



STATE OF VERMONT

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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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, January 17, 1979, at 10:00 a.m. in the Fourth Floor Conference Room of the Pavilion Building, Montpelier, Vermont

Agenda:

- I. Approval of Minutes
- II. Old Business
  - A. By-Laws
  - B. Goals and Criteria
- III. New Business
  - A. National Trust Visit
  - B. Pending Legislation
  - C. Mt. Independence



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

DATE: January 17, 1979

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: Charles Ashton  
Eric Gilbertson

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

- I. Nancy Knox moved that the minutes be approved as distributed. Passed unanimously.
- II. The Chairman asked for comments on the proposed by-laws which were distributed and discussed at the last meeting. Nancy Knox moved that the by-laws be adopted as represented in the minutes of the December 12, 1978 meeting; seconded by Mr. Liebs. Mr. Bedford pointed out that these regulations were for the operation of the Council, not the Division. Passed unanimously.

The Chairman pointed out that the by-laws call for a vice chairman and posed the question as to whether it should be considered at the next meeting.

Mr. Pinney pointed out that the composition of the Council may well be affected by pending legislation. Mr. Burley thought it might be good to wait for Mrs. Garland. Nancy Knox inquired about the various terms of persons on the Council. Mr. Bedford stated he had been appointed to fulfill an unexpired term which ends in February, 1979. Mr. Burley was reappointed on February 28, 1978 and Mr. Tierney and Mr. Liebs' terms expire on February 28, 1980. Nancy Knox's term expires in 1981.

The Chairman indicated that he wanted to postpone the discussion of the goals and criteria and move quickly to a discussion of the pending legislation.

III. Mr. Pinney reported that the Division had received Vermont's apportionment letter from the Office of Archeology and Historic Preservation in the amount of \$656,000. Grant letters will be prepared according to the Advisory Council action of October 30, 1978 and will be mailed this week.

Mr. Pinney reported that he had visited Bradford, Newbury, Windsor and Springfield with Kathryn Welch of the National Trust for Historic Preservation. He also indicated that his trip with Kathryn Welch had been made at the request of the State Council of the Society for the Preservation of New England Antiquities.

Mr. Pinney reported that he had a very pleasant meeting with John Pell concerning Mount Independence which is half owned by the State of Vermont and half owned by the Fort Ticonderoga Association. The result of the meeting was that all present, including Bob Maguire, Colonel John Williams and John Pell felt that the site should be treated as one historic unit. Also present was Ralph Nading Hill and Jane Lape. An advisory group consisting of those present was formed and are scheduled to meet again in April. The general feeling was that the close cooperation for management of the site between two states was a good idea.

Mr. Pinney distributed copies of H.84 and H.116 and S.48 to the members of the Advisory Council. The Council also received copies of the federal regulations pertaining to the makeup of the review board; copies attached. Nancy Knox indicated that H.116 would eliminate lay people on the Council, and she felt that they played a very important role in the operation of the Council and its relationship to the general public in Vermont. Mrs. Garland indicated she felt that there could be a member of the Legislature with a positive knowledge in historic preservation appointed to fill this role. Mr. Bedford indicated that in H.116 that the number of people included in the Council is wrong and that they would have to comply with federal regulations. He suggested perhaps the Senate and House members should be over and above the number of individuals already on the Council and perhaps should not be voting members. Mr. Pinney indicated that perhaps the best way to word a bill of this type would be to key to the appropriate Code of Federal Regulations so it would be flexible enough to conform to changes in federal regulations.

Nancy Knox suggests that perhaps phrasing such as "a sufficient number of individuals who qualify under current federal regulations or any subsequent federal regulations" may be appropriate.

The Council then moved to a discussion of H.84. Mr. Bedford indicated he felt that this legislation was aimed directly at the Director. Mrs. Garland indicated that perhaps the legislation was a result of the growing importance of the program, since it now has a yearly budget of \$800,000. This kind of importance, she felt, may warrant a director appointed by the Governor. Mr. Pinney pointed out that in state government, there are 83 division directors and all but five are in the classified service. The appointed division directors are as follows: Purchasing, Justice Commission, Buildings, Public Records, and Manpower Services.

Mr. Pinney pointed out that many of the difficulties that arise with the position occur because federal regulations and laws relating to historic preservation are being enforced by State Historic Preservation Officers under the procedures established to implement Section 106 of the National Historic Preservation Act. He explained that recently he had been called to testify at a Senate meeting concerning the Arch Bridge in Bellows Falls. At that meeting, he pointed out that he was subjected to considerable pressure from Senators and Representatives to change his opinion on the effect of this project on the Arch Bridge. He cited this as a classic example of a case in which he was enforcing federal regulations while a state employee. The net result of the Senate meeting was a letter to the Advisory Council on Historic Preservation requesting that Vermont be withdrawn from any further actions in the Arch Bridge case (copy attached).

Council recessed for lunch.

After reassembling, the Council continued discussion of the legislation and the approach the Council should take to the legislation. The Council established a committee consisting of Robert Burley, Nancy Knox and H. Ward Bedford to contact legislators to testify at any hearings that may be held on the pending legislation.

Mr. Bedford asked how suggestions from the Council to the Director were transmitted. Mr. Pinney replied that it has been on an informal basis but has gone on continually through the regular working relationship between the Division and the Council. Mr. Bedford suggested perhaps the recommendation should be made more formal and visible. Several Council members agreed with the Chairman that both the Division and the Council should make every effort to increase activity in the public relations area and that perhaps a part-time employee should be assigned to further this aspect of the operation.

At the Council's request, Agency Secretary Behney joined the meeting to express his ideas on the pending legislation. Mr. Burley indicated that he had asked Mr. Behney to comment on the bills in order to discuss and possibly strengthen the Council's role in legislation involving the Division through testimony at committees. He saw the possibility for this improving the Council and improving the program. Mr. Behney indicated that he was supportive of the idea of classified professional employees in State government and that he felt that the legislation was, in part, a reaction to frustration with the system and a review process that was misunderstood. He indicated the Legislature did not really understand the process that is mandated by federal law. The Council expressed their appreciation to Mr. Behney for taking the time to appear and for his interest in Council activities and that his aid and assistance would help the program.

In a continued discussion of H.116, the Council expressed the idea that perhaps the director should not be a voting member of the Council. The Council then took up a discussion of S.48. Mr. Burley indicated that he felt the Council's position on the legislation, including S.48, seemed to be consistent with that of the Agency Secretary and that S.48 went too far in establishing the process by which the Council should operate and that they should have a chance to draft their own rules and regulations.

The Council established the following dates for future Council meetings:  
March 14, April 18, May 9 and June 13.

The meeting of the Council adjourned at 2:30 p.m.



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

MEETING NOTES

Meeting with Senate Government Operations Committee - January 31, 1979  
(R. Burley, N. Knox and W. Bedford)

S.48 1. Appointment of Director by the Governor

Stated Council view that this should remain a classified position.

Discussed alternative of a classified Director and an appointed State Historic Preservation Officer (SHPO). This was a constructive discussion, but the Committee did not reach any specific conclusion.

2. State Survey: Provisions for Owner's Consent

The Committee understood that this would make a State Survey almost impossible and appeared opposed to such a change.

3. Council Review of Capital Improvement Plans

The Committee agreed that this was an intelligent provision for avoiding conflicts with historic preservation interests. It should probably stay or be reinforced.

Meeting with House Committee (Same Day)

H.84 1. Appointment of Director by the Governor

Stated Council's position.

The Committee expressed a concern that the relationship between the Council, the Division, and the SHPO was a one-way street. The Committee suggested that there could be a requirement for the Director to bring difficult problems back to the Council for review.

The alternative of the Governor appointing an SHPO, who may not be the Director, raises a number of problems which were pointed out to the Committee. The Council's stated view was that this alternative was not ideal.

H.116 Membership on the Council.

1. The Council was not opposed to adding two members of the Legislature to the Council, provided that the correct balance of technically qualified members were maintained -- in accordance with the Federal requirements.

The Committee did not feel strongly about adding members.

2. It was suggested by the Council that the Director may not be a voting member of the Council.

Transition Appointments.

3. The Committee agreed that present members of the Council should fulfill their normal terms.

Robert Burley, Chairman  
Advisory Council on Historic Preservation

B;bmc  
2/21/79



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Vermont Travel Division 828-3236  
Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, February 21, 1979, at 10:00 a.m. in the Fourth Floor Conference Room of the Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Old Business
  - A. Grant Program
    1. Brief report on meetings with sub-grantees
    2. Carry-over funds for St. Johnsbury House
    3. Jonergin, Inc. - St. Albans
  - B. Act 250 Report
    1. St. Albans Railroad Buildings
    2. Walker Lodge
  - C. Legislation (Chairman and Division Report)
    1. H.84
    2. H.116
    3. S.48
- III. New Business



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

DATE: February 21, 1979

PLACE: Fourth Floor Conference Room  
Pavilion Building  
Montpelier, Vermont

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

STAFF PRESENT: Eric Gilbertson

OTHERS PRESENT: George Spillak  
Agency of Transportation  
  
Dirk Van Susteren  
Vermont Press Bureau

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

- I. Margaret Garland moved acceptance of the minutes of the last meeting as distributed. Approved unanimously.
- II. Eric Gilbertson reported on the status of the FY1979 grants. Thus far, 22 projects in 15 towns have been visited by the staff. At these visits, the property and project are examined, the property owners are informed as to what is needed for plans and specifications and the procedure for administering the grant is discussed.

The Council indicated it would like a list of the grants awarded for reference purposes.

Nancy Knox moved that \$6,250 be granted to the St. Johnsbury House for the completion of their projects. Seconded by Mr. Tierney and passed unanimously. The Chairman suggested that a meeting in St. Johnsbury would be appropriate early in the year when work had begun on the downtown project.

The Council then considered the application of Jonergin, Inc. for a grant to install a sprinkler system in their building in St. Albans. The Council decided that since Jonergin had chosen not to take an earlier grant offered to restore the roof of the building and because the sprinkler system was not building renovation that they would recommend that the funds not be granted.

Margaret Garland nominated Chester Liebs as Vice Chairman of the Council. Nancy Knox second and passed unanimously.

The Chairman reported on the Council's meeting with members of the Legislature. The meeting notes were distributed to members of the Council and are attached to the record copy of these minutes.

