



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, January 16, 1980 at 9:30 a.m. in the Fourth Floor Conference of the Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Old Business
- III. Kent Neighborhood Historic District - Dorset
- IV. New Business



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

DATE: January 16, 1980

PLACE: Fourth Floor Conference Room
Pavilion Building
Montpelier, Vermont

MEMBERS PRESENT: Nancy Knox
Dr. Marjory Power
Chester Liebs

MEMBERS ABSENT: H. Ward Bedford
Robert Burley
Martin Tierney

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

The meeting was called to order, without a quorum, at 10:00 a.m.

- I. Mr. Pinney gave a summary of the process which has led to the present situation with the Kent Neighborhood Historic District in Dorset. It has grown out of an old National Register nomination which was prepared largely on the basis of information supplied by Dean Fausett. When the nomination was sent to the Town for review, there were substantial disagreements as to fact. The Division then withdrew the nomination from Washington until the disagreements could be resolved locally. This did not occur, and the Division rewrote the nomination to reflect the disagreements over interpretation and fact, leaving it open for further research. This was approved in Washington.

Recently, the State has received requests that the nomination be changed. Mr. Pinney reviewed the evidence that Mr. Fausett had supplied and indicated the Division could draw no positive conclusions from it. The Council will take the matter up at a future meeting, preferably in Montpelier. Mr. Fausett requested the meeting be postponed until he had completed further research.

Mr. Pinney presented a brief report on the Equinox House study and on a meeting with Stowe to discuss the work to be paid for under the planning grant.

Eric Gilbertson presented a summary of the Highway Department plans for signage in St. Johnsbury. The Council members present agreed that they would represent an adverse effect.

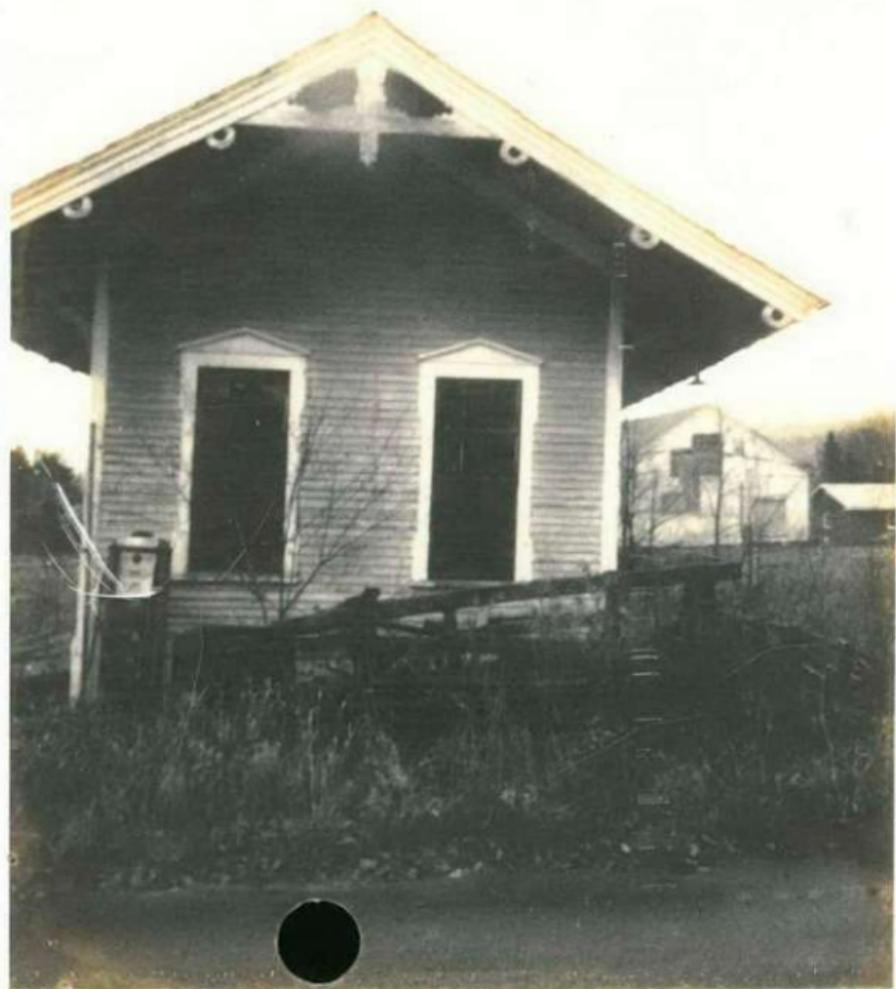
- II. Charles Ashton presented information on Checkerberry Village in Milton for an opinion from the Council as to eligibility. The members present felt negative, but recommended further staff review.

Mr. Ashton presented a photo of the Cambridge Railroad Station. Mr. Liebs felt it was ordinary. No determination as to eligibility was made.

