



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

January 31, 1978

MINUTES

VERMONT ADVISORY COUNCIL
ON HISTORIC PRESERVATION

DATE: January 23, 1978

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

MEMBERS PRESENT: H. N. Muller, III
Robert Burley
Martin Tierney
Chester Liebs
William B. Pinney
C. Harry Behney, Governor's Representative

MEMBERS ABSENT: William A. Haviland

STAFF PRESENT: Charles Ashton
Eric Gilbertson

The meeting was called to order at 10:30 a.m. by Chairman Muller.

I. Minutes of the Last Meeting - Chairman Muller summarized the minutes of the last meeting. Mr. Burley moved their acceptance which was seconded by Mr. Liebs. Motion passed unanimously.

II. Old Business - The Chairman opened the old business with a discussion of the letters he received from Thomas Debevoise, Dean of the Vermont Law School, requesting attendance at the meeting.

Mr. Pinney gave background information on the Division's involvement in the project and described the property. The Division had funded one-half of the \$26,000 planning project for the property, a large old school building in South Royalton which had been taken over by the Vermont Law School. Mr. Pinney stated that a smaller grant to the Lane

Shops had gotten considerably more detailed work and that there were certain details left out of the plans for the Vermont Law School which also included lowering the ceilings so as to block out the transom lights of the windows.

Chairman Muller asked why Kellogg had contacted him on plan approval. Mr. Pinney stated that they needed approval of the plans to be eligible for a Federal loan to do work on the building and to consolidate their debts. Mr. Muller asked what kind of verbal indications had been given to the Law School by the Division. Mr. Pinney answered that the Division had said nothing but that Peter King may have said something but that he (Peter King) had not informed the Division of any verbal agreement.

The Council examined and discussed the plans. Mr. Pinney stated that one of the problems that Dean Debevoise has is that he feels the Division is not widely publicizing the grants program. He stated that the lack of publicity is the result of the old apportionment system under which the states received funding according to the amount of funding requested. Some states under this approach wrote every National Register owner and asked them if they would like to apply for a grant. Our staff felt that this was using the people unfairly because so few applicants then had a chance to get a grant. Generally, every National Register owner is made aware of grants during the nomination process, stated Mr. Pinney.

Mr. Pinney stated that he had written Jerry Rogers asking for \$150,000 from the Secretary of the Interior's discretionary fund for use by the Vermont Law School.

Chairman Muller recalled that during the grant meeting he had looked for a grant application from the Vermont Law School and had not found one and called Dean Debevoise at that time and also followed it up with a letter. Mr. Burley asked whether a planning grant implies a follow through grant for construction work. Mr. Pinney stated that it does not and that we often give planning grants in which these plans were used to make application to other funding sources. He cited the Montpelier City Hall as one example. Chairman Muller stated that a \$13,000 grant for plans implies a large project and the Council agreed.

Mr. Behney stated that broad publicity avoids an umbrella under which it appears a small group of people can take advantage of a program. Mr. Burley suggested that some sort of guideline dealing with the scope of the program would be advisable. The results of this should contain some examples of the size and kind of grants that were given.

III. New Business - Since Chairman Muller is going to resign as Chairman within the next week to take a position as president of Colby-Sawyer College, a new member of the Council must be chosen. Chairman Muller said he had presented some names to the Governor's Office. He thought perhaps that Mr. Behney should reiterate the request for a new member and Mr. Behney replied that he felt that there would be a new member appointed prior to the next meeting.

IV. Election of a New Chairman - Chairman Muller suggested that the new chairman should be a person well versed in historic preservation and who could also work well with the administration.

He opened the floor for nominations. Mr. Pinney nominated Robert Burley to take over the position of Chairman on the date of Mr. Muller's resignation. The nomination was seconded by Mr. Liebs. In the discussion, Chairman Muller suggested that it might be wise to have a vice-chairman as well.

Mr. Pinney stated that the excellence with which Mr. Muller has carried out his tasks as chairman have demonstrated a need for a good and active chairman. Election of Robert Burley as Chairman was unanimously approved.

At this time, Dean Debevoise of the Vermont Law School arrived at the meeting.

He was concerned that the Vermont Law School had not been considered for a grant but was more concerned about the lack of availability of information on the program. He said that he understood the problems of the lack of funds and also the problems in notifying every individual involved. He checked in South Royalton with the selectmen and found that all they had was a letter stating that South Royalton was on the National Register. He felt that everyone should have an opportunity at the funds, even if they were limited. Mr. Pinney explained the warrant system and how the Division did not want to encourage people to apply when money was not available. Dean Debevoise maintained that it is a public program and there should be publicity. Mr. Burley inquired exactly what information was sent to the selectmen. Mr. Pinney stated that brochures on the National Register and the grants program are customarily sent out with every notification of National Registration.

Dean Debevoise stated that if someone had told the Law School that they had to apply and the method in which to do it, they would have applied. Mr. Pinney stated that all the staff tells individuals is that a letter of application is needed containing the cost breakdown. Dean Debevoise said he was told that plans and specifications were all that were needed and that they had discussed the implications of planning grants and the execution and carrying out the construction planned by these grants at the same time (apparently with Peter King). Dean Debevoise indicated his appreciation for the Division's letter asking for discretionary fund money for the Law School.

Chairman Muller stated that the Council is sympathetic to the problems faced by the Law School and would take steps to correct them. He also stated that the Council needs to know what the project is and the components of that project for proper evaluation since the amount of money available is limited.

The Council recessed for lunch.

V. National Register Nominations

A. Trakenseen Hotel - Charles Ashton, in a short presentation on the history of the hotel, indicated it was the last remaining resort hotel on Lake Bomoseen and that it had been built in 1882. A discussion was held on the hotel in relationship to the criteria for entry into the National Register. It was decided that it was associated with events related to the broad patterns of history of the area and that it had distinct architectural characteristics. Mr. Burley moved that it be approved for nomination to the National Register and entered in the State Register. Martin Tierney seconded. Passed unanimously.

B. Mack Molding - Charles Ashton described the Mack Molding building and distributed a photograph for consideration by the Council. Mr. Pinney moved that it be approved for nomination to the National Register and entered in the State Register. Robert Burley seconded. A discussion followed regarding the building and the surrounding area. During the discussion, it was pointed out that there was no information on the surrounding buildings or the history of the building and it was decided that this should be known prior to action by the Council. Mr. Behney moved that the nomination be tabled until the next meeting. Seconded by Robert Burley. Passed unanimously.

C. Hartness House - Charles Ashton made a brief presentation of the Hartness House using photographs and verbal descriptions. Mr. Pinney moved that it be approved for nomination to the National Register and entered in the State Register. Seconded by Mr. Burley. The Advisory Council indicated that the Hartness House clearly met the criteria for entry in the National Register as Hartness was an important individual in the State and nation and that the house clearly had architectural distinction. Unanimously passed.

A discussion was held as to establishing a regular meeting date. Teaching conflicts for some of the members of the Council appear for every day of the week. Eric Gilbertson is to check into the UVM schedule and try to arrive at the best meeting date and contact members of the Council.