Mr. Pinney discussed the status of H.116 in regard to the environmental review workload of the Division. Between 400 and 500 cases are reviewed a year and it would be impossible for the Council to get involved in each one.

A discussion followed on the procedure the Council should follow in dealing with environmental reviews. Nancy Knox suggested that "hearing" is a word that connotes a formal process that could be confused with the Federal process. Margaret Garland suggested that an informal meeting of interested parties would be better. Mr. Pinney stated that all are "heard" in the Federal process.

The Council also discussed the responsibility of the Council to review other agency capital budgets. H. Ward Bedford thought that this review process would give a classified employee (William Pinney) veto power over other agency actions. He said that this would be a potential conflict and political red flag. Chester Liebs thought that if it was done early enough in the process, it would avoid conflicts. Eric Gilbertson pointed out that it is only the capital budget that would be reviewed. Margaret Garland thought this would present a manpower problem. Nancy Knox moved that this should be tabled until the Legislative session adjourns. Margaret Garland seconded and passed unanimously.

The Council returned to a discussion of legislation. Nancy Knox thought the Council should comment on any draft. Eric Gilbertson indicated that it is likely to be voted out of committee very soon.

The Council began a discussion of Act 250 matters. Margaret Garland left during this portion of the meeting.

Mr. Pinney reported on the formal hearing in St. Albans in which Myron Hunt presented some graphics of their plan "B" (to demolish the large building but leave the tower; copy attached to record copy of these minutes). He indicated that the Commission looked favorably on Hunt's "efforts to compromise." The issue is whether the project is "feasible." Mr. Hunt simply says that from his point of view, it is not feasible to save the larger building.

Chester Liebs indicated that he felt it could be a Section 106 case under the ICC and that he would advocate an appeal and that not acting could seriously compromise the Council's position.

Nancy Knox thought the Council was in a position where legislation could be introduced that would curtail the Council's authority and wondered who would file the appeal.

The Council recessed for lunch.

After lunch, the Council resumed discussion of the St. Albans matter with Margaret Garland absent.

Robert Burley indicated he felt that an appeal would ideally come from people in St. Albans. Mr. Bedford indicated that some issues are best not pressed legally but what one is really looking for is a forum to publicize and force the issue. Mr. Liebs indicated his concern for the precedent this might set and that the Council does not have an option - it must appeal.

Mr. Bedford indicated it was not a black and white issue, but a gray one. If the people support Hunt, there is no basis for appeal. Mr. Liebs felt that Hunt's project had been mistakenly equated with economic development. Mr. Bedford thought we should then use the press or other means to cultivate support. Mr. Liebs indicated that the Council had evidence that the Commission has not followed its mandate. He also thought the Council should consider removing the property from the National Register. Nancy Knox moved that the discussion be tabled, as the Commission had not taken action. Unanimously approve.

- II. Margaret Garland returned for a discussion of the Clarendon House. The staff presented a slide show indicating the poor quality of the brick and a non-matching column installed on the building. The Council agreed that the work was poor and that the grant should not be paid unless the work is corrected.

The Council established March 19 and April 16 as future meeting dates.

The Council adjourned the meeting at 3:15 p.m.



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### NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Monday, March 19, 1979, at 10:00 a.m. in the Fourth Floor Conference Room of the Pavilion Building, Montpelier, Vermont.

#### Agenda:

- I. Approval of Minutes
- II. Old Business
  - A. Legislation
  - B. National Register - Mack Molding
- III. New Business
  - A. Procedure for Council Review of District Nominations
  - B. Rules and Regulations



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

DATE: March 19, 1979

PLACE: Fourth Floor Conference Room  
Pavilion Building  
Montpelier, Vermont

MEMBERS PRESENT: Robert Burley, Chairman  
William B. Pinney  
Nancy Knox  
Margaret Garland  
Martin Tierney

MEMBERS ABSENT: Chester Liebs  
H. Ward Bedford

OTHERS PRESENT: George Spillak  
Agency of Transportation  
Paul Bruhn

STAFF PRESENT: Eric Gilbertson  
Charles Ashton

The meeting was called to order at 1:40 p.m. by Chairman Burley.

- I. The minutes of the previous meeting were not discussed, as they had not been distributed.
- II. A copy of H.116 as passed by the House is attached to the record copy of the minutes. Mr. Burley asked Mr. Pinney to discuss the legislation.

Mr. Pinney stated that Section 1 amending paragraph 723(a) does not really affect the operation of the Division, but simply consolidates certain aspects of the Advisory Council's responsibilities. Section 2 of the amendment establishes the Advisory Council, but eliminates the Governor and the Director and calls for seven members, four of whom shall be professionals in the fields required by the National Historic Preservation Act. This could create a problem because the National Act requires five professionals on the Council and this would mean that one person would have to fill two roles or the Governor would have to appoint a professional as one of the three remaining members of the Council. This means that the legislation is not a guarantee that the Council will meet the Federal rules

but it does make it possible. Section 3 is simply a statement of what already occurs in the operation of the Division and the Council. Section 4 places the Council as part of the environmental review process both under Section 106 of the National Historic Preservation Act and under Act 250.

Margaret Garland indicated that she had a problem with having the Council review any participation in the Act 250 process, as it would slow the application procedures which she has been working so hard to accelerate. Mr. Pinney indicated that this action could cause a problem, as it requires the Council to review all projects and this simply is not possible. He also felt that the Council could operate under this legislation by setting up the proper procedures for carrying out the act. Nancy Knox indicated that it would be better to change the law rather than rely on procedures. Margaret Garland thought that the Council would support a change to provide procedures through which only cases that had an adverse effect would come to the Council.

Mr. Burley asked Mr. Pinney to explain the Agency structure, particularly in regard to the question of the Division for Historic Preservation being placed under the Department of Housing and Community Affairs. Mr. Pinney indicated that he really knows little about this proposal. He outlined the legislation that forms the Agency of Development and Community Affairs which established the Departments of Economic Development, Housing and Community Affairs and the Divisions of Administration, Historic Preservation and Travel and Information. Nancy Knox asked Mr. Pinney who was sponsoring this change, and Mr. Pinney indicated that Harry Behney had proposed this in a letter to the House Government Operations Committee.

Mr. Ashton presented maps and photographs of the Mack Molding Complex in Manchester for the Council, which had been considered some months ago, and asked them to re-review it in the light of information that had been discovered during research on the property. He indicated that the majority of the building complex had been built since 1911 and that certain portions of it were built in the 1950's and 1960's and that the Division would like Council comments on its eligibility for the National Register. Mr. Burley indicated that he felt that they had been very consistent in their architectural solutions. Mr. Pinney said that the Division is in the business of encouraging industry in old buildings and putting this complex on the National Register would encourage the continued use of this building through utilization of the Tax Act and that if the Tax Act were not available, Mack Molding would move out of the building in Manchester and into a new building. Margaret Garland moved that Mack Molding be nominated to the National Register as a complex and that this was being done to encourage the reuse of old buildings. Nancy Knox seconded and passed unanimously.

Mr. Ashton presented photographs of Panton District #1 School and indicated that the owners were willing to pay for having a nomination written. He wanted the Council's assurance that it would be eligible if the owners went to the expense of having the nomination done. He also presented photographs of two other similar buildings that had been nominated to the National Register. The Council had no objection to the opinion that they would be eligible for the National Register.

III. Mr. Pinney indicated that the process through which the Council approves nominations of districts to the National Register is made is somewhat illogical because the Federal regulations require that the district go to the Council after all the owners' comments had been received. Therefore, the work is all done and considerable publicity has been undertaken concerning districts prior to any Council action.

The Division would like to bring districts before the Council at two different times. The first time would be a preliminary review on the boundaries as established and the second time would be the final approval after all owners had been notified. The Council felt that this would be a good procedure, but indicated they would like to know about district nominations well in advance.

Mr. Burley felt that the order in which district nominations are made could have public and political implications and that a set of priorities should be adopted in order that district nominations could be undertaken in a logical sequence.

Mr. Pinney indicated that the Division has on file 54 requests for district nominations and the ones we are now working on are in St. Albans, Brattleboro and Fair Haven. Mr. Pinney explained that the Fair Haven District is being done as part of a project the Division has undertaken in cooperation with the Economic Development Council of Southwest Vermont to identify available historic, industrial and commercial structures that are available for development and that the nomination would be done as part of that contract. It would include the business district and the area around the green. The Council indicated their approval of this nomination.

Mr. Pinney indicated he had gotten a memorandum from Harry Behney indicating that the rules and regulations that had thus far been drafted by the Division were only a beginning of that process and that he had asked Carl Spangler, Margaret Garland and Michael Gadue to assist in the drafting.

Mr. Burley said that the by-laws recently adopted by the Council require an annual meeting and the election of officers in March. Nancy Knox nominated Robert Burley for Chairman for the next year and Chester Liebs for Vice Chairman. Margaret Garland seconded. There were no further nominations and was unanimously passed.

Nancy Knox said that it had been brought to her attention that H.323 authorized the State Buildings Division to demolish 136 State Street and 9 Baldwin Street and that this legislation has passed the House Institutions Committee and is now presently in the House Appropriations Committee. She pointed out that her office is located at 136 State Street and that there is nothing seriously wrong with the building and that it is in fact the birthplace of Senator Patrick Leahy.

Mr. Pinney said that the Capitol Complex Commission had expressed a strong concern over the demolition of 9 Baldwin Street because the demolition of that building was not included in the Capitol Complex plan. Mr. Burley felt he could speak to the issue since he was no longer employed by the State and confirmed the fact that 9 Baldwin Street was outside the Capitol Complex. He said that in order for the Capitol Complex to properly

function, certain buildings may have to be demolished as part of a careful plan but that haphazard demolition should not be undertaken just to create parking. Mr. Burley said that he will make an appointment with Richard Mallary and a member of the Capitol Complex Commission to discuss this issue and the budget in general and indicated he would write a letter to the Committee indicating the Council's desire to testify.