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

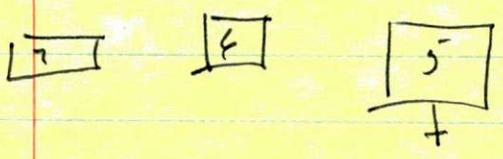
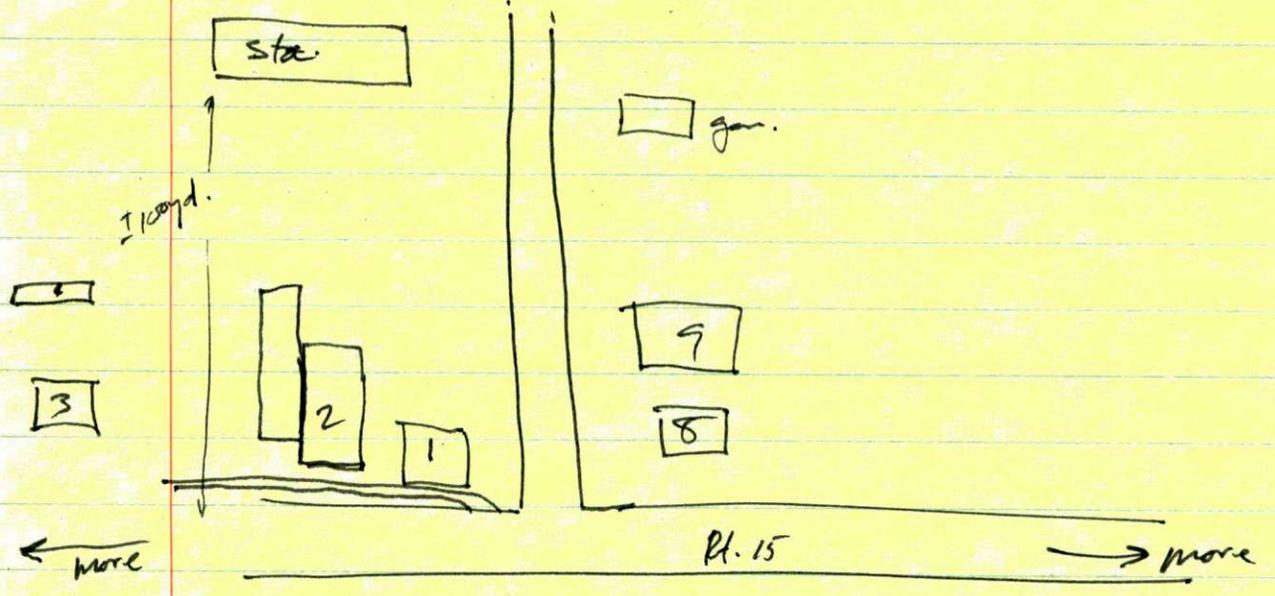






~~Garden Walkway - Retains - HD.~~

Frwy. 1.1?



1. Marble Real Estate - new.
2. Cambridge Phcy - old (20th C.), new facade + addn.
3. P.O. - Al. siding, 1/2 st. - may be old.
4. mobile.
5. Cambridge United Church
6. c. 1680 ho.
7. br. 2 st. 3 b. ho. - 1826.
8. Mobil sta.
9. abandoned c. 1890.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, February 13, 1980 in the conference room at One Baldwin Street, Montpelier, Vermont beginning at 9:30 a.m.

Agenda:

- I. Approval of Minutes
- II. Old Business
- III. Discussion of Division of State Buildings Capital Budget
- IV. National Register Nominations
 - A. Hoag Mill and Knight House Complex, Starksboro
- V. New Business



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

MINUTES

February 13, 1980

MEMBERS PRESENT: Robert Burley
Martin Tierney
Chester Liebs
Henry Lambert
Nancy Knox

MEMBERS ABSENT: Marjory Power
H. Ward Bedford

STAFF PRESENT: William B. Pinney
Eric Gilbertson

OTHERS PRESENT: Irving A. Bates, Director
Division of State Buildings

The meeting was called to order at 9:55. The minutes of the November 13 and December 17 meetings were unanimously approved. There were no minutes for January since there was not a quorum at the meeting.

Chairman Burley asked Vice Chairman Liebs to preside, as his firm had prepared the Capitol Complex Plan.

The Chairman welcomed Mr. Bates, the Director of the State Buildings Division. Mr. Bates proceeded to outline the individual items that he felt would affect buildings of interest to the Council. He indicated that they are trying to get funds from the Legislature to update the Capitol Complex Plan. He also said that he felt that the four to five percent growth in the size of State Government projected in 1965 and 1974 would hold on a long-term analysis.

Mr. Liebs read sections from the Vermont Historic Preservation Act on the responsibilities of State Agencies and the Council in regard to the review of State projects.

Mr. Bates read the sections of the Capitol Complex Plan that involve the Capitol Complex. He stated that Title 29 charges the Director of State Buildings with housing government in Montpelier and that the Capitol Complex Commission had been established to preserve the architectural integrity of the complex. He was concerned that the historic preservation people have not accepted the Capitol Complex Plan and so when he tries to move, he is hampered.