Chester Liebs made a motion that a vote of thanks go to Dr. Muller for the courage, warmth and conviction with which he carried out the position of Chairman of the Council. Unanimously approved with applause.

The meeting was adjourned at 2:35 p.m.



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Vermont Life Magazine 828-3241

MEMORANDUM

TO: Members of the Vermont State Advisory Council
on Historic Preservation

FROM: William B. Pinney, Director
Division for Historic Preservation *W.B.P.*

DATE: February 28, 1978

SUBJECT: Attendance at Monthly Meetings

In order to avoid meetings without a quorum in the future, regular meeting dates should be established. The Council members should then call the Division if they cannot attend so that if a quorum will not be present, the meeting can be cancelled.

WBP/cjd



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February 27, 1978

MINUTES

VERMONT ADVISORY COUNCIL
ON HISTORIC PRESERVATION

DATE: February 23, 1978

PLACE: Conference Room
Two Western Avenue
Montpelier, Vermont

MEMBERS PRESENT: Chairman Robert Burley
William Pinney
William Haviland

MEMBERS ABSENT: Chester Liebs
Martin Tierney
Governor's Designee

STAFF PRESENT: Jane Lendway
Charles Ashton

As a quorum of the Council was not present, the meeting was not convened. Informal discussions were held regarding the Heritage Conservation and Recreation Service, the Follett House in Burlington, Vermont's acceptance into the Expanded Participation Grants-in-Aid Program, and the Division's budget situation for FY1978 and FY1979.

Chairman Burley suggested a news release be prepared to publicize the Division's role under Expanded Participation. He also recommended that future Council meeting announcements should state that all members are expected to attend unless the Division is contacted in advance.



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

March 30, 1978

VERMONT ADVISORY COUNCIL
ON HISTORIC PRESERVATION

DATE: March 24, 1978

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

MEMBERS PRESENT: Robert Burley, Chairman
Martin Tierney
Chester Liebs
William B. Pinney
Margaret Garland, Governor's Designee
(absent after lunch)
Dr. William Haviland (joined meeting after lunch)

STAFF PRESENT: Eric Gilbertson
Charles Ashton
Jane Lendway

ALSO PRESENT: Elizabeth Slater, Times-Argus
George Spilak, Environmental Coordinator
Agency of Transportation

Martin Tierney, in the Chairman's brief absence, called the meeting to order at 10:25 a.m.

I. Minutes of the Last Meeting - The minutes of the January 23 and February 23 meetings were approved.

II. It was decided that the next meeting would be held on April 21 at ten o'clock in Montpelier. A regular date was not established as several Council members' schedules would be changing.

III. Mr. Pinney explained that the Follett House in Burlington had a new prospective owner, Ernie Pomerleau who wishes to restore the building and is seeking financial aid. The Council reaffirmed their allocation of \$75,000 to the project that was made in 1976.

The Council reconsidered a National Register nomination for Mack Molding of Arlington which was tabled on January 23. Charles Ashton presented additional photos and commented that the property was separate from the main concentration of historic properties on Route 7. The Council discussed the concepts of districts.

Chester Liebs moved that the building be nominated to the National Register only with any buildings nearby that are related to the development of the mill. Mr. Pinney seconded. Unanimously approved.

Margaret Garland asked for an explanation of the community involvement in a nomination. Mr. Pinney explained the notification process for individual structures and for districts. The owners request the nomination of individual structures, but the selectmen and planners are notified of the nomination. In the case of a district, each owner is notified as well and given 30 days to comment.

Mr. Pinney made a brief report on the Clark Memorial Building in Milton. They have changed the plans and are running the electrical entry down the front of the building.

After some discussion, the Chairman restated a motion by Chester Liebs asking that reports be made on the grants projects. He moved that a review of the past year's grants be presented by the Division at a specific meeting. Chester Liebs seconded. Passed unanimously.

The review of the Bennington County State Register was proposed after a discussion of the review process. Martin Tierney was chosen to review Bennington County at his convenience.

The Council decided that Robert Burley and Chester Liebs were to complete rules by the next meeting.

The Island Pond Historic District was discussed by the Council. Chester Liebs moved that the Council approve its nomination to the National Register. Martin Tierney seconded. Passed unanimously.

The Enosburg Opera House was reviewed by the Council. Chester Liebs moved that the Council recommend inclusion in the National Register. Martin Tierney seconded. Passed unanimously.

The Council examined photographs of the building at Gerrish Motors in Woodstock. Chester Liebs moved that the Council not approve its nomination to the National Register because of the severe alteration and destruction of the historic environment that has occurred immediately adjacent to the building. William Pinney seconded. Passed unanimously.

The Benson nomination was tabled as the photographs were still being printed and not available.

The Council examined photographs of the Rudd House in Bennington. Chester Liebs moved that the property not be approved for nomination to the National Register because recent work on the building has destroyed its architectural integrity as the work was not in keeping with the Secretary of Interior's standards for renovating old buildings. Martin Tierney seconded. Passed unanimously.

The Council examined photographs of the Caruso House in Brattleboro. Chester Liebs moved that it be approved for inclusion in the State Register of Historic Places. Martin Tierney seconded. Passed unanimously.

Robert Burley, acting as an architect, not as a member of the Council, made a presentation of a proposed elevator addition to the Windsor House. There followed a brief discussion on the philosophy of compatible additions and clearly distinguishable new architecture.

The Council recessed for lunch.

When the Council reconvened, William Haviland joined the meeting, and Elizabeth Slater and Margaret Garland did not return.

Chester Liebs said that he had been made aware that some of the railroad sheds in St. Albans were going to be torn down as part of a development project. The properties are included in the National Register of Historic Places. The Council discussed the process and implications of Advisory Council comment. The Chairman indicated it would be best to wait for a request for comments.

Eric Gilbertson presented a photo of the house to be remodeled for a restaurant complex in Stockbridge at Hawk Mountain. Chester Liebs moved that the house was eligible for inclusion in the State Register and that that process be started. The Council also indicated that the plans were inadequate to determine what was going to happen to the house but that it appeared that the project had the potential for having an adverse effect.

The meeting was adjourned at 3:30 p.m.



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

April 28, 1978

VERMONT ADVISORY COUNCIL
ON HISTORIC PRESERVATION

DATE: April 21, 1978

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

MEMBERS PRESENT: Robert Burley, Chairman
Chester Liebs
William B. Pinney
Margaret Garland, Governor's Designee

STAFF PRESENT: Eric Gilbertson
Charles Ashton

ALSO PRESENT: George Spilak, Agency of Transportation
Jerome McArdle, Department of Forests & Parks
Katie Green, Consultant, Forests & Parks

The meeting was called to order at 10:15 a.m. by Chairman Robert Burley.

Mrs. Garland stated that she would abstain from voting and leave the room during any discussion of Act 250 permits or considerations that may involve Act 250 permits.

Approval of the minutes was moved by Mr. Liebs and seconded by Mrs. Garland. Passed unanimously.

The next meeting of the Council was set for Tuesday, May 16. After that, meetings will take place on the third Thursday of each month.

Old Business: National Register Nominations.