Nancy Knox said that she had been made aware of a problem in regard to the planned financing of the State House Preservation Commission's study of the State House. Mr. Pinney reported that he had several conversations with Art Williams in regard to a planning study to document all art work and the interior of the State House. He indicated that although he had seen nothing in writing, he had been told verbally the authority had been given to transfer funds from the Division when they became available to the Sergeant-at-Arms to match funds that Art Williams had received from the National Endowment for the Humanities. Mr. Pinney said that this was very unclear and it left Art Williams not knowing whether he had the money or not. Mr. Burley indicated that he had prepared photogrammetric records of the interior which should prove useful in this project. He also indicated that this seemed to be a move by the Legislature to dictate the expenditure of Federal funds that the Advisory Council had authority over. He indicated he would inquire into the matter and write an appropriate letter.

Margaret Garland left for the remainder of the meeting.

Chairman Burley read from a copy of Stephen Sease's memo of February 23 to the Division concerning Myron Hunt's application in St. Albans, and the Council indicated that many sections of the finding of the Commission did not meet the requirements of the original permit and contained erroneous facts. The Council was particularly concerned with the lack of documentation provided by the developer on the feasibility of the reuse of the machine shop, the cost per square foot figures that were provided regarding new construction and rehabilitation. The Council agreed the building should not be used for a supermarket but that it could have other uses.

The Chairman moved that an appeal should be made; Nancy Knox seconded, with Mr. Tierney concurring. Mr. Pinney abstained.

The Council decided that Chairman Burley and Nancy Knox would work on the appeal which must be done soon.

The Council adjourned at 4:30 p.m.

**SITE STATISTICS**

SITE AREA	256,000 sq	100%
BUILDING AREA	39,930 sq	15%
GREEN AREA	46,000 sq	18%
PAVEMENT (WALK AREA)	170,070 sq	67%
PARKING FOR 297 CARS		

(AREA FIGURES APPROXIMATE)

**GENERAL NOTES**

ALL TREES SHOWN ARE 2" @ 3' CALIPER UNLESS NOTED OTHERWISE. ALL GREEN AREAS ARE INDICATED AS LAWN.

THIS DRAWING IS INTENDED TO CONVEY A PRELIMINARY ARCHITECTURAL DESIGN CONCEPT AND IS PRESENTED FOR PLANNING AND REVIEW PURPOSES ONLY. CONSTRUCTION DOCUMENTS WILL BE PREPARED TO SHOW DETAILS AND DIMENSIONS BASED UPON THE APPROVED COPY OF THIS PRELIMINARY PLAN.

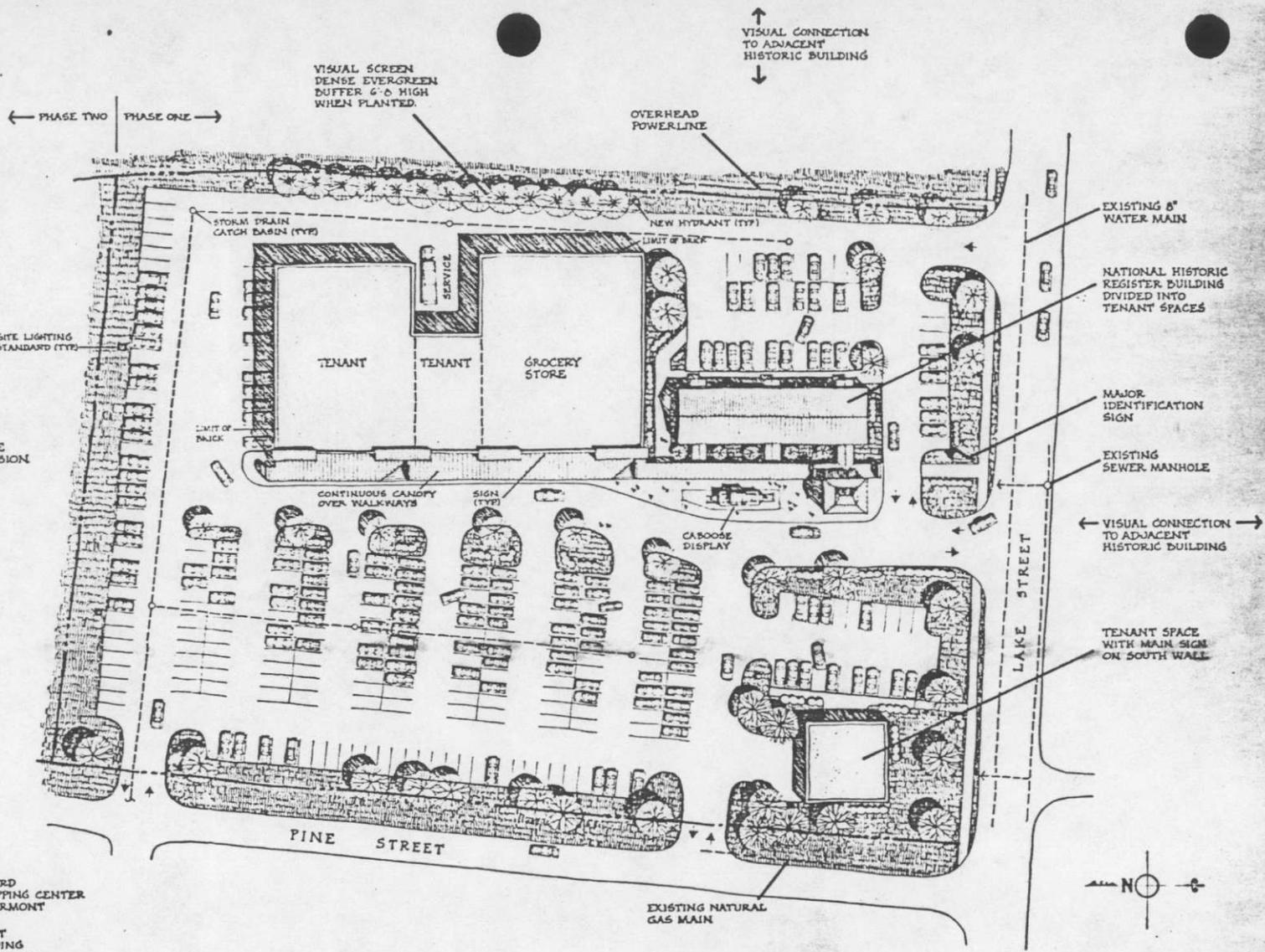
THE LOCATION AND NATURE OF SITE UTILITIES AND PLANTINGS MAY VARY SLIGHTLY BETWEEN THE PRELIMINARY AND FINAL DRAWINGS.

**PROJECT TITLE** ..... THE SWITCHYARD  
PROPOSED SHOPPING CENTER  
ST. ALBANS, VERMONT

**DEVELOPER** ..... MYRON M. HUNT  
STATLER BUILDING  
BUFFALO, NEW YORK

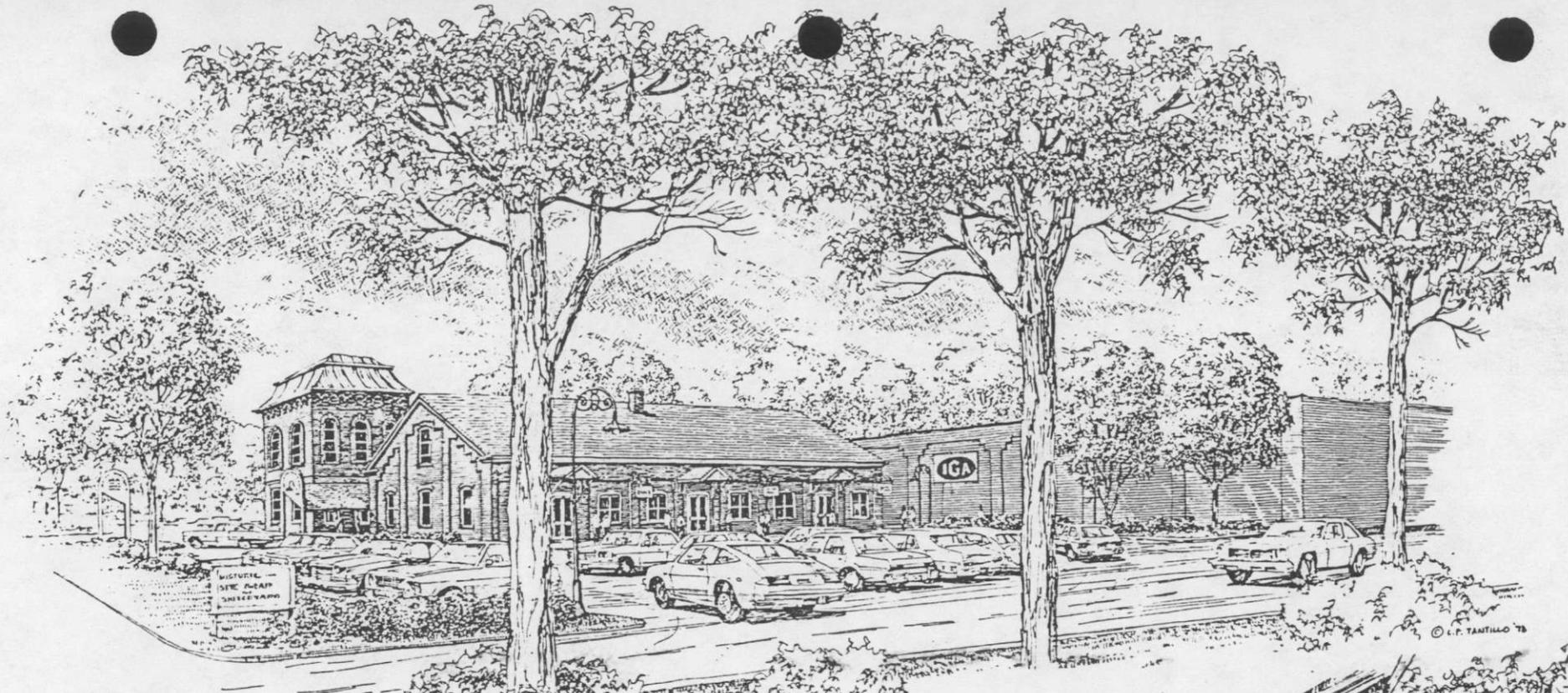
**ARCHITECT** ..... RICHARD R. BUTLER AIA  
SAW MILL HILL ROAD  
MECHANICVILLE, NEW YORK