Mr. Burley indicated that he considered the construction of the National Life building on State Street and the State Office Building were a major impact on the residential character of the area. It thus becomes a question of what precisely should be retained. Mr. Burley indicated that some people have suggested a move out of Montpelier by State Government with the State House becoming a museum. He said he wants to reinforce Montpelier as the capital city.

Acting Chairman Liebs said that preservation is now a tool to accomplish many goals. He suggested that State Government should provide an example for reuse and of a good combination of the old and new. Mr. Lambert wondered what kind of coordination had gone on with the City.

Mr. Bates said that he had participated in the development of the 1968 Master Plan of the City and that in 1974 the Capitol Complex Plan had been presented to the City. He said that a great effort had been made to cooperate with the City and establish a good working relationship, that it was fragile and could be destroyed by the wrong person. He also indicated that the State had taken down a number of buildings. Mr. Bates stated that a proposal for an addition to the State House is in Committee now and that he is trying to avoid a haphazard approach.

Mr. Bates said that demolition for 8 and 9 Baldwin Street were in the budget request but indicated that only 8 Baldwin Street would be in the final budget.

Mr. Pinney inquired as to the position of the Capitol Complex Commission. Mr. Bates replied that the Capitol Complex Commission takes the position that the removal of a building is not within their jurisdiction as the law says "construct." Mr. Liebs said that the Commission's lack of dealing with existing resources is "absurd."

Ms. Knox wondered what the Council could do to help avoid situations that lead to controversy.

Mr. Bates said it would be best if the Council worked on a plan and approved it. The Council could look at the three buildings proposed for demolition and comment on them.

Mr. Burley stated that the Capitol Complex is an axial plan; that it must be balanced and that he wanted to approach the project as a preservation plan. Mr. Bates stated that only 8 and 9 Baldwin Street and 136 State Street are in the request now but that they'll only probably end up with 8 Baldwin Street.

Mr. Pinney asked what the Capitol Complex Commission's comments were. Mr. Bates replied that the Capitol Complex Commission takes the position that the removal of a building is not within its jurisdiction.

Mr. Bates read the Capitol Complex law which was ambiguous on the Capitol Complex Commission's authority to deal with the demolition of buildings. Mr. Bates also stated that he needed to meet the zoning requirements for parking and that he has tried to get the City to look at a total parking plan for the State Capitol Complex Commission, and so far they have gone along with it in most cases. He said he has asked for the demolitions because of a new office and parking and that any parking requirements have to be met in the planning stages. He said

that leased space behind the Thrush now costs \$110 per year per space. Mr. Liebs inquired as to whether a structure was feasible. Mr. Bates said it was economically unfeasible until there was a fee for parking. Mr. Liebs replied that removing buildings precludes any options. Mr. Bates answered that he has been trying to pick those buildings that have the least impact; for example, he said that 136 State Street is 12 inches out of plumb in the rear section.

Mr. Bates said that he would like to go through what is in the Capitol budget. He stated that there was work proposed on the Burlington District Court building, 9 Merchants Row in Rutland, with some interior work on the Barre District Court building, that there were some fire towers proposed for the back of the Personnel Building and Agricultural Building, proposals to repave parking lots and proposals to remove architectural barriers at 133 State Street. He stated that nothing was going to be done at Redstone except for some wiring and they would try to do that so as not to alter the building. He said at Waterbury they were doing energy retrofit work on the rear of the buildings and putting some vestibules in the Highway Building, some elevators at Waterbury, architectural barrier work at the University of Vermont and doing some code conformance work at the Vermont Technical Building in Randolph. It was pointed out to Mr. Bates that the Vermont Technical Building is on the National Register.

Mr. Burley stated that he was concerned about any damage to the interior of the Agricultural Building. Mr. Bates replied that the work will be considered next year.

At this point, Mr. Bates left the meeting. The Council tabled any action on the Capitol Budget. Mr. Pinney explained that new procedures in Washington require that owner comments be received by the Council prior to any action.

The Council unanimously approved the nomination of the Hoag Grist Mill.

The Council unanimously approved \$4,000 in additional funding for a Fair Haven grant.

The Council then discussed the Conant House in Brandon. The Council took action to say that the Conant House could keep \$5,000 of the grant, but denied an additional \$5,000 that they had requested. Mr. Liebs was concerned with the precedent that this kind of poor preservation work would set and hoped that the word would be spread that this kind of work was not acceptable to the Division or the Council.

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

Respectfully submitted,

Eric Gilbertson



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, March 12, 1980 beginning at 9:30 a.m. in the Friendship Room of the Vermont Federal Savings and Loan, 99 State Street, Montpelier, Vermont. They asked us to use the rear entrance and not to park in their parking lot.