Hawley's Ferry House (Ecole Champlain): Charles Ashton from the Division reported on the proposal to nominate the existing building and a 500-foot circle in order to include any historic archeological resources that may be related to the building. A discussion followed as to the relationship of this nomination and any possible natural areas. Mr. Pinney pointed out

that the criteria for national natural areas had not been established by the National Heritage Conservation and Recreation Service. Mr. McArdle asked what would happen if they wished to place a parking lot in the circle. Mr. Gilbertson explained that it would not be a problem as long as the proper procedures were followed. Mr. Liebs asked whether any of the attendant 20th century outbuildings that related to the use of the school as a girls camp and retreat were being nominated. Mr. McArdle indicated that they would be studied and Katie Green added that all are summer shell buildings and most have been subjected to neglect and are in poor condition. Mr. Liebs suggested that these buildings might be important to the total interpretation of the total site. (This property was recently purchased with BOR funds by the Forests and Parks Department for a proposed fish hatchery.)

Mr. Liebs moved that the property be nominated to the State and National Registers. Mr. Pinney seconded the motion.

Mr. McArdle asked whether the ferry dock was being nominated. The Division staff pointed out that the area of the original dock is being nominated and that these areas are often important sources of archeological data. Mr. McArdle also pointed out that they are planning an extensive archeological research in connection with the state project and in cooperation with the Division. The nomination was unanimously approved.

Benson Historic District: The Division presented the Benson Historic District to the Council. Photographs and maps were examined and discussed. Mr. Pinney moved that the district be nominated to the State and National Registers. Mr. Liebs seconded the motion. Passed unanimously.

The Council discussed the process by which the review of the State Survey and inclusion in the State Register would be accomplished. It was suggested that perhaps the Division could make a detailed review and bring any questionable properties before the Council. Mr. Pinney pointed out that this work needed to be expedited because of the Division's need to make positive statements about projects in connection with Act 250 applications.

It was decided that because Martin Tierney had not had the opportunity to review the Bennington County Survey and that Mr. Liebs was already familiar with it, he would make a review of the survey while the Council recessed for lunch. This was done and Mr. Liebs pointed out some buildings of special interest to the Council. The Council recommended that the Bennington County Survey, with the exceptions listed below, be included in the Register: Scott Camp, Glastenbury.

The Windham County Survey was not considered by the Council.

Mr. Pinney made a brief presentation about the National Heritage Program and his meeting at Saratoga with the State Liaison Officers from the north-east region. It was suggested that the future of preservation under the National Heritage Program should be viewed with optimism, although there are many administrative details that needed to be worked out.

New Business: National Register Nominations.

A motion was introduced to nominate the below listed properties to the State and National Registers:

1. Sudbury School #3 - Approved unanimously.
2. First Methodist Church, Burlington - Mr. Liebs was concerned with the nomination of an individual building in a district and next door to another church that was probably eligible for the National Register. It was pointed out that because of limited staff in the Division and to satisfy the demands of the public, it was some times necessary to nominate individual buildings even though it is generally the Division's policy to nominate districts wherever possible. The nomination was unanimously approved.
3. Elkins Tavern, Peacham - It was commented that this property had one of the best intact 18th century interiors in the state. Unanimously approved.
4. Galusha House, Jericho - Unanimously approved.
5. Glimmerstone, Cavendish - Unanimously approved.
6. Readsboro Railroad Station - This nomination was tabled until the Division staff had a chance to examine the property.
7. McKenstry Manor, Bethel - Unanimously approved.

In the discussion of several of these nominations, a question as to whether the town officials had been notified arose. It was found that they had not been in every case. It was decided that from now on, the town officials would be notified in the case of individual nominations as well as in the case of districts.

Recess for lunch.

The meeting was reconvened at 1:15 p.m. with all Council members present except for Mrs. Garland.

Mr. Pinney pointed out that he had received a request that the Williston Historic District be nominated to the State and National Register from the Regional Planning Office. All Council members were familiar with the district. Because of Mrs. Garland's absence, a quorum was not present and Martin Tierney was polled by phone. Unanimously approved.

Mr. Burley reported briefly on the status of the Act 250 application involving the railroad building in St. Albans. He reported that two shopping centers were going in in the old railroad property. One involved the demolition of one of the depot buildings and the other is proposed for a vacant lot across from the present headquarters building. It was the ruling of Paul Nergaard that both projects did need an Act 250 permit and the proposal for the new building on the vacant lot had just been received and the one that involved the demolition was in preparation. The Division staff pointed out that they had met with the developer several months ago and showed the film, "Working Places" and discussed the possibility of renovating the existing building.

The Division staff reported briefly on the resolution of the Act 250 application for the Walker Lodge. In this agreement, the developer worked with a plan through which a search would be made for a viable re-use of the Walker Lodge over the next nine months. This was agreeable to all.

Mrs. Garland returned to the meeting at this time.

Mr. Burley presented a report on the meeting he and Mr. Liebs had regarding the proposed by-laws for the Advisory Council, copy attached.

Mr. Pinney reported on his attendance at a public meeting concerning the Arch Bridge in Bellows Falls and the status of that highway project.

Mr. Pinney pointed out that the Division now has 137 requests for individual nominations and 32 requests for district nominations pending. This is a dramatic increase over the last report which included 80 individual nominations and 30 district nominations. Mr. Pinney also pointed out that Winooski is preparing a nomination for the manufacturing mills district along the river. This is the first case in which an applicant has hired outside help to prepare a nomination. Mr. Pinney reported that Tax Act applications are beginning to come in and that the work load was not yet an extreme burden but expected it to increase as time goes on.

The meeting adjourned at 3:05 p.m.



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

May 22, 1978

DATE: May 16, 1978

PLACE: Fourth Floor Conference Room
Pavilion Building
Montpelier, Vermont

MEMBERS PRESENT: Robert Burley, Chairman
William B. Pinney
Dr. William Haviland
Mrs. Margaret Garland
Martin Tierney

STAFF PRESENT: Eric Gilbertson
Charles Ashton
John Dumville

OTHERS PRESENT: George Spilak, Agency of Transportation
Edward J. Koenemann, Agency of Environmental
Conservation

The meeting was called to order by the Chairman at 10:30 a.m.

- I. The minutes were unanimously approved as distributed.
- II. Old Business:
 - A. Advisory Council Procedures - Mr. Burley reported that the committee to draw up the by-laws for the Advisory Council had not met.
 - B. National Register Nominations
 1. Readsboro Railroad Station - Mr. Pinney moved that the Readsboro Railroad Station be included in the National Register of Historic Places. John Dumville of the staff reported that he had visited the site and found that the Polaroid photographs sent to the Division were accurate as to the portrayal of the building, that the railroad tracks had been removed, that there were no surrounding buildings associated with the railroad and that it was divided from the Village of Readsboro by the river. After examining photographs the Council agreed that the building did not meet the criteria for inclusion in the National Register. The motion was unanimously defeated.

C. State Register Nominations

1. Grand Isle Railroad Station - Mr. Pinney moved that the Grand Isle Railroad Station be included in the State Register of Historic Places. Mr. Ashton and Mr. Gilbertson of the staff explained the circumstances under which the station was moved and the character of its new location. A discussion followed on the advisability of entering the building on the State or National Register due to its removal from its original environment. Mr. Gilbertson stated that he had visited the site and found it out of character with a railroad atmosphere and that it was of considerable distance from the railroad. The motion was unanimously defeated.