**SITE DEVELOPMENT CONSULTANT** ..... DUCK AND PIERCE  
CIVIL ENGINEERS  
ST. ALBANS, VERMONT

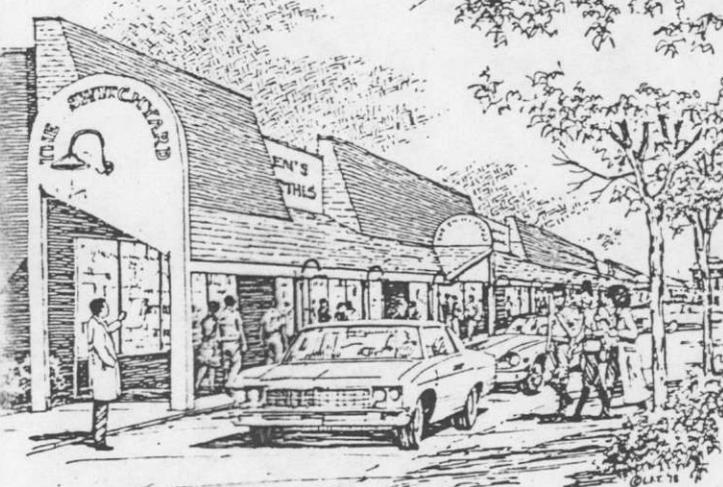


**SITE PLAN** 0 50' 100'

**THE SWITCHYARD**  
SHOPPING CENTER ST. ALBANS, VERMONT

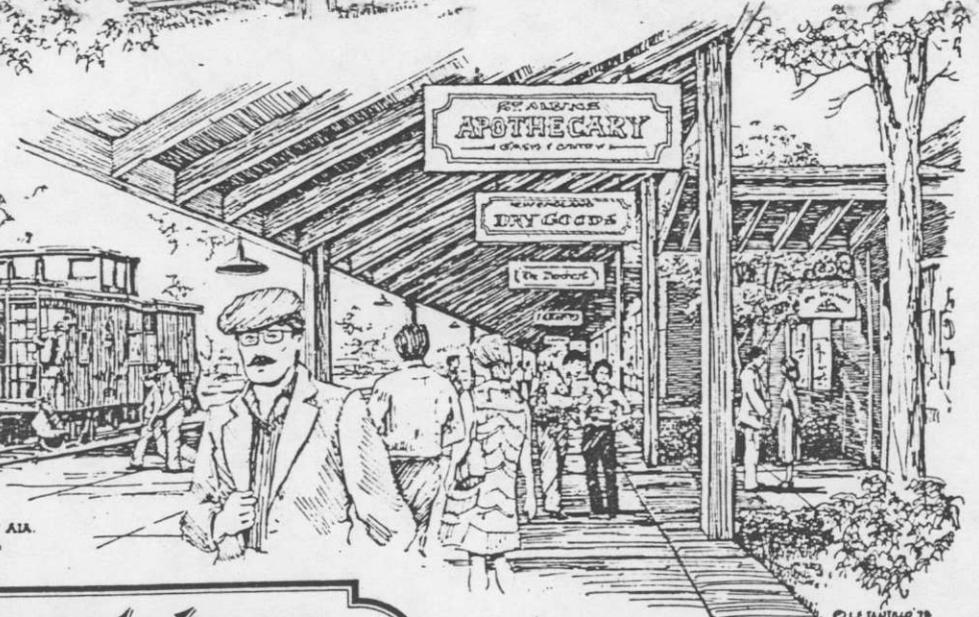


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MYRON M. HUNT, DEVELOPER  
 RICHARD R. BUTLER, ARCHITECT AIA.  
 DUCK & PIERCE, CIVIL ENGINEERS



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**THE SWITCHYARD**  
 SHOPPING CENTER ST. ALBANS, VERMONT



**STATE OF VERMONT**

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*AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS*

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold an EMERGENCY MEETING on Wednesday, April 4, 1979 beginning at 1:30 p.m. in Room 301 of Wheeler House, 442 Main Street, Burlington, Vermont to discuss the appeal of Land Use Permit #6F0192 for a shopping center in the Central Vermont Railroad Complex in St. Albans.



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

DATE: April 4, 1979

PLACE: Wheeler House, Room 301  
442 Main Street  
Burlington, Vermont

MEMBERS PRESENT: Chester Liebs, Vice Chairman  
William B. Pinney  
Nancy Knox  
Martin Tierney

MEMBERS ABSENT: H. Ward Bedford  
Margaret Garland  
Robert Burley, Chairman

STAFF PRESENT: Eric Gilbertson

OTHER PRESENT: Stephen B. Sease, Land Use Administrator  
Judy Polumbaum, Rutland Herald  
Bill Dame, Burlington Free Press  
Mike Calvin, WJOY, Burlington

The Vice Chairman, acting in the Chairman's absence, called the meeting to order at 1:35 p.m. and asked Eric Gilbertson what notification procedures were taken to make this a legal meeting under the Right to Know Law.

Mr. Gilbertson consulted with Louis Peck of the Attorney General's Office and with Jean Gauthier of the Governor's Office. In the case of an emergency meeting, reasonable efforts must be made to notify the meeting. Mr. Gilbertson then distributed notices of the meeting to United Press International, Associated Press and to the Vermont Press Bureau, WCAX-TV and the Burlington Free Press. He also called these offices as well as Brad Saveall of the St. Albans Messenger.

Nancy Knox inquired as to the nature of the meeting.

Mr. Liebs replied that it was to discuss further action, testimony and procedures by the Council in regard to the appeal of the permit and Commission Order regarding Myron Hunt's proposal to build a shopping center in the Central Vermont Railroad headquarters in St. Albans. The Vice Chairman asked Stephen Sease to explain the conditions under which a Council may go into executive session.

Mr. Sease replied that in the case of civil suits or similar actions in which public discussion would put the State at a disadvantage, the Council may go into executive session.

Nancy Knox moved that the Council go into executive session. Mr. Liebs seconded and was passed unanimously. The press left the meeting.

In the executive session, the Council discussed the various courses of action that were open and the potential ramifications and reasons for taking these actions. After the discussion, Martin Tierney moved that the following wording be proposed to the developer and the Environmental Board to replace that now existing and that Mr. Liebs be given authority to sign the agreement with the developer and to approve any non-substantive changes:

- (a) The area of historic significance in St. Albans includes not only the Central Vermont Railway Headquarters Complex, but also the Taylor Park area, the downtown business district, as well as residential neighborhoods in the City.
- (b) The Central Vermont Railroad Headquarters Historic District has lost many of its most important structures through lack of use, deterioration and demolition.
- (c) While it may be possible for the machine shop to be renovated and adapted for retail use in the future, pertinent local interests do appear to support the demolition of the machine shop which the applicant testified was unusable for his purposes.
- (d) The applicant will allow until 15 May 1979 for the recording of the building to Historic American Engineering Record standards, or to the satisfaction of the State of Vermont, Division for Historic Preservation.
- (e) The loss of the machine shop building will constitute an adverse effect on the Central Vermont Railroad Headquarters Historic District. However, when the considerable and extensive historic built environment now existing within the City of St. Albans is considered, the demolition will not cause an undue adverse effect on the historic significance of the City of St. Albans.

Nancy Knox seconded the motion, which was passed unanimously.

The Council also expressed an interest in the possible applicability of the Vermont Supreme Court's decision in regard to the Bishops House to this case.

Nancy Knox moved that the Council end executive session. William Pinney seconded and was passed unanimously. No press returned to the meeting.

Martin Tierney moved that the Council adjourn. Mr. Liebs seconded and the Council adjourned at 3:15 p.m.



STATE OF VERMONT

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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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Monday, April 16, 1979 at 10:00 a.m. in the Fourth Floor Conference Room of the Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Nominations to National Register
- II. New Preservation Legislation
- III. Final Actions Taken in St. Albans Appeal
- IV. New Business
- V. Old Business



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

DATE: April 16, 1979

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

MEMBERS PRESENT: Chester Liebs, Vice Chairman  
Nancy Knox  
Margaret Garland  
Martin Tierney  
William B. Pinney

MEMBERS ABSENT: H. Ward Bedford  
Robert Burley

STAFF PRESENT: Eric Gilbertson  
Charles Ashton

OTHERS PRESENT: Arthur Ristau  
Sandra Williams  
Paul Bruhn

The meeting was called to order by Vice Chairman Chester Liebs at 10:20 a.m.

- I. Consideration of the minutes of the previous meeting was postponed.
- II. Arthur Ristau and Sandra Williams made a slide and map presentation of the proposed historic district in Barre. The Council expressed its appreciation for the presentation and indicated it was the first time that a town or city had come to the Council with a presentation.

Mr. Liebs inquired as to why the residential neighborhoods and industrial areas adjoining the proposed National Register Historic District were not included. During the discussion it was indicated that it was preferable to do definable areas such as commercial areas, industrial areas and residential areas separately in order to expedite the National Register process.

Mr. Liebs also had questions on the work that was proposed for the fire station and the library. Nancy Knox made a motion that the Barre Downtown Historic District be included on the State and National Registers. Margaret Garland seconded the motion, with Mr. Liebs abstaining. The motion was passed with no negative votes.

The Council then discussed the proposed HUD housing project at the Porter Screen Shop in Winooski. Mr. Pinney said that he had been requested to examine the property by City officials and that the Division's A-95 comment indicated that, in the Division's opinion, the property would be eligible for inclusion in the National Register. Michael Richardson of the Community Development staff in Winooski wrote asking that the determination that the property was eligible be reconsidered.

Margaret Garland left the meeting at this time, as she felt there may be a conflict in Act 250.

After some discussion, the Council decided that there was not enough evidence to make a decision on the project and indicated that it should be referred to the Federal agency.

- III. Charles Ashton presented Larrabee's Point to the Council for consideration for nomination to the National and State Registers. Nancy Knox moved that Larrabee's Point be included on the National and State Registers. Martin Tierney seconded; passed unanimously.

Charles Ashton presented the Samuel P. Strong House to the Council for consideration for nomination to the National and State Registers. Martin Tierney moved that the Samuel P. Strong House be included on the National and State Registers. Nancy Knox seconded; passed unanimously.

Charles Ashton presented the State Line House to the Council for consideration for nomination to the National and State Registers. Nancy Knox moved that the State Line House be included on the National and State Registers. Martin Tierney seconded; passed unanimously.

Charles Ashton presented the Colby Mansion to the Council for consideration for nomination to the National and State Registers. Martin Tierney moved that the Colby Mansion be included on the National and State Registers. Nancy Knox seconded; passed unanimously.