Agenda:

- I. Approval of Minutes
- II. Status of State Register - Advisory Council Review
- III. National Register Nominations
 - A. Fair Haven Historic District
 - B. Equinox House Revision, Manchester
 - C. Hands Cove, Shoreham
 - D. Preliminary Consideration of Buildings in Springfield
- IV. State Buildings Division - Plans for Agriculture Building
- V. State Buildings Division - Irving Bates, Demolition in Capitol Complex
- VI. Report of Annual National Conference of State Historic Preservation Officers Meeting - William Pinney
- VII. Report on Proposed FY1981 Apportionment Formula and Work Program
- VIII. Old Business
- IX. New Business



*corrected
copy*

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

DATE: March 12, 1980

PLACE: Conference Room
Vermont Federal Savings and Loan Association
99 State Street
Montpelier, Vermont

MEMBERS PRESENT: Robert Burley, Chairman
Martin Tierney
Henry Lambert
Marjory Power
Chester Liebs
Nancy Knox

MEMBERS ABSENT: H. Ward Bedford

STAFF PRESENT: William B. Pinney
Eric Gilbertson

OTHERS PRESENT: Gus Maestro, Division of State Buildings

The meeting was called to order at 9:50 a.m. by the Chairman.

- I. The minutes of the previous meeting were unavailable.
- II. Chairman Burley summarized that in the past individual Council members had reviewed each county and reported to the Council. He recommended that we resume this system.

Mr. Pinney explained that entering properties on the State Register is part of the performance criteria used to evaluate the State program and relates to the distribution of funds from the Heritage Conservation and Recreation Service. Therefore, it is critical that this be accomplished. This year, our goal is to add 2,000 sites to the State Register.

Volunteers: April - Martin Tierney, Chittenden County
May - Chester Liebs, Rutland County
June - Henry Lambert, Bennington County
July - Marjory Power, Addison County
August - Robert Burley, Washington County

III. The Fair Haven Historic District was presented to the Council for consideration by Mr. Pinney.

Mr. Pinney explained the steps for preservation planning leading to grants applications and award. Council members recommended possible inclusion of the slate mill and the mention of the slate industry in the nomination. Unanimously approved.

Mr. Pinney presented the Equinox House Revision together with the map of the complex and explained the reasons for the more detailed nomination. Unanimously approved *with the chairman's assistance*

The Hands Cove nomination was presented by Mr. Pinney, and it was unanimously approved.

Preliminary consideration of buildings in Springfield was undertaken, and the Council questioned their eligibility and inquired if they were in a district. Mr. Lambert moved to table this discussion until further investigation. Mr. Liebs seconded the motion; unanimously approved.

Jane Lendway presented information for preliminary consideration of a district in Richford which had been requested by the Town. Mr. Liebs moved to approve the district. Mr. Tierney seconded the motion; unanimously approved.

Mr. Pinney presented the Bavarian Castle Inn in Cavendish for preliminary consideration for the Register. Unanimously approved.

IV. Mr. Pinney reported on the Annual Meeting. The changes made in the Work Program were outlined as was the apportionment formula. The formula now stands:

70% based on last year's apportionment
10% on expenditure rate
20% on Work Program

V. The Chairman called the Annual Meeting of the Advisory Council to order per the by-laws.

Nancy Knox made a motion to table the election of officers until the next meeting. Chester Liebs seconded the motion; unanimously approved. This will be come an agenda item at this time.

VI. The Council passed over further discussion of the Capitol Complex, as Irving Bates was not present at the meeting.

VII. Gus Maestro of the State Buildings Division made a presentation of the plans for the addition of a stair and elevator tower. His Division has been charged with providing elevator access for the handicapped and a second means of egress. An examination of the existing elevator led them to the conclusion that a rear addition could include both structures.

The proposal is to add on with a structure as compatible with the existing building as possible. The Buildings Division hired Charles Helmer of Woodstock to carry this out as he seems to have a feel for the historic quality of buildings.

The Council and staff inspected each floor of the Agriculture Building with Mr. Maestro in order to better review the plans.

The Chairman presented the Council's thoughts on the matter:

- 1) The Agriculture Building is an important building because both the exterior and interior were significant.
- 2) An addition is not easy to do; however, the Council recognized that it may be necessary.
- 3) Rear exit and elevator is limited by front stair problem.
- 4) The Council felt that a long-term plan was necessary.
- 5) Without a plan, it is difficult to review the proposal and recommends such a plan.
- 6) There was a possibility for interior elevator if stair problem was solved.

*existing
& elevator*
Mr. Maestro agreed that a long-range plan would be desirable, but money that has been appropriated (\$237,000) does not include for planning or front stairs. He stated that accommodating the handicapped access in the ~~tower~~ would be difficult. He also stated that the fire escape would have to be covered. Nancy Knox inquired as to the necessity of this; Mr. Maestro replied that this needed to be done in order to prevent snow and ice buildup. Mr. Maestro indicated that the rear escape would require wire glass for life safety.