III. New Business:

A. National Register Nominations

1. Winooski Mills - Mr. Pinney moved that the Winooski Mills be included in the National Register of Historic Places. He stated that the application had been prepared by Vision, Inc. at the request of the City of Winooski in anticipation of using the historic character of the area as a key feature in applying for several kinds of Federal funds to redevelop downtown Winooski. Mrs. Garland mentioned that the nomination also included a mill in Burlington and that the City of Burlington should be notified. The motion passed unanimously.
2. Rutland Jewish Center - Mr. Pinney moved that the Rutland Jewish Center be included in the State and National Registers of Historic Places. The Council examined photographs of the building and was informed that the Mayor's office supported the nomination. Passed unanimously.
3. Rowell's Inn - Mr. Pinney moved that Rowell's Inn be included in the State and National Registers of Historic Places. The Council examined photographs of the inn and unanimously approved the nomination.
4. Hydeville School - Mr. Pinney moved that the Hydeville School be included in the State and National Registers of Historic Places. Mr. Pinney explained that a local movement to save the school was successful in having the Town vote at a Town Meeting that the school should be saved and that they had requested the school be included in the National Register. The Council examined photographs of the school and unanimously approved the nomination.
5. Caruso House - Mr. Pinney moved that the Caruso House in Brattleboro be included in the National Register of Historic Places. The Council examined photographs of the house and discussed its history and unanimously approved the nomination.

Mr. Pinney explained that under the new Heritage Conservation and Recreation Service an effort was being made in Washington to clean up all unused funds that had been allocated to the states. Mr. Delaporte of HCRS indicated that if the states did not clear up these funds, they would, in the future, revert to the Federal government for redistribution. In order to assure that Vermont makes good use of these funds and quickly disburses them, the Division proposed that they be expended in the following manner:

Alarms - Constitution House and Plymouth	\$ 10,000.00
Swanton Bridge	3,000.00
New Haven Station	5,000.00
Wilder Barn (Plymouth)	3,500.00
Scott Bridge	34,300.00
Morrill Homestead	37,000.00
Winooski Site	14,000.00
Follett House	75,000.00
Covered Bridges	<u>50,000.00</u>
TOTAL	\$231,800.00

Mr. Pinney explained that the proposal to disburse \$50,000 out of these funds for covered bridges in the State of Vermont is the result of a decision by the Highway Department that has long been advocated by the Division that some cooperative efforts between the Division, the Highway Department and the towns be undertaken to assure that the covered bridges across the state are properly maintained. It was the decision of the Highway Department to allocate \$750,000 of the funds appropriated by this year's Legislature to be used exclusively for the renovation and restoration of covered bridges in the state. The Division would provide ten percent of that money (\$75,000) over three years and the towns would provide ten percent of the money. Mr. Pinney said this was a real breakthrough for the preservation program and that it would perhaps set an example across the country. The Council unanimously approved the allocation of funds as suggested by the Division and suggested the Division make adjustments in amounts as needed.

Mr. Pinney explained the difficulty the Division had been having in administering a grant to the New Avenue Hotel in St. Johnsbury. The Division has requested adequate plans and specifications on different occasions and has not received them. Because of the feeling that the grantee does not have the ability to carry out the project using proper preservation procedures and asked that the Council approve the withdrawal of that grant. Dr. Haviland moved that the grant be withdrawn; Mr. Burley seconded; unanimously approved.

The meeting was adjourned at 12:05 p.m.

June 15, 1978

DATE: June 15, 1978

PLACE: Fourth Floor Conference Room
Pavilion Building
Montpelier, Vermont 05602

MEMBERS PRESENT: Robert Burley, Chairman
William B. Pinney
William A. Haviland
Chester Liebs

STAFF PRESENT: Eric Gilbertson
Giovanna Neudorfer
Charles Ashton

The meeting was called to order at 10:15 a.m. by Chairman Burley.

- I. The minutes of the last meeting were unanimously approved as distributed.

A discussion was held on the procedure that the Council would follow in regard to considering State and National Register nominations. Mr. Burley moved that State and National Register nominations proposed by the Division would be considered as moved and seconded in order that the Council discussion could proceed immediately. This was seconded by William Haviland and passed unanimously.

II. Old Business:

- A. The Council discussed the proposal by Stewart McHenry to fund a portion of a publication resulting from his work on Vermont barns. The Council examined the material he had sent and made the following recommendations.

The Council indicated that this could be interpreted as a general policy for funding publications. It was decided that any applicant for publication funding must provide a package outlining evidence to the Council that the project would directly and significantly benefit historic preservation in Vermont. This package might include a manuscript, evidence of previous research, bibliographies, curriculum vitae, samples of other writing, recommendations and comments from other professionals in the field, and any other information that would enable the Council to make a decision that the project would be carried to completion in a professional manner.

In regard to Mr. McHenry's proposal, the Council felt that there was not enough evidence for the Council to support the publication that he proposed.

III. New Business:

- A. Hanger Building, Springfield Airport - Mr. Pinney presented a summary of the situation of the Springfield Airport hanger building, a State Register property, in regard to the plans for extensive work at that airport. He indicated that this plan necessitated the removal of the row of buildings in which the hanger building lies. This hanger building is one of the early buildings of this type in Vermont and the Nation and is significant for that reason. It was mentioned that buildings of this type were designed in such a way as to be semi-portable and that moving it to another location on the airport in its entirety would not detract from its significance. The Council suggested that any work on the structure itself should be discussed and reviewed with the Division in order that it be compatible with the historic character of the structure.
- B. National Register Nominations
1. Larabees Point - The Council discussed and examined photographs and maps of the nomination for Larabees Point and passed it unanimously.
 2. Hardwick Street Historic District - The Hardwick Street Historic District nomination had been approved by the Council at a prior meeting.
 3. Stowe Historic District - Photographs and maps of the Stowe Historic District were examined and discussed by the Council and passed unanimously.
 4. Castleton Historic District - Maps and photographs were examined by the Council. Mr. Liebs suggested that the Castleton Diner be included as a contributing structure in the district and not as an intrusion. With that change, it passed unanimously.
 5. Charlotte Historic District - Photographs and maps of the Charlotte Historic District were examined by the Council. The nomination passed unanimously with Mr. Pinney abstaining.
 6. Stone Root Cellars and Associated Features - Mr. Pinney and Giovanna Neudorfer, State Archeologist, made a presentation of the stone chambers as historic archeological and architectural sites that ^{are} significant in the historic development of Vermont.

Evidence gathered by the Division on the structures and their associated features indicates that they were constructed by early settlers between approximately c. 1790 and c. 1830. Mr. Haviland indicated that it was a common and accepted procedure that is nationally accepted policy that the location of archeological sites not be publicized. The conclusion of the Council in this case is that notification to towns and planning bodies is not necessary and indeed might be damaging to the sites. The nomination was unanimously approved.