Charles Ashton presented the Potvin House to the Council for consideration for nomination to the National and State Registers. Nancy Knox moved that the Potvin House be included in the National and State Registers. Martin Tierney seconded; passed unanimously.

Charles Ashton presented Shelburne Farms to the Council for consideration for nomination to the National and State Registers. Martin Tierney moved that Shelburne Farms be included in the National and State Registers. Nancy Knox seconded; passed unanimously.

Charles Ashton presented the Rockingham Meetinghouse to the Council for consideration for nomination to the National and State Registers. Nancy Knox moved that the Rockingham Meetinghouse be included in the National and State Registers. Martin Tierney seconded; passed unanimously.

Charles Ashton presented the Octagonal Barn (Harlie Whitcomb Farm) to the Council for consideration for nomination to the National and State Registers. Martin Tierney moved that the Octagonal Barn be included in the National and State Registers. Nancy Knox seconded; passed unanimously.

Charles Ashton presented the Village Hall in Northfield to the Council for consideration for nomination to the National and State Registers. Mr. Liebs indicated that he felt the property should be considered not eligible by itself and that it should be made a part of an historic district involving the railroad area. Nancy Knox seconded and indicated that she would encourage districts.

Copies of the fact sheets on the above nominations are attached to the record copy of the minutes.

- IV. The Council discussed the status of the legislation involving the Division and the Advisory Council. Nancy Knox indicated that she opposed splitting the Division Director and the State Historic Preservation Officer position and as she recalled, that was the Council's position. The Council considered writing a letter to the Conference Committee, but decided not to take that action.
- V. Margaret Garland indicated that this would be her last meeting of the Council, as she had asked the Governor to replace her. Chester Liebs moved that the Council express its appreciation for Mrs. Garland's service and contributions to the Council. Nancy Knox seconded; passed unanimously. Mrs. Garland then left for the remainder of the meeting.

Vice Chairman Chester Liebs reported on the actions of the Council's emergency meeting held to discuss the appeal of the St. Albans Act 250 permit. It was reported that the Environmental Board felt that any changes in the permit should be made to go through the District Commission and that action was now being taken.

- VI. The Council decided that meetings would now be convened at 9 a.m.

At one o'clock, Martin Tierney indicated he had to leave for another meeting.

The Council then took up an informal discussion of the grant project on the Stone Store on Battery Street in Burlington. The Council members expressed their concern with the modifications that have been made to the building which was receiving a \$12,000 grant from the Division. No action was taken as a quorum was not present.

The meeting adjourned at 1:30 p.m.

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Larrabee's Point

ADDRESS OR LOCATION: Shoreham

DATE(S) OF CONSTRUCTION: 1823, c.1835/ BUILDINGS: 2 & wharf & Dock

STYLE(S): Greek Revival elements; vernacular

SIGNIFICANCE: Ferry dock served Champlain Valley from c. 1775  
until advent of railroads. Warehouse and residence associated  
with John Larrabee, ferry operator.

HOW NOMINATION REQUESTED: verbally

BY: Present ferry owner DATE OF REQUEST: 1977

SITE PLAN AVAILABLE?: sketch

ACREAGE OR BOUNDARIES OF PROPERTY?: 7

CRITERIA MET: A (associated with broad patterns of history)

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

OWNER'S NAME & ADDRESS: James Bullard, William Rader, Malcolm Douglass

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Samuel P. Strong House

ADDRESS OR LOCATION: W. Main St., Vergennes

DATE(S) OF CONSTRUCTION: c. 1839 # BUILDINGS: 1

STYLE(S): Greek Revival T-plan

SIGNIFICANCE: Architecture: high-style Greek Revival.

History: Built by Samuel Paddock Strong, son of General Samuel Strong.

HOW NOMINATION REQUESTED: verbally

BY: Janet Haven (owner) DATE OF REQUEST: 4-77

SITE PLAN AVAILABLE?: no

ACREAGE OR BOUNDARIES OF PROPERTY?: less than 1.

CRITERIA MET: C (distinctive characteristics of a type)

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

OWNER'S NAME & ADDRESS: Janet Haven, Vergennes

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: State Line House

ADDRESS OR LOCATION: Rt. 67, Shaftsbury/Hoosac

DATE(S) OF CONSTRUCTION: c. 1800 # BUILDINGS: 1

STYLE(S): Federal

SIGNIFICANCE: Architecture: outstanding early brick house, with four identical doors. (originally had second floor porches.) Located precisely on NY-VT state line.

HOW NOMINATION REQUESTED: owner contracted privately.

BY: \_\_\_\_\_ DATE OF REQUEST: \_\_\_\_\_

SITE PLAN AVAILABLE?: no

ACREAGE OR BOUNDARIES OF PROPERTY?: 2

CRITERIA MET: C (distinctive characteristics of a type).

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

OWNER'S NAME & ADDRESS: Dr. William Burnham

Shaftsbury

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Colby Mansion

ADDRESS OR LOCATION: Rt. 100, Waterbury (Colbyville)

DATE(S) OF CONSTRUCTION: 1869 # BUILDINGS: 1

STYLE(S): Vernacular Italianate

SIGNIFICANCE: Designed and built by George Colby, local industrialist. Contained many innovative features, some of which he published in a series of 8 magazine articles in 1871 -- symmetrical design, balloon frame, forced hotair heat, good ventilation in attic and basement. Designed throughout to be "a healthful home".

HOW NOMINATION REQUESTED: contracted privately by owner.

BY: \_\_\_\_\_ DATE OF REQUEST: \_\_\_\_\_

SITE PLAN AVAILABLE?: no

ACREAGE OR BOUNDARIES OF PROPERTY?: 1

CRITERIA MET: A (contribution to broad patterns of history)

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

OWNER'S NAME & ADDRESS: Steve Cram, Oakton, VA

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Potvin House

ADDRESS OR LOCATION: Rt. 100, Stamford

DATE(S) OF CONSTRUCTION: 1900 # BUILDINGS: 2

STYLE(S): Transitional Queen Anne - Colonial Revival

SIGNIFICANCE: Built by local "Lumber baron" to express his position in the community. Each room done in a separate style and emphasizing a different type of wood.

HOW NOMINATION REQUESTED: contracted privately by owner

BY: \_\_\_\_\_ DATE OF REQUEST: \_\_\_\_\_

SITE PLAN AVAILABLE?: no

ACREAGE OR BOUNDARIES OF PROPERTY?: 4

CRITERIA MET: A (association with broad patterns of history)

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

OWNER'S NAME & ADDRESS: Robert Potvin, Stamford, VT

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Shelburne Farms

ADDRESS OR LOCATION: Shelburne Point

DATE(S) OF CONSTRUCTION: 1887-1902 # BUILDINGS: 3 major; numerous minor

STYLE(S): medieval revival

SIGNIFICANCE: One of the largest estates (1685 acres; 2 miles of shoreline) in state. Created from 32 smaller farms for Dr. William Seward Webb starting 1885. Example of large scale environmental management; landscape design by Olmstead and Pinchot (100,000 trees planted annually). House, farm barn, coach barn by Robert H. Robertson in picturesque, "medieval" style.

HOW NOMINATION REQUESTED: letter, phone

BY: Marilyn Webb DATE OF REQUEST: Fall '78

SITE PLAN AVAILABLE?: yes

ACREAGE OR BOUNDARIES OF PROPERTY?: 1,685

CRITERIA MET: A (contribution to broad patterns of history); C (high artistic value, work of a master)

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

OWNER'S NAME & ADDRESS: Derrick Webb; Shelburne Farms Resources Inc.

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Rockingham Meetinghouse

ADDRESS OR LOCATION: Rockingham

DATE(S) OF CONSTRUCTION: 1787 # BUILDINGS: 1 & cemetery

STYLE(S): \_\_\_\_\_

SIGNIFICANCE: Architectural; early meetinghouse.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HOW NOMINATION REQUESTED: letter

BY: Board of Selectmen DATE OF REQUEST: Fall '78

SITE PLAN AVAILABLE?: no

ACREAGE OR BOUNDARIES OF PROPERTY?: 4

CRITERIA MET: A (broad patterns of history); C (Characteristics of period)

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

OWNER'S NAME & ADDRESS: Town of Rockingham

\_\_\_\_\_

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Octagonal Barn (Harlie Whitcomb Farm)

ADDRESS OR LOCATION: 0.5 mi. north of Orange Village

DATE(S) OF CONSTRUCTION: 1905-6 # BUILDINGS: 3

STYLE(S): Vernacular

SIGNIFICANCE: One of less than twenty round or octagonal barns  
in state. Intact and somewhat unusual farm complex.

HOW NOMINATION REQUESTED: letter, verbally

BY: owners DATE OF REQUEST: summer 1977

SITE PLAN AVAILABLE?: no

ACREAGE OR BOUNDARIES OF PROPERTY?: 10

CRITERIA MET: C (distinctive characteristics of a method of construction)

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

OWNER'S NAME & ADDRESS: D. Hollis, N. Winkler

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Village Hall

ADDRESS OR LOCATION: Central Street, Northfield

DATE(S) OF CONSTRUCTION: 1865 # BUILDINGS: 1

STYLE(S): Vernacular

SIGNIFICANCE: has served community functions since construction; village meetings, Boy Scouts, etc. Later used as fire station, 2-cell jail in basement.