Mr. Lambert stated that the whole process during the last two meetings dealt with projects already conceived and that the Council was being involved toward the end. He inquired into the possibility of the Council becoming involved during the early stages of projects.

Mr. Maestro said that the Buildings Division likes to undertake projects with planning money. In this case, a preliminary estimate was made by the Buildings Division on the basis of a preliminary survey and \$237,000 was approved by the Legislature. Mr. Liebs indicated that the 1975 Vermont Historic Preservation Act stated that plans be presented to the Council prior to going before the Legislature.

over
Mr. Maestro asked whether the Council had an opinion on the enclosure of the front stairs. Chairman Burley inquired whether a sprinkler system had been considered. Mr. Maestro said that money had been requested for *planning* the last five or six years. Nancy Knox added that the Council would support a request of that funding in the Legislature and would become an advocate of the Buildings Division.

Mr. Maestro said that a request for a second means of egress and handicapped access were the result of a recommendation from the Department of Labor and Industry. Mr. Liebs stated that this was part of the planning process and that these plans should be presented to the Council as well. Nancy Knox inquired as to the schedule of the project and was informed that the project would hopefully be complete by next winter.

The Council discussed the range of comments made. Mr. Maestro said that the Capitol Complex Commission had been approached and had approved the plans. Nancy Knox stated that she thought all parties involved should get together and solve any long-range problems. A "no" vote would cause short-range problems, but might solve long-range problems. Mr. Maestro indicated that a show of support by the Council would be well received.

Chester Liebs moved to table the issue. Marjory Power seconded; unanimously approved.

Mr. Maestro inquired as to the response of the Council, and Chairman Burley stated that the Council would respond in writing to Mr. Bates. *Mr. Maestro left after this question*

Mr. Liebs moved that within 30 days a meeting be held with the Commissioner of Labor and Industry, the Director of State Buildings, members of the Advisory Council on Historic Preservation and the Division for Historic Preservation to continue this discussion on the plans for the Agriculture Building. The Council recognized the important interior and exterior features of this building and involves a set of complex trade-offs relating to the best use of the building and the preservation of its historic significance. Nancy Knox seconded the motion; unanimously approved. Nancy Knox will be contacting the members of the Council to organize the meeting.

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

~~For clarity the disc items have been grouped~~

~~K.H. order~~

NOTE: For clarity in report
The min. of this meeting discussion

items have been consolidated

The proposal is to add on with a structure as compatible with the existing building as possible. The Buildings Division hired Charles Helmer of Woodstock to carry this out as he seems to have a feel for the historic quality of buildings.

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Mr. Maestro agreed that a long-range plan would be desirable, but money that has been appropriated (\$237,000) does not include for planning or front stairs. He stated that accommodating the handicapped access in the tower would be difficult. He also stated that the fire escape would have to be covered. Nancy Knox inquired as to the necessity of this; Mr. Maestro replied that this needed to be done in order to prevent snow and ice buildup. Mr. Maestro indicated that the rear escape would require wire glass for life safety.

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



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, April 9, 1980 beginning at 9:30 a.m. in the Conference Room at One Baldwin Street.

Agenda:

- I. Approval of Minutes
- II. Old Business
 - A. Discussion of State Buildings Division Plans for Agriculture Building
- III. State Register - Chittenden County
- IV. National Register Nominations
 - A. John Strong House, Addison
 - B. East Montpelier Church
 - C. Montpelier Center Meeting House
 - D. Marvin Newton House, Brookfield
 - E. Weathersfield Center Historic District
 - F. South Walden United Methodist Church
 - G. Tinmouth Historic District (approved by Council 4/7/77)
 - H. Alice Ward Memorial Library, Canaan
 - I. Snowflake Bentley House, Jericho
 - J. Middlebury Historic District Amendment
 - K. Wilmington Historic District

Preliminary Consideration:

- L. Ye Auld House, Ryegate
 - M. Junger House, South Royalton
- V. Review of Conflict of Interest - Code of Conduct
- VI. New Business
 - A. Wells River Savings Bank Project
- VII. Meeting Dates for June, July, August



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

DATE: April 9, 1980

PLACE: One Baldwin Street
Montpelier, Vermont

MEMBERS PRESENT: Robert Burley, Chairman
Martin Tierney
Marjory Power
Nancy Knox
Carole Lacasse for Henry Lambert

MEMBERS ABSENT: Chester Liebs
H. Ward Bedford

STAFF PRESENT: William B. Pinney
Eric Gilbertson
John Dumville
Margaret DeLaittre
Nancy Boone

The Chairman called the meeting to order at 9:45 a.m. The minutes of the March 12 meeting were approved.

- I. Mr. Pinney read and explained Federal guidelines on conflict of interest and suggested Code of Conduct, a copy of which is attached to the record copy of the minutes.

Mr. Burley suggested that the grant application include a space for, "Has an architect been selected? If so, whom?"