7. East Creek Archeological Site - Giovanna Neudorfer presented maps and documentation of many archeological sites contained in the East Creek watershed. William Haviland commented that his research has indicated that this is a unique association of sites over the whole spectrum of pre-history and that the special geographical situation lent itself to the study of occupational patterns of prehistoric Vermonters and that it presented unusual opportunities for gathering knowledge about prehistoric lifestyles. The nomination was unanimously approved to go into effect when the nomination is complete and the consideration of comments by the owners has taken place.

8. The Council discussed the proposed the National Register district nomination surrounding the Wells-Richardson complex in Burlington. The nomination was unanimously approved.

The meeting was adjourned at 12:45 p.m.



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

September 15, 1978

DATE: September 7, 1978

PLACE: Fourth Floor Conference Room
Pavilion Building
Montpelier, Vermont 05602

MEMBERS PRESENT: Robert Burley, Chairman
Chester Liebs
Martin Tierney
Margaret Garland
Nancy Knox

STAFF PRESENT: Eric Gilbertson
Jane Lendway
Charles Ashton

The meeting was called to order by Chairman Burley at 10:25 a.m.

- I. The minutes of the last meeting were unanimously approved as distributed.
- II. Old Business:

Eric Gilbertson indicated his intention to report on the status of the Central Vermont Railroad Buildings in St. Albans, and Margaret Garland left the room for the duration of the discussion. The District Environmental Commission has granted a permit to the developer of the proposed shopping center on the condition that the front portion of the larger building be saved. This was precipitated by an order from the City Building Inspector to the Railroad to either secure or remove the building. Removal of the rear portion may not damage the section being saved. The Commission instructed the Division and the developer to conduct a re-use study on the buildings, which is now in progress. A report is expected shortly. The District Commission also noted that Mr. Burley and Mr. Pinney presented the only expert testimony on the buildings during the hearings and that it was a factor in their decision.

Mr. Burley asked exactly what was being demolished. Mr. Gilbertson replied that it is the large building, approximately twenty feet behind the rear wall of the front building. Mr. Burley suggested that there should be a stipulation that the developer not be allowed to erect any new buildings between the front facades of the buildings and Lake Street.

Mr. Gilbertson also reported on the Walker Lodge situation in Burlington. The developer had planned to remove the Lakeview Buick building and the Walker Lodge; following negotiations arising out of the Act 250 process, both buildings will be rehabilitated, and a promotional pamphlet has been published.

Margaret Garland rejoined the meeting.

III. New Business:

A. National Register

1. New Haven Junction Railroad Station - Charles Ashton distributed photographs of the station which were examined by the Council. The building is owned by the Division, which will perform exterior repairs. The interior will be refurbished by the Town for use as town offices and space for the historical society. The motion to nominate the station to National Register passed unanimously.

Mr. Ashton also reported that since the Council's last meeting, the Waterbury Village Historic District, the Kent Neighborhood Historic District and the Rutland Jewish Center have all been listed in the Register. Mrs. Garland asked that this type of report be made at each meeting.

B. Grants Administration

1. New HCRS Policy

Eric Gilbertson presented the new Goals and Objectives for State Historic Preservation Offices for Fiscal Year 1979, promulgated recently by the Heritage Conservation and Recreation Service. The document substantially changes the procedures used by states to qualify for federal funds and were presented to the states in early August for implementation starting October, 1978. The goals of the national program have also been changed from those of FY1978. The general aim of the goals is to increase the rate of expenditure by the states, which is desirable, but the effect of the new procedures is to seriously impede the ability of the states to meet that goal by creating much more paperwork than has been used in the past.

The states are to submit a work plan on October 1 based on the FY1978 apportionment, minus any amounts subtracted for sub-standard performance in FY1975, FY1976 and FY1977. The national appropriation for FY1978 was \$45 million. At the same time, a second work plan is submitted for any supplementary funds which may become available after February 1, 1979. The amount of funds available at that time is unknown, but states may not apply for more than their first allocation. Money for the second allocation will come from the difference between last year's national apportionment and this year's, plus any unspent money which has reverted to OAHP.

The criteria for allocating the second round of money will be based on OAHP's subjective decisions on each state's program, including the goals expressed on October 1 and how well they have been met. Since the House has passed an allocation of \$60 million, and the Senate \$100 million, the amount of money available after February 1 will be significant, and the process of awarding it is largely subjective. Mr. Gilbertson expressed his and Mr. Pinney's dismay at this system, especially since there are strong feelings that the people in Washington who will be doing the evaluations are, in many cases, less experienced in preservation than state staffs.

The FY1979 goals for grant projects are each to be addressed by at least one project. They include: projects matched at greater than 50 percent; projects which will catalyze significant private investment; urban or neighborhood projects; energy efficiency; projects benefitting minorities, low income and handicapped persons; archeological resources; national historic landmark preservation; endangered buildings; revolving funds; and contributing to conservation of open space and recreational areas. All goals are equally weighted.

Mr. Burley said that they are all admirable goals in themselves, but it is not good that they become all important.

Mr. Gilbertson said he agreed and felt it would be more sensible to group all goals of other federal agencies under one heading.

Margaret Garland asked what the Division's strategy will be in response to those new requirements - to complain and not comply and lose the federal money?

Mr. Gilbertson indicated that since the new procedures have not yet been published in the Code of Federal Regulations, they are not yet binding, but the Division is proceeding under the assumption that this will happen. The Division is planning to comply and qualify for as much money as possible.

Mr. Liebs said he saw this as a case of management itself becoming the objective, with a concomitant reduction in the amount of emphasis placed on preservation of buildings.

Mr. Gilbertson said the Division will present a work program on September 20, at the next meeting of the Council. Material on grant applications will be sent to members prior to that date.

Subsequent Council meetings will be held on October 18 and November 8.

The Council recessed for lunch at 12:15 p.m.

After reconvening at 1:30, the Council passed the following resolutions:

RESOLUTION

WHEREAS the Council has reviewed the Goals and Objectives for State Historic Preservation Offices for Fiscal Year 1979, the Council has therefore

RESOLVED to comment on these Goals and Objectives as follows:

1. The Council believes that many of the stated goals are desirable, but that they tend to focus on narrow areas of special concern while omitting the broader objectives that should form the basis for a balanced national effort.
2. That the time frame for implementing this new set of Goals and Objectives on October 1, 1978, is not realistic.
3. That the statement does not reflect adequate input from the state level.
4. That the statement mixes goals, policies and rules in such a manner that innovation for achieving the goals at the state level will be discouraged.
5. That the systems for measuring performance will be so cumbersome that administrative functions will become more important than the basic objectives of historic preservation.

September 7, 1978

The Vermont Advisory Council on Historic Preservation believes that it is necessary in order to produce an ongoing preservation ethic in the United States of America to involve resources, projects and people in the grants-in-aid program that represent the broadest possible economic strata. Because of the current labyrinth of regulations for implementing the current goals, a project of \$500 takes as much time to administer as a project of \$1 million. Due to limited state staff resources, this has a tendency to encourage the larger projects at the expense of those smaller projects which often need access to historic preservation funds, e.g. in poor neighborhoods and rural areas. As a consequence, we propose that a two-level system be built into the grants program. Federal regulations should enable these states to allocate up to a certain funding limit funds for smaller projects of under \$10,000. These projects should be solicited by the state, applied for as a group to the Federal Government and supervision for these projects should be the responsibility of the states with an annual report on their status made to the Heritage Conservation and Recreation Service.