HOW NOMINATION REQUESTED: letter

BY: Village Trustees DATE OF REQUEST: 1/78

SITE PLAN AVAILABLE?: no

ACREAGE OR BOUNDARIES OF PROPERTY?: Village lot

CRITERIA MET: A (contribution to broad patterns of history)

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

OWNER'S NAME & ADDRESS: Village of Northfield



STATE OF VERMONT

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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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, May 9, 1979 at 9:00 a.m. in the Fourth Floor Conference Room of the Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Legislation
- III. National and State Register
  - A. Winhall Marker
- IV. Grants Projects
  - A. Stone Store
  - B. Walker Lodge
- V. Old Business
- VI. New Business



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

DATE: May 9, 1979

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

MEMBERS PRESENT: Robert Burley, Chairman  
Chester Liebs  
Martin Tierney  
Nancy Knox  
William B. Pinney

MEMBERS ABSENT: H. Ward Bedford  
Margaret Garland

STAFF PRESENT: Eric Gilbertson

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

- I. Chester Liebs moved that the minutes of the February 21, March 19, April 4 and April 16 meetings be approved with the addition of a statement in the April 16 minutes that the work proposed on the Barre Fire Station was deleterious to the district and a solution, meeting preservation criteria, should be worked out. The motion was seconded by Nancy Knox and was approved unanimously.
- II. Discussion of legislation was postponed.
- III. Eric Gilbertson presented a letter that was written by the Selectmen of Winhall regarding the Stratton sign. Carole King appeared before the Council to discuss pertinent sign regulations. The Council held a discussion on the sign and the philosophy of including it in the National and State Registers, but made no decision.
- IV. The Council held a discussion on the work that has been done and is proposed for the Stone Store in Burlington. They reviewed the plans and specifications which were supplied by the architect. Chester Liebs moved that the applicant did not, according to information provided to the Council by the Division, give the Division or the Advisory Council full or adequate knowledge of the extent of the project associated with their application for historic preservation funding for the Stone Store prior to beginning construction to enable the evaluation of the project according to the Secretary of the Interior's Standards for Historic Preservation Projects.

The Council stated that the applicant did not, according to the information provided by the Division, follow established procedures. The project did not meet the Secretary of the Interior's Standards for Historic Preservation Projects because the work on the building represents an avoidable adverse effect on the qualities that make it eligible for the National Register. Therefore, the Advisory Council recommended that funding for this project should be withdrawn.

The Council discussed the letter to the Division from Fred Johnson stating that they would not be accepting grant funds for the renovation of the Walker Lodge. The Council indicated they would like to know more about the economic reasons why the building could not be renovated and requested Eric Gilbertson to write a letter to Mr. Johnson.

The meeting adjourned at 2:30 p.m.



STATE OF VERMONT

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AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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Vermont Travel Division 828-3236  
Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, June 13, 1979 at 9:00 a.m. in the Fourth Floor Conference Room of the Pavilion, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. National Register Nominations
  - A) Bennington Downtown Historic District
  - B) Brick Church, Athens
  - C) Grafton Federated Church
  - D) Delta Psi House (Edward Wells House)
  - E) Ludlow Graded School
  - F) Crowley Cheese Factory
  - G) Governor Galusha House
- III. Grant Cycle and Policy
- IV. Old Business
- V. New Business



Corrected copy

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

DATE: June 13, 1979

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

MEMBERS PRESENT: Robert Burley, Chairman  
William B. Pinney  
Martin Tierney  
Nancy Knox  
Chester Liebs  
Carl Spangler

MEMBERS ABSENT: H. Ward Bedford

STAFF PRESENT: Eric Gilbertson  
Jane Lendway  
Charles Ashton

The meeting was called to order at 10:20 by the Chairman.

- I. Chester Liebs moved that the minutes of the May 9 meeting be approved.  
Nancy Knox seconded; motion passed unanimously.

The Chairman indicated he wanted to make some changes in the agenda to discuss the State Preservation Plan and the Advisory Council's role in planning. He wished to go into Executive Session under the Old Business section of the meeting.

Mr. Gilbertson informed the Council that the representative of the Stratton Mountain group would not be attending the meeting. The Chairman also indicated that he wanted to discuss the Advisory Council meeting with the Governor.

- II. The Chairman suggested that the Barre Opera House project be discussed, together with the membership of the Council and the Preservation Assembly proposed by the Society for the Preservation of New England Antiquities.
- III. Charles Ashton presented the Bennington Downtown Historic District to the Council indicating the boundaries were drawn for architectural rather than historical reasons.

Carl Spangler wondered if there were any comments from the Selectmen. A discussion followed with the Chairman explaining that the Division had had several meetings in Bennington and that the Council looks at a district early in the nomination process so the Division has something concrete to

notify owners and officials about. Mr. Spangler inquired as to the influence of owners' comments. The Chairman indicated that the Council looks to owners for information on which to base their decision on the quality of the property according to the established Federal criteria and does not consider private pressure to be on or off the Register.

Mr. Spangler stated that there had been new elections in Bennington since the district had been presented and that the new Selectmen may have some new ideas. The Chairman indicated that the Division notifies the Selectmen, and Mr. Ashton stated that the Division always sends a long letter to town officials explaining the nomination process.

The Chairman called for a vote to place the Bennington Downtwon Historic District on the State and National Register. The nomination was unanimously approved.

The Council then took up a discussion of the Brick Church in Athens. Photographs were presented, and after a short discussion, the Council unanimously approved its nomination to the State and National Register.

On separate votes and after an examination of the Division's information, the Council unanimously approved the nomination to the State and National Register of the Grafton Federated Church, the Delta Psi House, the Ludlow Graded School, the Crowley Cheese Factory and the Governor Galusha House.

- IV. Jane Lendway and William Pinney presented a discussion of the grants cycle to the Council. Mr. Pinney indicated that the administrative procedures for processing a large number of grants was becoming increasingly difficult and that the Division felt a more selective process should be used. Jane Lendway explained that the first set of applications would be screened and evaluated according to the goals and objectives established by the State and Federal Preservation Program. Those selected in this process would be awarded one-half the cost for the preparation of plans and specifications if the plans and specifications meet the Secretary of the Interior's Standards for Historic Preservation Projects. When these plans and specifications are complete, a dollar award would be made based on the plans and specifications and accurate cost estimates provided by an architect at the time Vermont receives its Fiscal 1980 appropriation. She indicated that this would avoid the problem of insufficient plans and specifications and inaccurate cost estimates during the initial process and would make our review and award much more rational.

Mr. Pinney indicated that we would be looking for larger projects with high impact on preservation in the area, economic benefits and potential for spinoff effects. He stated that the small projects, while they may be beneficial to the property owner, are simply not visible to the public and do not stimulate either further preservation or economic benefits to the community.

Mrs. Lendway indicated that the Federal regulations, including such items as Civil Rights and special audit procedures, are making administration much more difficult. She also indicated that on June 21 and 22, a representative from Washington would be in Vermont for a performance audit. She also said that Vermont had received \$36,000 as an additional award from funds that had been recaptured from states which did not commit their dollars.

Chester Liebs indicated that this was an excellent direction to take and the Chairman said that developing a policy of this kind would be good preparation for the meeting with the Governor, who likes clear policy guidelines for action.

- V. Chester Liebs moved that the Council go into Executive Session because of a discussion that may involve personalities. Martin Tierney seconded; unanimously approved.

Martin Tierney moved that the Council come out of Executive Session. Mr. Liebs seconded; motion passed unanimously.

- VI. Martin Tierney moved that a letter be sent by Robert Burley explaining that the misunderstanding which apparently had arisen over the Advisory Council's stand on the 1979 legislation and that this letter be sent to the Chairman of the House and Senate Government Operations Commission, James Douglas.

The Council discussed the possible ramifications of such a letter and the problem that it may cause old issues to re-surface.

- ⑥ The motion was seconded by Chester Liebs. William Pinney abstained; Martin Tierney abstained; Carl Spangler abstained saying he was not a member of the Council at that time. Nancy Knox voted <sup>against</sup> for the action. Chester Liebs also voted <sup>against</sup> for the action and then changed his vote to an abstention. The Chairman declared the motion defeated.

Robert Burley drafted a statement for the minutes of the Council meeting which follows:

Re: 1979 Legislation

The Advisory Council's position on the historic preservation legislation, as established at its April meeting, was to oppose any change in the method of selecting the State Historic Preservation Officer or the Division Director. This position was presented to both the House and Senate Government Operations Committees when the bill was in the House.

When the bill reached the Senate and was then amended to make the State Historic Preservation Officer an open appointment, while retaining the Director in a classified position, the Council chose not to oppose this action. The Council believes that its position was misinterpreted by the Legislature when the Council was cited as in one case opposing and in another case supporting the open appointment of the State Historic Preservation Officer.

While the Council is anxious to correct any such misinterpretations, it has concluded that any correspondence to that effect beyond reconfirming its position would be ineffective and counterproductive.

Martin Tierney moved that the statement be accepted. Chester Liebs seconded and the motion was passed with Carl Spangler and William Pinney abstaining.

*abstains as he was not a member of the Council at that time*

Mr. Burley reported that he had met with Secretary Mallory and Secretary Behney to conduct preliminary meetings for a meeting with the Governor. A list of the items to be discussed at this meeting is attached to the record copy of the minutes. Mr. Burley felt it was important to have some kind of agenda and specifics for any meeting with the Governor.

Mr. Burley also presented the idea of a preservation assembly which was to be a meeting to be probably held in Grafton for a relatively small number of professionals, from both in and out of Vermont, to develop a publication that outlined an approach and methods for preservation in an example state (Vermont) for use by preservation organizations. The Council endorsed the concept of the example, but felt that it ought to be well planned with staff before and after the meeting to plan for and publish the materials that would result from the meeting.

The Chairman also presented a discussion of code problems in historic buildings specifically citing the example of the Barre Opera House and expressed the idea that some kind of a code should be developed that would meet the intent of the existing code rather than simply the wording of the regulations.

It was decided that the July meeting should address the legislative goals of the Council as they need to be in written form by September 1 for consideration in the next legislative session.

The Council established the next two meetings on July 18 and August 15.

Carl Spangler moved that the meeting be adjourned. Seconded by Martin Tierney; passed unanimously. Meeting adjourned at 3:10 p.m.



STATE OF VERMONT

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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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, July 18, 1979 at 9:00 a.m. in the Fourth Floor Conference Room of the Pavilion, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. FY1980 Work Program
- III. Discussion of Advisory Council Meeting with Governor
- IV. Old Business
  - A) Stratton Mountain Corporation
  - B) Chimney Point Tavern Project
- V. New Business



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

DATE: July 18, 1979

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

MEMBERS PRESENT: Robert Burley, Chairman  
Nancy Knox  
Martin Tierney  
Carl Spangler  
H. Ward Bedford  
Marjory Power

MEMBERS ABSENT: Chester Liebs

STAFF PRESENT: William B. Pinney  
Eric Gilbertson  
Jane Lendway  
Charles Ashton

The meeting was called to order at 9:30 a.m. by the Chairman.

- I. It was moved by H. Ward Bedford, and seconded by Carl Spangler, that changes in the minutes of the previous meeting appearing on page 3, paragraphs 6 and 10, should read as follows:

The motion was seconded by Chester Liebs. William Pinney abstained; Martin Tierney abstained; Carl Spangler abstained saying he was not a member of the Council at that time. Nancy Knox voted against the action. Chester Liebs also voted against the action and then changed his vote to an abstention. The Chairman declared the motion defeated.