The Council had no objection to the proposed Code of Conduct.

The Council took up the question of future meeting dates; they are set as follows: June 18, July 15, August 12.

- II. Martin Tierney reviewed the Chittenden County State Survey and indicated he found no examples of buildings that clearly should not be included. He found several buildings that had some significance, but had been altered. These were examined in detail by the Council as follows:

Jericho, Survey No. 0409-04: Old schoolhouse, added dormers and changed windows have obliterated most indication that it was a schoolhouse; Council agreed it should be excluded.

Charlotte, Survey No. 0403-34: Converted school, little remains but windows of school; agreed by Council that it should not be included.

Hinesburg, Survey No. 0407-14: Federal "I" house; exterior has been modified but interior is in well preserved state; in a row of ten early, large houses; this is the most altered; Council recommended it not be included in register.

Milton, Survey No. 0410-48: Highly altered with some interior features remaining; Council recommended that it not be included in register.

Shelburne, Survey No. 0413-13: Easily recognizable Greek Revival building with many changes; Council recommended it not be included in register.

Hinesburg, Survey No. 0407-6: House with most of Greek Revival features removed. Door and proportions are maintained; has very good outbuildings with nice detailing; Council felt the outbuildings make a complex and therefore should stay in register.

Essex, Survey No. 0405-30: An early house covered with permastone; rear structure is real stone; Council agreed to include it in register.

Martin Tierney moved that the following Chittenden County towns be included in the State Register of Historic Places with the exceptions noted above: Bolton, Buels Gore, Charlotte, Colchester, Essex, Hinesburg, Jericho, Milton, Richmond, Shelburne, Williston.

Nancy Knox seconded the motion; unanimously approved.

III. The Council examined photographs and data on the following buildings for consideration for nomination to the National Register of Historic Places:

John Strong House - Unanimously approved by Council.

East Montpelier Meeting House - Unanimously approved by Council.

East Montpelier Church - Unanimously approved by Council.

Marvin Newton House - Unanimously approved by Council.

Weathersfield Center Historic District - Unanimously approved by Council.

South Walden United Methodist Church - Unanimously approved by Council.

Tinmouth Historic District - Unanimously approved by Council.

Alice Ward Memorial Library - Unanimously approved by Council.

Snowflake Bentley House - Unanimously approved by Council.

Middlebury Historic District Amendment - Chairman Burley moved that the College be considered as eligible for inclusion in the National Register as part of the District and that the reason it was not included was the receipt of a letter dated March 22, 1977 from the College requesting that their buildings not be included. Nancy Knox seconded; motion and nomination were unanimously approved.

Wilmington Historic District - Unanimously approved by Council.

Ye Auld Hame - It was the Council's opinion that the building did not meet the criteria for inclusion in the National Register, as it had been dismantled and moved from its original setting.

Junger House - The Council voted that the property does not meet the criteria for inclusion in the National Register and commented that the building was not an unusual, outstanding or good representative example of its type, although it has some interesting features such as the "ogee" porch and bargeboards. Many of the architectural features had been covered by incompatible new siding and construction.

Bellows Falls Historic District - The Council voted that the proposed district meets the criteria for inclusion in the National Register.

Cornwall - The Council voted that the property meets the criteria for inclusion in the National Register.

IV. The Council reopened the Annual Meeting which had been tabled from the previous meeting. Mr. Burley was nominated for chairman and Martin Tierney as vice chairman. Slate of officers as proposed was unanimously approved.

V. The Advisory Council took up the matter of the State Buildings Division plans for a stair tower on the rear of the Agriculture Building. Martin Tierney, Nancy Knox, Irving Bates and Joel Cherrington met to discuss the plans.

Mr. Tierney indicated that he had reviewed the plans as well as the building codes involved. He indicated that Mr. Cherrington felt the life safety matters could be taken care of through negotiation. Mr. Tierney and Nancy Knox reported that Mr. Bates was concerned about free and easy access to the building as is needed for its present use. The rear entrance is used for pickups and delivery. Mr. Bates also indicated he would not be responsible for the use of an open fire escape.

The Council members present at the meeting felt Mr. Bates had a set of given conditions for the use of the building and that they could not comment on or argue with. He also requested that the Council members remember they are an advisory group.

VI. The Council took up the matter of the proposal of the Wells River Savings Bank regarding the Baldwin Block in Wells River. C. Harry Behney was present during this discussion.

Mr. Pinney read the Vermont legislation on the Council's charge to comment on federally funded, licensed or permitted projects and the letter from the Federal Deposit Insurance Corporation on the application for a permit from the Wells River Bank, a copy of which is attached to the record copy of the minutes. He also gave a brief description of the project and said that the Division had had contact on the project from the architect just prior to Christmas and the Bank's attorney in January, at which time the National Historic Preservation Act and Federal preservation regulations for compliance (36 C.F.R. 800) were explained.

