENT: Robert Burley
William Haviland
Governor's Designee

STAFF PRESENT: Jane M. Lendway
Eric Gilbertson

The meeting was called to order by Chairman H. N. Muller, III
at 11:45 a.m.

- I. Minutes of the Last Meeting - Mr. Muller moved that the minutes of the last meeting be approved. Mr. Liebs seconded. Passed unanimously.

Mr. Muller called the Governor's Office to inquire whether or not a representative for the Governor would be attending the meeting.

- II. Grants Awards for FY1978 - Mr. Pinney made a presentation on the grants request list supplied to the Council prior to its meeting.

Mr. Liebs moved, and Mr. Tierney seconded, that the Council form a Committee of the Whole. Passed unanimously.

The Committee of the Whole discussed each grant application individually in detail and drew up a preliminary award list. This list will be detailed and totalled by the Division for final consideration at the regular December 21 meeting of the Council. The Committee of the Whole adjourned at 4:10 p.m.

- III. New Business - Chairman Muller read an invitation from the Vermont SPNEA chapter to the Division for Historic Preservation and the Vermont Advisory Council inviting them to their January 20 meeting in Montpelier at 10:00 a.m. in the Conference Room at One Baldwin Street.

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



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MINUTES

VERMONT ADVISORY COUNCIL
ON HISTORIC PRESERVATION

DATE: December 21, 1977

PLACE: Fourth Floor Conference Room
Pavilion Office Building
Montpelier, Vermont

MEMBERS PRESENT: H. N. Muller, III
William B. Pinney
Chester Liebs
Robert Burley
Bonnie Reid, Governor's Designee

MEMBERS ABSENT: William Haviland
Martin Tierney

STAFF PRESENT: Eric Gilbertson
Jane Lendway

ALSO PRESENT: William Felling, WCAX-TV

The meeting was called to order by Chairman Muller at 10:45 a.m.

- I. Minutes of the Last Meeting - Chairman Muller read the minutes of the last meeting. Mr. Burley moved and Mr. Muller seconded the motion that the minutes be approved. Passed unanimously.
- II. Grants Awards for FY1978 - Mr. Liebs moved, and Mr. Muller seconded, that the Council form a Committee of the Whole. Passed unanimously. The Committee of the Whole considered and discussed each grant application and made the recommendations indicated on the attached list which is a part of these minutes. Also attached are copies of the final grant award and press release.

Mr. Burley abstained from voting on the Windsor House project. The Advisory Council indicated that the \$25,000 grant to the University of Vermont for the George Aiken Center for a preservation architect should include provisions that an architect capable and familiar with historic preservation should be chosen and subject to the approval of the Division.

The Committee of the Whole adjourned.

A motion was made to accept the report of the Committee of the Whole on the grants awards by Chester Liebs which was seconded by Robert Burley and passed unanimously.

III. The Chairman asked for old business and there was none.

IV. The Chairman asked for new business. Mr. Pinney said that the Division had received a report on the State Plan and one of the comments by the Office of Archeology and Historic Preservation commended the Advisory Council on their participation in the program and indicated that the number of meetings was far above the average across the nation. It was decided that the next meeting of the Advisory Council would be held on Monday, January 23, 1978 at 10:00 a.m.

The meeting adjourned at 3:15 p.m.