Martin Tierney moved that the statement be accepted. Chester Liebs seconded and the motion was passed with Carl Spangler abstaining as he was not a member of the Council at that time.

- II. Mr. Pinney discussed the point system for evaluating the FY1980 Work Program as it was presented in the instructions for completion. He indicated that the program was due on August 15; it is very complex and lengthy.

Jane Lendway gave a briefing on the requirements. She read the National Goals and Objectives, copy attached. She said that the scoring of the Work Program would be based on performance; that we must

list our goals, objectives and activities; that the Acquisition and Development and Survey and Planning money would be scored separately.

She reported that grant applications were being received during the month of July and that they must be tabulated and scored according to the Federal Goals and Objectives. Only the first 15 projects in our Work Program will be used during the scoring process. Therefore, the Division will select projects that best meet Federal goals and place them in the first 15.

She indicated that we can only request one-and-one-half times the amount of funding we received last year.

Chairman Burley asked when the Council would exercise its decision process. Ms. Lendway replied that when the Federal allocation of funding to the State is made, there will be a time to adjust the Work Program and it is at that time that the Division would bring the specific projects and the Program to the Council. Chairman Burley indicated that the Division has always acted wisely in the past in choosing projects and that this proposal did not seem unreasonable. He did feel, however, that the specific Federal goals could have a strong influence on the projects that were finally chosen by the State and that he wants to be sure that the Council retains some authority in the process.

Chairman Burley inquired as to what happens to the dollars that are returned to the State from projects that fold or projects that do not utilize all the available funding. Mr. Pinney indicated that this money was used in projects that were already underway and approved by the Council. He said that this was necessary because all funds had to be allocated to specific projects by August 31 in order that they not be recaptured by the Heritage Conservation and Recreation Service.

III. Chairman Burley initiated a discussion of the Council's proposed meeting with the Governor. He said that he had met with Secretaries Mallary and Behney to discuss the best way of approaching the Governor. Chairman Burley said that their advice was to prepare a list of a limited number of topics involving basic policy. He felt that the real problem is a lack of policy that the Governor can review. Both Secretary Mallary and Secretary Behney recommended that as broad goals can be agreed to, the problems will be minimized. If these broad goals are established, then some program policies can be initiated. He suggested that the following issues be addressed in the Council's presentation to the Governor:

1. Is the program strictly preservation of certain properties or the utilization of a resource?

He felt that under this topic, the changing role of preservation from a museum philosophy to a broad conservation policy should be presented.

2. Should preservation be an interdisciplinary activity?

Under this section, he would discuss the social, economic and political implications of preservation as well as other impacts the program may have.

3. Where does preservation sit in the urban versus rural question?

Should villages and cities or farms and barns be emphasized in the program?

4. What should the relationship be between the structural aspect of the program and the archeological aspect?

5. What are the proper goals for the entire National Register program?

The Council decided to meet at ten o'clock in the Division offices prior to the meeting with the Governor at eleven o'clock.

- IV. Lauren Crispe and Tink Smith appeared before the Council to make a presentation of their point of view in regard to the historic nature of the Stratton Mountain sign. Chairman Burley introduced the subject by indicating that the Council had discussed it before and that he felt that to include the sign as an historic site would be stretching the criteria, although no prior decision had been made.

Mr. Crispe presented a background of the legal problems that the sign had caused in regard to the sign law, indicating that the sign had been erected by the Stratton Mountain Corporation with the cooperation of the Town and that the sign was a full three miles from the entrance to Stratton Mountain and that other signs clearly indicated the way to Stratton Mountain. He said it was erected in 1959, not for informational, directional or advertising purposes, but to commemorate a substantial commitment by the State, Town and the Corporation. He said that the meaning and intent was not advertising but "historical" in nature. He indicated that the sign was something to be preserved as a symbol of an important stage in the development of this area of Vermont and representative of a new link between Bennington and Windham Counties, "as it opened up the mountain."

Tink Smith presented considerable evidence that the bear was a symbol for the Town of Stratton by using town histories including The Tamarack Tree. Mr. Pinney asked if the bear was the symbol of the resort. Mr. Crispe said yes, but that it existed before the corporation and that the corporation had adopted it as being appropriate to the area.

The Council members indicated that they would like to see the sign stay, but still felt that there was a problem with the State and National Register criteria. Chairman Burley indicated that specifically the 50-year criteria was not met, that the National Register was established to include specific sites and that there would be a problem if a precedent was set by accepting the sign.

Mr. Bedford moved that a letter be sent to the Selectmen expressing sympathy for the problem, but stating that we cannot set aside the criteria in this case. Nancy Knox seconded the motion; passed unanimously.

Eric Gilbertson presented the Chimney Point Development Project to the Council for approval. Nancy Knox moved that it be accepted. Chairman Burley seconded the motion; passed unanimously.

- V. A discussion followed as to where the next Council meeting would take place. Both St. Johnsbury and the Shelburne Museum were suggested. The Council decided that Chairman Burley should contact Ben Mason at the Shelburne Museum to see if the meeting could be held there.

Nancy Knox said that Dan Robbins, who has been hired by the State House Preservation Committee, should be invited to the next Council meeting before he leaves.

The meeting was adjourned at 2:25 p.m.



PHOTOGRAPH BY:

Hubert Schriegl  
Stratton Mtn., VT 05155







STATE OF VERMONT

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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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting at 9:00 a.m. in the Board Room at the Offices of the Shelburne Museum on Tuesday, August 14, 1979.

AGENDA:

- I. Approval of Minutes
- II. National Register Nominations
  - A. Brick Church, Grafton
  - B. St. Johnsbury Historic District
  - C. Sudbury School #1
  - D. Porter Screen
- III. Discussion of Meeting with Governor
- IV. Old Business
- V. New Business



STATE OF VERMONT

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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, September 19, 1979 at 9:00 a.m. in the Education Conference Room on the Fifth Floor of the State Office Building, 120 State Street, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Advisory Council and Division Involvement in Act 250
- III. Old Business
- IV. New Business



STATE OF VERMONT

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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Monday, October 15, 1979 at 9:00 a.m. in the Fourth Floor Conference Room of the Pavilion Office Building, 109 State Street, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. FY1980 Work Program
- III. Advisory Council and Division Involvement in Act 250
- IV. National Register
  - A. Sudbury School
  - B. School #1, Panton
  - C. Hyde Manor, Sudbury
  - D. Impey House, St. Johnsbury
  - E. Brooks House, Brattleboro
  - F. Lakeside Industrial Housing District, Burlington
- V. Old Business
- VI. New Business



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

DATE: October 15, 1979

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

MEMBERS PRESENT: Robert Burley, Chairman  
H. Ward Bedford  
Nancy Knox  
Carl G. Spangler  
Chester Liebs  
Martin Tierney

MEMBERS ABSENT: Marjory W. Power

STAFF PRESENT: William B. Pinney  
Eric Gilbertson  
Jane M. Lendway  
Charles H. Ashton

The meeting was called to order by the Chairman at 9:25 a.m.

- I. The minutes of the last meeting had not yet been completed; and therefore, were not presented for approval.
- II. Mr. Pinney read his memorandum to C. Harry Behney in regard to the time required to prepare the Work Program. In this memo, he stated that it took 560 man hours at an approximate cost of \$4,500 to prepare this. He also had a letter from John Simson, Director of State Planning, to Chris Delaporte of the Heritage Conservation and Recreation Service, expressing the Governor's concern that so much time had been utilized in the preparation of the program (copies attached).

Mr. Pinney pointed out that the entire apportionment for FY1980 was based upon the Work Program. Jane Lendway explained that Vermont was able to request 1-1/2 times the Acquisition and Development funds allocated in FY1979 and 2-1/2 times the Survey and Planning funds allocated in FY1979. One-half of the money would be pro-rated on the State's request, and one-half on the scores of the Work Program. Under this system, Vermont was authorized to request \$652,515 under Acquisition and Development, and \$552,000 under Survey and Planning. She pointed out the Work Program had addressed the seven general and twenty-six specific priorities listed by the Heritage Conservation

and Recreation Service in their instructions. The Council then proceeded to go through this portion of the Work Program.

Chester Liebs expressed strong objection to Section 2.1A, the employment of surveyors from schools that are more likely than Vermont to have minorities. He resented the implication that the University of Vermont did not have the capability to recruit minorities and explained that they were recruiting out of the same student pool as all the other universities. The staff said that the statement was not a comment on the University of Vermont program policy, but on the fact that few minority persons lived in Vermont and did live in the areas of other universities with programs. The staff explained that this was a particular part of an overall picture and that the University of Vermont was not meant to be singled out, but rather referred to Vermont, as a state, and in other portions of the Work Program, the University of Vermont is mentioned very positively. Nancy Knox suggested that we go through the whole Work Program and then make comments. Ward Bedford wondered if the Federal government would ever read it. Martin Tierney thought that it would be best to go through and comment generally afterwards. Chairman Burley decided that that was the process that the Council would follow in review.

The Council examined the Work Program in some detail. Chairman Burley said that the staff should be commended for the preparation of such a document. Jane Lendway explained that in actuality the funding is likely to be much lower than the request due to the Congressional appropriation. Chester Liebs requested that the Work Program be changed to reflect what he considered to be a connotation that the University of Vermont discriminates against minorities. Mr. Pinney said that he will write a letter on this point. Nancy Knox moved approval of the Work Program; seconded by H. Ward Bedford; unanimously approved.

A letter was drafted and signed by the Chairman and forwarded to Washington (copy attached).

Mr. Pinney reported on the Denver meeting of the National Conference of State Historic Preservation Officers which he and Eric Gilbertson attended. He explained that there was a conflict that had been developed between the Conference and Chris Delaporte. This conflict appears to be to the disadvantage of Vermont and the National Conference. During Mr. Delaporte's speech he said that regionalization will happen, that it was a definite goal of his policy. He suggested that the service to the states will be much better under regionalization than it is now. The Regional Office will be in Philadelphia.