The Council examined photographs and maps of the Wells River Historic District as it is recorded in the survey done by the Division in 1978. They also examined recent and historic photographs of the building.

Mr. Behney said that his question is on the word "significance." He asked if everything of a certain age or construction type or within a group of buildings is significant. He asked how the Council decided whether this property is significant. He also commented that Senator Morse is president of the Bank and that he has, with others from the area, gone to the Joint Fiscal Committee to place a bill in the Legislature that has something to do with notifying owners so they are not surprised once a building is purchased by finding that it is a significant historic structure. Therefore, the point has been raised as to how we decide a building's significance.

Mr. Behney also indicated that we all have an obligation to recycle in this day and age where energy is so critical and building materials cost energy. He had told the Bank that we would be willing to fund an evaluation for their use by a recognized person. He said that they need a drive-up facility and that a problem of ice and snow on the sidewalk exists.

Chairman Burley said that the district is significant and that the particular building is a critical part of the district. He stated that removal of the building would adversely affect the district to a degree.

Mr. Behney stated that the impact would be lessened by a new bank building.

Chairman Burley stated that a new building is not a substitute for an existing building, but that a new building on a vacant lot could help fill a void in a district. Mr. Burley said he would argue for the significance of the district rather than for the building alone, although the building is a very good example of a typical commercial block of the period. He said the apparent problem is the building's role in the district.

Mr. Tierney stated that he agreed with the Chairman on the building and how it relates to the district. He said that it has had an important role in the development of the visual character of the town.

Nancy Knox felt that the building was a key element in the district and asked Mr. Behney what the Council could do to assist in the matter.

Mr. Behney said that the heat is on historic preservation and particularly on Mr. Pinney about this case. He wondered if the Council could look at this building in comparison with others that perhaps had more significance and judging them against one another. He stated that the Legislature is looking at the identifying of historic properties from the point of view of warning people who are buying buildings without knowing they have been identified as historic.

Chairman Burley stated that it is a person's responsibility to know of the State and Federal laws that are in existence and that there is not a reason to change the laws.

Mr. Behney said that he would like a statement from the Council on the building and its significance as he felt that the case deserved more than a "check" in the appropriate box on the FDIC form.

Mr. Pinney suggested the statement should include a citation of the Council's legal authority in the matter.

The Council suggested the Chairman write a letter outlining the Council's position, a copy of which is attached to the record copy of the minutes.

- VII. The Council considered the application of certification under the Tax Act for the Old Stone Store project in Burlington.

Mr. Pinney read the letter from James B. Foster concerning the project. The Chairman indicated that on May 9, the Council had voted to withdraw funding for the project. Nancy Knox said that the Council had reviewed the project before, but she was concerned that the project was successful in the view of the public. The Council examined the plans and photographs of the project.

Chairman Burley moved that the Council recommend that the SHPO advise the owner that his statement in his letter of March 24, 1980 that the rehabilitation meets the Secretary's Standards for Historic Preservation Projects is in conflict with the comments of the Council made at their meeting of May 9, 1979 which were forwarded to the owner. Because of the importance of this project in Burlington and to Tax Act considerations, the Council would encourage the SHPO to request an opinion from the Heritage Conservation and Recreation Service in Washington on this specific case. The Council notes that the drawings which were reviewed previously agree with the as-built condition and that the standards on which the Council based its opinions were the same standards that are in effect today.

- VIII. The Council discussed the Highway Department's proposal to place stoplights at intersections in St. Johnsbury. It was pointed out that considerable historic preservation work had gone on and that special care should be taken to avoid any adverse visual impact.

The Council adjourned at 3:50 p.m.

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The Council adjourned at 3:50 p.m.



RECEIVED APR 28 1980

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

April 25, 1980

Mr. Irving Bates, Director
State Vermont Buildings Division
5 Baldwin Street
Montpelier, VT 05602

Dear Irv:

Re: Addition to the State Agriculture Building

In accordance with your request to the Council and the requirements of the Vermont Historic Preservation Act of 1975, Subchapter 5, Section 743, the Council has reviewed the proposal for adding a firestair and elevator on the south wall of the Agriculture Building. The Proposal was discussed at the Council meeting on March 12, 1980, at an interim meeting with Martin Tierney, Nancy Knox, Commissioner Cherington, and yourself, and at the regular meeting of the Council on April 9, 1980.

The Council finds that the Agriculture Building is listed on the National Register of Historic Places as part of an Historic District and that both the exterior and interior of the building are of excellent architectural quality. The building is of further significance due to its relationship with the balance of the historic district. The building was designed for office use, with exceptionally fine materials, detailing, craftsmanship and equipment. The building is currently being used for a mixture of offices and laboratories.

In the Council's opinion, the laboratory use is especially inappropriate to this type of building and has caused major disruption to a fine interior. The laboratories also appear to account for part of the need for a new service entrance and addition on the south side. While the laboratory installations have had an adverse visual impact on the interior, the installations have been accomplished in a manner that did not remove or permanently harm the most important interior features; the interior is restorable to its original condition.