The remaining funds would be allocated under the current expanded participation system between the states and the Heritage Conservation and Recreation Service.

The Council adjourned at 2:30 p.m.



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

November 2, 1978

DATE: October 18, 1978

PLACE: Fourth Floor Conference Room
Pavilion Building
Montpelier, Vermont

MEMBERS PRESENT: Robert Burley, Chairman
Martin Tierney
Chester Liebs
Margaret Garland
Nancy Knox
H. Ward Bedford
William Pinney

STAFF PRESENT: Eric Gilbertson
Jane Lendway
Charles Ashton

OTHERS PRESENT: George Spillak, Agency of Transportation
Ron Newton, Former Chairman, Historic
Sites Commission

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

- I. Margaret Garland moved that the minutes of the previous meeting be accepted. Martin Tierney seconded, and the motion was passed unanimously.
- II. Old Business:

The Division presented the Thwing Mill, an 1844 brick, post and beam mill building in Barre, for approval for nomination to the National Register. Mr. Pinney initiated a discussion of the National Register criteria and their application to this property in general, and to the distinctive characteristics and the action the owners are taking to preserve it. The interior and exterior are among the most intact 19th century mill buildings in Vermont. The nomination was moved for acceptance to the National Register by Margaret Garland, seconded by Nancy Knox and unanimously approved, with Chester Liebs abstaining from the vote due to his participation in the preparation of the nomination.

III. New Business:

The Council discussed the inclusion of the Weybridge Monument on the State Register of Historic Places. This 1856 monument was erected to commemorate a 1778 Indian raid. The Council held a discussion of the significance of the monument in general and the particular location of this monument. Mr. Pinney moved for the inclusion of the Weybridge Monument in the State Register. The motion was seconded by Chester Liebs and was unanimously approved.

FY1979 Grants:

Mr. Pinney made a lengthy presentation on the new national criteria for grant awards as they were incorporated into the Goals and Objectives for the national program. The Council, as they had in the last meeting, indicated that they felt these goals were not particularly appropriate to Vermont and did not always directly lead to the promotion of historic preservation. Mr. Liebs proposed that the Advisory Council adopt goals of their own as follows:

To give funding priority to Survey and Planning activities or Acquisition and Development projects that:

- A. provide local, long-term economic impact;
- B. promote the best long-term use of historic resources;
- C. best preserve the qualities and features of the historic resource that make it eligible for the National Register;
- D. are ensured of completion and sustained benefit through the capabilities of the sub-grantee.

Mr. Liebs moved for the approval of the above proposal which was seconded by Mr. Tierney. In the discussion, the Council felt that the Office of Archeology and Historic Preservation criteria should only be utilized as they apply to Vermont's situation and they felt that the criteria proposed by Mr. Liebs better fitted the promotion of preservation in Vermont. The proposal was unanimously adopted.

In a further explanation of the new government regulations, Mr. Pinney pointed out that the Appropriations Act of the United States Congress had excluded government buildings in government use from receiving grants, but the Division had not yet received an interpretation of this law as it would apply to such buildings as libraries, community centers, etc. In the discussion of this law, Council members pointed out that many buildings in Vermont that were crucial to historic districts were owned by state or local government; and in the past, this would have precluded some of the best projects undertaken in the state. They requested the Division to obtain more information on this particular law.

Mr. Pinney and Jane Lendway made a project-by-project presentation of the grant requests that had been made for FY1979 funding. The Division had prepared a proposed allocation of funds for each project for consideration by the Council, as per a list distributed to the members of the Advisory Council.

After the presentation of the list, the Council indicated that they felt this method of presentation was a good idea and a meeting should be held as soon as possible for consideration of the projects. The staff pointed out that although a figure of \$656,000 had been received by phone from the Office of Archeology and Historic Preservation for Vermont, no written notification had yet been received; and the Division and the Council could not specifically allocate funds until official word of the allocation had been received from Washington.

The Council decided to meet again on Monday, October 30, at 9:00 a.m. for further consideration of FY1979 grant awards.

The meeting adjourned at 3:15 p.m.



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

November 2, 1978

DATE: October 30, 1978

PLACE: Fourth Floor Conference Room
Pavilion Building
Montpelier, Vermont

MEMBERS PRESENT: Robert Burley, Chairman
William Pinney
H. Ward Bedford
Margaret Garland
Chester Liebs

STAFF PRESENT: Eric Gilbertson
Jane Lendway

OTHERS PRESENT: George Spillak, Agency of Transportation

The meeting was called to order by Chairman Burley at 9:15 a.m.

Mr. Pinney wished to make a technical correction of the minutes of the October 18 meeting to make the Council's goals parallel to the grammatical construction of the national goals. The Council agreed and it will be entered as such in the October 18 minutes.

Mr. Pinney reported on a visit made by two members of the Surveys and Investigations staff of the House Appropriations Committee of the United States Congress. They had come to Vermont because of the active preservation program in a rural state. They had a considerable number of questions as to the operation in the Vermont State Historic Preservation Office and the opinion of the State Historic Preservation Officer on numerous facets of the National Historic Preservation Program.

The Council then reviewed the proposals for the expenditure of Survey and Planning funds as per the list distributed to the Council members. The Council felt that the allocation of funds was wise and promoted preservation and were particularly enthusiastic about the proposal to fund historic preservation townscape projects and encouraged the use of as much funding as possible for this kind of activity. The staff and the Council indicated that they felt that having good, complete historic preservation plans on the shelf in villages and towns across Vermont would give local authorities something to work with as they consider projects in their towns. It would also give the historic preservation program a specific idea of how each project relates to historic preservation in an area as a whole. Townscapes that have been done in the past have been actively utilized in planning for the distribution

of a variety of funding. Montpelier was used as a good example of how a townscape plan could promote the use of Community Development money to continue historic preservation projects.

Mr. Pinney also presented a proposal for support of the Historic Preservation Program at the University of Vermont in projects that would promote National Register nomination and publication of historic preservation materials. He also discussed the proposal of establishing a conservation laboratory at the University of Vermont that would serve as a center for expertise in the solving of technical problems of preservation. It would include an archeological conservation lab, building materials conservation lab and would be staffed by professionals and used to train students. Several Council members felt that this would be a good idea because facilities for testing paint and other building materials were lacking in the state and that in the long run, being able to provide information on proper preservation practices to Vermonters would get more preservation work done for the money expended.

A map was presented with the location of all the grant applications proposed for funding to the Council at the suggestion of the Chairman. The Council members indicated that they felt that the distribution of projects proposed for funding in FY1979 was geographically equitable.

The Council convened as a Committee of the Whole to discuss the FY1979 grant requests. They covered each project on the list that was distributed to them at the October 18 meeting, with Council members expressing their ideas about the project.

In the discussion, the Council expressed a concern that the number of projects that involved repairs and upkeep such as roofs, foundations and painting would normally be the responsibility of the property owner. They felt that these kinds of projects may accomplish very little in the promotion of preservation and were a burden for the staff to administer. It was suggested that the next Council meeting include a discussion of the philosophy of grant awards by the Division and the Council.