There was also discussions and a session on the potential effect of both the Seiberling Bill and the National Heritage Act. The Conference spent the morning receiving comments from various state representatives on these bills. It appeared, however, that the copies that had been available to the Conference were not the latest ones. All people felt that these bills should be studied for their effect on the preservation program. Both of them have potential for a major effect.

The other major item to be discussed at the Conference was the apportionment formula. Mr. Pinney stated that both he and Eric had taken an early plane to arrive at the Conference early enough to attend an Apportionment Committee meeting. After considerable searching, they found that the meeting had been discontinued, postponed, or changed to another meeting. Another date was set up which was also ignored, as was a breakfast meeting. The next day when the Chairman of the Apportionment Committee reported to the Conference, the originally recommended formula was being brought to the entire Conference.

Charles Lee from South Carolina recommended that the section of the apportionment dealing with buildings older than 40 years be divided equally between the population and equal division. Mr. Pinney reported that he felt that the formula had not been given proper consideration by the Conference and that the Committee has not done an appropriate job of reporting to the Conference on the effect of various apportionment formulas. The formula passed Conference vote. As an alternative, he suggested that perhaps 35 percent equal division, 35 percent for the Work Program and 30 percent on the number on the National Register could be used as an equitable apportionment. The National Act requires that money be apportioned according to need; and no two states can ever agree on precisely what need is.

Carl Spangler indicated that he was against the Conference proposal and wondered if a motion would be appropriate. Chairman Burley suggested that perhaps a letter would be. Carl Spangler moved that the Council support the concept of an apportionment plan put forth by William Pinney and encouraged him to take it to Washington. Mr. Pinney indicated that he had spoken to Jerry Rogers at the Denver meeting and that Mr. Rogers indicated that it would be perfectly acceptable for Mr. Pinney to propose a formula. Martin Tierney seconded the motion and was passed unanimously.

- III. Chairman Burley indicated that he had received a letter from an attorney, Gabor Rona, regarding the Jedware project in Act 250. It was decided that Mr. Burley would send a letter with a survey form in order to obtain the necessary information for possible inclusion of the site in the State Survey and Register.

The Council then took up a discussion of the ramifications of the Legislature's changing of the Act in regard to the Land Use and Development Law. Mr. Pinney read the section of the amendment that said the Council must approve any participation in the Act 250 process and pointed out this makes it very difficult for us to transfer information to either the Environmental Board or the District Environmental Commission in a timely manner in order that they may consider it during their deliberations on an application. Eric Gilbertson pointed out that we get very short notice for this information and do not have time to go to the Council. Chairman Burley suggested that the Council should authorize the transfer of information and reserve the Council's input when it involved attending or testifying at a hearing or any evaluation of effect. The Council generally approved of that idea. It was decided that the Division would prepare a draft of a regulation to be used; but in the meantime, that the Division should be able to forward any routine information to the Environmental Board or the District Commission; and also render preliminary opinions. This must

all be prefaced by a clear statement that other information and actions pertinent to the project would be subject to approval by the Advisory Council. Chester Liebs moved that this action be taken. Nancy Knox seconded; passed unanimously.

The Council decided to hold their next meeting on Tuesday, November 13; the December meeting on Monday, December 10; and the January meeting on Wednesday, January 16.

- IV. Mr. Pinney stated that the Division had reviewed the Sudbury School and found that it had received considerable alterations since it was constructed and that its recommendation was that it did not meet the criteria for inclusion in the National Register. The Council agreed unanimously.

The Council unanimously approved the District #1 School in Pantton; based on the recommendation of the Division.

The Council, on the recommendation of the Division, approved the nomination of the Hyde Manor in Sudbury subject to the defining of the boundaries by the Division.

The Council approved the nomination of the Impey House in St. Johnsbury on the recommendation of the Division.

The Council approved the nomination of the Brooks House in Brattleboro on the recommendation of the Division.

Mr. Pinney made a presentation of his review and on-site inspection of the Lakeside Industrial Housing District in Burlington. He stated that the buildings in it were unique unit and that very little alteration had taken place. Chester Liebs commented that this was a great district. The Council recommended its nomination unanimously.

The Council meeting was adjourned at 1:04 p.m.



STATE OF VERMONT

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Vermont Travel Division 828-3236  
Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, November 13, 1979 at 9:30 a.m. in the Fourth Floor Conference Room of the Pavilion Office Building, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Implications of Apportionment Formula
- III. Building Codes and Preservation
- IV. Discussion of State Preservation Policy
- V. Old Business
- VI. New Business



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

DATE: November 13, 1979

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

MEMBERS PRESENT: Robert Burley, Chairman  
Nancy Knox  
Martin Tierney  
Marjory Power

MEMBERS ABSENT: H. Ward Bedford  
Chester Liebs  
Carl Spangler

STAFF PRESENT: William B. Pinney  
Eric Gilbertson

The meeting was called to order by the Chairman at 9:55 a.m.

- I. The minutes of the August 14 meeting were presented. Martin Tierney moved that they be accepted. The motion was seconded by Marjory Power and was passed unanimously.
- II. Mr. Pinney read his letter to Senator Leahy presenting information on the apportionment of money to the states. He also explained the charts and graphs the Division had prepared illustrating the effects of apportioning funds according to population and land area. A copy of this letter is attached to the record copy of the minutes.
- III. Chairman Burley presented some information on the effects of building codes on preservation. He indicated that the 1976 National Building Code and Life Safety Code has a section that allows solutions in historic buildings that do not destroy the historic character of the buildings while providing the required protection for users.

The Council unanimously passed a resolution supporting the adoption of the 1976 National Building Code and the Life Safety Code by the State and authorized Martin Tierney to testify on behalf of the Council. A copy of the resolution as adopted is attached to the record copy of the minutes.

The Council heard a brief report on the status of the Equinox House by Chairman Burley. He indicated that the building was in much better condition than he had anticipated but was recommending some emergency stabilization.

- IV. The Council held a discussion on the goals and policies of the Advisory Council on Historic Preservation in Vermont. The following preliminary suggestions were made. It was decided that the Division and the Council would hold a work session on the goals in the future.

Goal: The preservation of historic resources in the public interest in accordance with sound conservation principles.

Policies: Advocacy should be made through public education to promote a more complete understanding of historic preservation and to provide testimony on eligibility and adverse effect as provided by law.

Survey selection should be based on quality and merit not on personal lobbying or pressure.

Grant program should encourage projects with multiple benefits, including economic and downtown revitalization. It should favor projects with significant impact. It should seek a reasonable distribution of projects across the state and never at a sacrifice of overall quality.

The program should be competitive with other states on the Federal level.

The program should seek the involvement of the private sector.

The Council should develop a policy on archeological resources.

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



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

DATE: December 17, 1979

PLACE: Fourth Floor Conference  
Pavilion Office Building  
Montpelier, Vermont

MEMBERS PRESENT: Robert Burley, Chairman  
Nancy Knox  
Chester Liebs  
Carl Spangler

MEMBERS ABSENT: Martin Tierney  
Marjory Power  
H. Ward Bedford

STAFF PRESENT: William B. Pinney  
Eric Gilbertson  
Charles H. Ashton

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

I. Discussion of October 15 minutes.

Chester Liebs asked if a letter of clarification had been sent on the statement about recruiting minorities at the University of Vermont. Mr. Pinney stated that the work program statement does not reflect on the treatment of minorities at the University, but that the details of the letter could cause problems in Washington as it would have to deal with our total recruiting policy and the placement policy of the University.

After discussion by the Council, Nancy Knox moved that the discussion be tabled. Carl Spangler seconded the motion, with the motion being carried and Chester Liebs voting in the negative.

It was decided that Mr. Pinney and Mr. Liebs would meet and discuss the matter prior to the next Council meeting.

II. The Council took up a discussion of the Capitol Budget as forwarded to the Council by the State Planning Office. Projects at 8-9 Baldwin Street (demolition), 136 State Street (demolition) and Redstone were discussed.

After the Council decided that they did not have enough information, Carl Spangler placed a call to Irving Bates and reported that he had talked to Ed Weed who said that he would contact Mr. Pinney for a place on the January 16 agenda to present more detailed information.

- III. The Council took up the award of Grants. Mr. Pinney said that there were over \$915,000 in requests and the Division had \$350,000 available. This meant that the list the Division had prepared as a starting point for awards included the total cutting of projects as well as drastic cuts for those that were funded. The proposed award list (copy attached) was distributed to the Council.

Mr. Liebs moved that the awards as presented by the Division be approved with the provision that an effort be made to award the Stowe High School planning money.

- IV. Mr. Pinney reported to the Council on the action that the Division is taking in regard to the problem with the project on the John Conant House in Brandon. The Division has the usual contract with the owner, attaching specifications. Contrary to these specifications and a subsequent letter from the Division as well as the Secretary of the Interior's Standards. The building was sandblasted doing serious and irreversible damage to the brick. Mr. Pinney felt that action must be taken because the project did not follow the contract, that any review of the work by the Heritage Conservation and Recreation Service would require that the State return the funds, and that projects which did damage to buildings could not be funded by the Division. Therefore, the Division is taking steps to get the money advanced (\$5,000), returned.

- V. The Division presented the nomination of the Downtown St. Albans Historic District. After discussion, Chairman Burley, Nancy Knox and Carl Spangler voted for the nomination, with Mr. Liebs voting no on the basis that it should contain more of the residential area. Those who voted in favor agreed that the attached residential districts were eligible and should be included in the future. Mr. Liebs then changed his vote to yes, making the the approval unanimous.

The Council unanimously approved the nomination of the Estey Organ Works.

- VI. The Council discussed the St. Albans UDAG grant request. Mr. Gilbertson presented information from the A-95 comment request, and stated that the Division's regular letter was being prepared. It would include a statement that the property involved in the project was on the National Register and that a National Register building had been demolished as part of the project.

After discussion, Mr. Spangler moved that this regular letter be sent. Mr. Liebs seconded the motion, and it was passed unanimously.

Meetings were set for January 16, February 13 and March 12.

The meeting was adjourned at 12:35 p.m.



STATE OF VERMONT

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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Monday, December 17, 1979 at 9:30 a.m. in the Conference Room at One Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Capitol Budget
- III. Review of Grants for FY1980
- IV. John Conant House, Brandon
- V. National Register Nominations
  - A. St. Albans Historic District
  - B. Estey Organ Works, Brattleboro
- VI. St. Albans UDAG Grant
- VII. Old Business
- VIII. New Business