A discussion of the Vermont Law School's proposal for an innovative approach to handicapped access was supported by the Council as a project that would provide information and guidelines for other projects. The Council generally agreed that projects should have as much spin-off potential as possible. Mr. Burley left the meeting for the discussion of the McMahon building in Stowe, as his firm was involved in this project.

Mr. Bedford moved that the Council accept the report of the Committee of the Whole as expressed in the list of proposed FY1979 projects with the indicated funding amounts and that it be approved by the Council as the preliminary grant awards for planning purposes, the final allocation of which is subject to official notification of Vermont's apportionment for FY1979. The motion was seconded by Mr. Liebs and unanimously approved.

The Council decided that the next meeting would be held at the Stevens House in Vergennes on Tuesday, November 7 and would be centered on a discussion of grant awards philosophy.

The Division was also asked to invite Norm LeBoeuf to discuss his town-
scape proposal for Vergennes.

The Council also decided to hold its regular December meeting on Wednes-
day, December 13 at 10 a.m.

The meeting was adjourned at 12:45 p.m.



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

November 8, 1978

DATE: November 7, 1978

PLACE: Stevens House
Vergennes, Vermont

MEMBERS PRESENT: Robert Burley, Chairman
Margaret Garland
Martin Tierney
Chester Liebs
Nancy Knox
H. Ward Bedford
William B. Pinney

The meeting was called to order by Chairman Burley at 9:45 a.m.

- I. A motion was made by Margaret Garland and seconded by H. Ward Bedford that the minutes of the previous meeting of October 30 be approved on the condition that the list of tentatively approved grants be attached to the minutes and that the minutes be corrected to show that Council member Nancy Knox was in attendance.

II. Old Business:

Chairman Burley reported that other commitments by the Sub-Committee for Rules and By-Laws for the Advisory Council have prevented progress in that area. Mr. Burley suggested that the Sub-Committee meet between this date and the next regular Council meeting to prepare draft rules and by-laws for consideration by the Council. He also requested the assistance of member H. Ward Bedford. Mr. Bedford agreed, and the Committee now consists of Robert Burley, Chester Liebs and H. Ward Bedford.

III. New Business:

Mr. Pinney distributed copies of the Federal Register which lists the duties of state review boards and the professional qualifications required for their appointment as outlined by the Heritage Conservation and Recreation Service. It was decided to continue further discussion of Council member qualifications after we have received the comments of the Office of Archeology and Historic Preservation (OAHP) on the resumes of our members which were recently submitted to OAHP as a required annual action by the Division.

At the request of Mr. Pinney, a member of the office of Norman LeBoeuf joined the meeting and gave a slide presentation of preservation projects and historic buildings in Vergennes and an extensive discussion pursued on long-range preservation planning for the City of Vergennes.

Chairman Burley read a letter from Governor Snelling to Secretary of Administration Mallary, a copy of which had been mailed to Mr. Pinney. The Governor expressed concern over the preservation of the Justin Morrill Homestead as well as other functions of the Division. The Council expressed general concern over possible misunderstanding of the Division's programs and the need for better communication between the Division, the Advisory Council and the Governor's Office. It was suggested that Mr. Pinney draft a reply to the Governor's letter. The Council discussed the need for broader public knowledge of the State's historic preservation program and suggested the possibility of employing a person for public relations work under the preservation planning aspect of the program. By way of keeping the Governor's Office better informed, it was suggested that the Advisory Council, in cooperation with the Division, furnish the Governor an annual report of program activities.

A letter from Secretary of Administration Mallary in regard to compliance with 22 V.S.A. Chapter 14 Section 743 as it relates to possible demolition of 9 Baldwin Street was reviewed by the Council with the request that copies of the letter be sent to Margaret Garland and Robert Burley.

The following staff action requests were made:

1. Eric Gilbertson to send to H. Ward Bedford copies of review board by-laws from the two states which we have on file.
2. William Pinney to contact New England State Historic Preservation Officers for information on the activities of their review boards and potential interest in a regional meeting of New England state review boards.
3. Jane Lendway to report at the December 13 Council meeting the progress toward completion on each of our 1978 grants including any "after" photographs available.
4. Charles Ashton to report on National Register nominations which have been approved by the Council in the past six months, indicating which have been included in the National Register or not yet included in the National Register.

The above requests indicate the desire of the Advisory Council to be kept regularly informed on all Division actions which result from Council action or are of ongoing interest to the Council.

Mr. Pinney presented the proposal of Mr. M. Esty Denkinger of Grand Isle to adaptively use his round barn for Section 8 elderly housing. The window treatment as outlined in Mr. Denkinger's plans was approved by the Council from an architectural point of view. The Council expressed reservations about allocating any preservation funds to this project, since the work being conducted is primarily for housing purposes rather than direct preservation of the building.

The next Council meeting was set for December 13, 1978.

The meeting adjourned at 3:00 p.m.



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

December 18, 1978

DATE: December 13, 1978

PLACE: Fourth Floor Conference Room
Pavilion Building
Montpelier, Vermont

MEMBERS PRESENT: Robert Burley, Chairman
William B. Pinney
Chester Liebs
Martin Tierney
Margaret Garland
H. Ward Bedford
Nancy Knox

STAFF PRESENT: Eric Gilbertson
Jane Lendway
Charles Ashton

The meeting was called to order at 10:05 a.m. by Chairman Burley.

- I. Margaret Garland moved that the minutes of the last meeting be accepted as distributed. Mr. Liebs seconded, and the motion was passed unanimously.

The Chairman announced that there would be two additions to the agenda; a grants report would be given under Item II and Mr. Pinney would present information on the Equinox House meeting.

- II. Margaret Garland indicated that she appreciated the information sheets that were distributed by the Division on the proposals for the National Register. Copies of these sheets are attached to the record copy of the minutes.

Mr. Pinney presented information on Naulakha. There was a brief discussion; photographs were examined and the nomination was approved unanimously.

Sixty-Five Grove Street in Rutland was presented for discussion together with a photograph. It is out of the district in Rutland, and it is surrounded by buildings of lesser architectural quality that are not eligible for the National Register. Mr. Liebs suggested that district

criteria should be examined in cases like this and that there are many similar buildings in Vermont that would be eligible for the National Register. A discussion on the merits of the building followed with much discussion of the precedent that nominating buildings of this relatively common type would set. A vote was taken, and six members voted for the nomination and Mr. Liebs abstained. Mr. Liebs stated that he abstained because the criteria were not clearly enough defined and he was concerned on how this nomination fits into the long-range plan.

Mr. Ashton presented a report on the status of National Register nominations passed by the Council since June 15. A copy of this was distributed to the Council members and is being attached to the record copy of the minutes. The Council indicated that this was very useful information.

Jane Lendway presented a summary of grant expenditures since the program had begun. A copy of this summary was distributed to Council members and is attached to the record copy of the minutes. She also presented a photographic display of projects in Randolph, the Middlebury Inn, the Lindholm properties in Rutland, and the Canal Street School in Brattleboro. The Council members expressed their appreciation for the presentation and indicated they felt that they were better informed about the projects. Mr. Liebs indicated he could see how a relatively small amount of money could insure that historic preservation standards are met in a project.

Martin Tierney, who had spent a considerable amount of time reviewing the Rutland County Historic Sites and Structures Survey, presented two minor questions to the Council for consideration (numbers 1103-38 and 1117-40). After some discussion, the Council agreed that both properties should be included in the State Register. Mr. Liebs moved that the entire county survey be entered on the State Register. Margaret Garland seconded the motion and the motion passed unanimously.

The Chairman appointed Chester Liebs to review Chittenden County, H. Ward Bedford to review Addison County and Nancy Knox to review Washington County.

Mr. Pinney presented a proposal that had been made by Esty Denkinger concerning his round barn in Grand Isle. Mr. Denkinger had requested \$3,000 in planning funds to plan for preservation of certain aspects of the barn while he was converting the rest of it into Section 8 housing. Putting housing in the barn would necessitate installing windows. Mr. Liebs indicated that he felt that this use of a barn may be questionable because it destroys too much of the interior and exterior fabric of the structure to be an historic preservation project. Mr. Bedford indicated he felt that this was a wrong use for a barn and that barns were built primarily as shelter from the weather and had little historic value. Several Council members indicated that a study on a good use for barns was needed, and Mr. Burley added that many barns were being used for storage of automobiles, boats, and the like.

Mr. Bedford moved that the request for funds be disapproved. Martin Tierney seconded the motion. A brief discussion followed on the structural stability of the building, and Mr. Pinney indicated that the barn was structurally stable. Five members of the Council voted for the motion, with Mr. Pinney abstaining. Margaret Garland was absent during this portion of the Council meeting.

- III. The Chairman indicated that the Advisory Council Committee on By-Laws met on December 1 and revised Mr. Bedford's draft. Margaret Garland wondered what sort of public involvement should be included with listing on the State Register. Mr. Bedford asked what was the legal effect of placing a property on the State Register. Mr. Pinney indicated that registration affords a degree of protection against adverse effect from State-funded projects and could appear as part of an Act 250 application. Margaret Garland indicated that she felt that some sort of a notification procedure, perhaps in the form of a notice to the selectmen including a list of the property to be listed in the State Register or some such method should be looked into. It was felt by all members of the Council that it was impractical to include an individual notification such as in the case of National Register nominations.

A discussion followed on rules and regulations for the Division's activities and for the Council's procedures. Mr. Pinney indicated that the Division had drafted regulations over a year ago, forwarded them to the Agency Secretary, but had not heard anything. Mr. Liebs indicated that in spite of the fact that there were no regulations, there were simple requirements in the law, such as the submission of the capital budgets to the Advisory Council for review, that state agencies should comply with. Mr. Bedford indicated that there are certain conflicts in State law that may not allow other agencies to do things that were indicated in the Historic Preservation Act and these conflicts should be resolved by the Legislature or the Administration.

Copies of the by-laws had been distributed to the Council members. The Council decided that changes should be made in the by-laws. A copy of the new by-laws are attached to the minutes. It was decided that it would be appropriate to vote on the by-laws at the next meeting.

Mr. Pinney reported that he had spoken with other SHPOs in New England with the exception of the Rhode Island SHPO in regard to a Regional Advisory Council meeting. The SHPO from Massachusetts indicated that the two members in the western part of the state might be interested; Connecticut indicated that they had no funds to send their members; New Hampshire indicated they would be interested in a meeting, as did Maine. Chairman Burley indicated that he would draft notes to other Councils.

Chairman Burley read his draft of some questions that he felt were important for consideration in the development of long-range preservation goals and priorities by the Council. Copies were then distributed to the Council and are attached to the minutes.

Mr. Pinney indicated that he had received a letter from John Pell of Fort Ticonderoga requesting a luncheon meeting to discuss the future of the land at Mount Independence owned by Fort Ticonderoga. Mr. Pinney indicated he had been looking forward to this meeting for many years as that land is now leased by a special corporation, Mount Independence Associates, from Fort Ticonderoga in order that the State may use it. He indicated that ultimately the State should own that property.

Mr. Pinney reported that he had met with Francesco Galesi and officers of the Vermont Equinox Corporation to discuss a project for developing the Equinox House. He felt that as the project was presented to him, it was a good preservation project. He also indicated that the group may be requesting some planning money from the Division and that he would support any such request.

The Equinox House was one of the first properties nominated to the National Register in Vermont and is one of the most significant early inns in the State.

The Council decided to meet on Wednesday, January 17 and Wednesday, February 21 in the Conference Room of the Pavilion.

The meeting was adjourned at 3:15 p.m.

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Naulakha

ADDRESS OR LOCATION: Kipling Road, Dummerston

DATE(S) OF CONSTRUCTION: 1893 # BUILDINGS: 9

STYLE(S): Shingle

SIGNIFICANCE: Only house built by Rudyard Kipling and his home from 1893-96. Designed by Henry Rutgers Marshall. Relatively rare example of Shingle Style in Vermont, with influences from Indian bungalows.

HOW NOMINATION REQUESTED: _____

BY: _____ DATE OF REQUEST: _____

SITE PLAN AVAILABLE?: attached

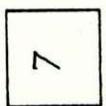
ACREAGE OR BOUNDARIES OF PROPERTY?: 11 acres - original tract purchased by Kipling.

CRITERIA MET: B(associated with significant person); C (characteristic of a period of construction).

IN STATE SURVEY?: yes HABS/HEAR?: no
HAER

OWNER'S NAME & ADDRESS: Mrs. F. Cabot Holbrook

19 Terrace St., Brattleboro, VT



Naulakha
Dummerston, VT
not to scale

NAULAKHA DRIVE

gates

KIPLING ROAD

Tennis court

Pool

Terrace

Terrace

"long walk"

DUMMERSTON - BRATTLEBORD TOWN LINE



4761
4759
4758
4756
4755
4753
4751
4749

(KEENE)
6569 IV

NAULAKHA,
WESTMORELAND
DUMMERSTON,
VERMONT

UTM
REFERENCES

- 55A) 18/698900 475242
- B) 18/699050 475205
- C) 18/698825 475205
- D) 18/698750 475240

R.I.F.F.I.E.L.D.

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Rutland Chamber of Commerce Building

ADDRESS OR LOCATION: 65 Grove Street, Rutland

DATE(S) OF CONSTRUCTION: poss. 1860's# BUILDINGS: 1

STYLE(S): early Italianate

SIGNIFICANCE: Architectural. Brick, 2½ stories, with marble sills and lintels. Slate roof. Most outstanding feature is cornice with single minor brackets and paired major brackets with drops. Located in neighborhood laid out after construction of railroad in 1849.

HOW NOMINATION REQUESTED: phone

BY: Richard Kelley (Chamber) DATE OF REQUEST: 10/78

SITE PLAN AVAILABLE?: copy attached

ACREAGE OR BOUNDARIES OF PROPERTY?: city lot

CRITERIA MET: C(embodies distinctive characteristics of a type or period of construction).

IN STATE SURVEY?: yes HABS/HEAR?: no

OWNER'S NAME & ADDRESS: Rutland Chamber of Commerce

65 Grove Street, Rutland, VT