The Council's first recommendation is that ideally the laboratory use should be transferred to more suitable space and that the Agriculture Building should be restored to more nearly its original condition, as office space. The Vermont

Mr. Irving Bates, Director
April 25, 1980
Page 2

Council on the Arts and the Division for Historic Preservation exemplify the types of agencies which would derive positive benefit from being able to occupy a building of this nature. The Council understands that its role is limited to commenting, consulting, and advising; it has no authority to require a change in use.

However, while the Council has limited authority, the State law itself sets forth clear responsibilities for agencies, departments, divisions, and commissions to initiate measures for preservation and restoration, to comply with preservation standards, to maintain historic properties in a manner compatible with preservation objectives and to develop plans and programs that will preserve and enhance significant architectural and historical sites.

A change to a more compatible use of the agriculture building would be a direct response to the above requirements of the State Preservation Act. Office space, with less strict requirements than laboratories, may also result in less economic burden to the public interest. In addition to use of the building for more appropriate office functions, the Council also recommends that no major construction be initiated until a long-term plan for the entire building has been prepared that takes into account life-safety, future use of the building, and historic preservation considerations. Such a plan has not been presented and the proposed addition makes no provision for other potential problems in the use and preservation of the building, such as the main stairway which opens between several floors.

Since the Council has no authority to require a change in use of the building, which might allow a more effective preservation plan, it feels that an alternative recommendation should be made. This recommendation is based on the assumption that the following conditions cannot be changed:

- a. The building must continue with the present laboratory use.
- b. The building division will not operate a building with exterior fire escapes.
- c. Interior space cannot be sacrificed to accommodate a new firestair or elevator within the existing structure.

If these conditions are mandatory and the addition is totally unavoidable, the Council then recommends:

1. Further alternatives for the addition should be investigated.
2. The alternatives should be studied by means of models or perspective drawings. It is essential to study the problem as it will be seen from various viewpoints and in relation to the surrounding buildings, taking into account materials and colors.

Mr. Irving Bates, Director
April 25, 1980
Page 3

The problem of adding onto a building of this age and this architectural quality is not an easy one -- if the value of the building and its surroundings are not going to be adversely affected.

It is not the Council's intent to try to design an addition. However, the following comments may be of some help:

1. The treatment of the top of the addition in relation to existing roofs, parapets, and towers appeared to be a problem.
2. Should the new masonry be attached directly to the existing building, thus changing the buildings basic mass or outline?
3. Should the addition be treated as a more distinct element? Should it be of a different material?

In summary:

The Council strongly recommends that a long-term, comprehensive plan for this building be prepared which anticipates a more appropriate and beneficial use of the interior space, before any project of this scale -- and potential adverse effect -- is undertaken.

If future planning and a change in use are out of the question, then the Council recommends that a careful design study be made of addition alternatives. The design study should be commensurate with the quality of the original building.

The Council is willing to testify on behalf of a change in use and a long-term plan, if that would be helpful.

The Council will also comment on alternative or more developed designs for an addition, at your request. Unfortunately, the present preliminary plans have not convinced the Council that an adverse effect will not result.

Very truly yours,

Bob Burley
Robert Burley, FAIA

RB:kmm

cc: Council Members
Secretary Behney, State Historic Preservation Officer
William Pinney, Director, Division for Historic Preservation



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, May 7, 1980 beginning at 9:30 a.m. in the Fourth Floor Conference Room, Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Old Business
- III. State Register - Rutland County
- IV. National Register Nominations
 - A. Guildhall Historic District
 - B. White River Junction Historic District
- Preliminary Consideration:
 - C. Chesamore Hall - Johnson
 - D. Holbrook House - Brattleboro
 - E. Gilman Property - Springfield
- V. New Business



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

DATE: May 7, 1980

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

MEMBERS PRESENT: Robert Burley, Chairman
Martin Tierney
Chester Liebs
H. Ward Bedford
Nancy Knox
Henry Lambert

MEMBERS ABSENT: Marjory Power

STAFF PRESENT: William B. Pinney
Eric Gilbertson

The Chairman called the meeting to order at 10:00 a.m. The minutes of the previous meeting were unanimously approved.

- I. Mr. Pinney reported that he had drafted a letter reflecting the Council's comments on the Stone Store in Burlington and asked that the plans be forwarded to the Heritage Conservation and Recreation Service for final consideration.

Mr. Pinney reported on the Wells River Bank situation. The Division has met with the Bank on several occasions, the most recent being April 29, and informed them that we need a contract with them with a specific dollar amount for the work required to evaluate the building and the proposed work.

- II. Chester Liebs reviewed the Rutland Survey and marked items he wanted to bring to the Council. He felt that the Survey was excellent. The following deletions and comments were made by the Council:

- ✓ West Rutland, Survey No. 1128-20: A simple house heavily altered; date questionable; not included in Register.
- ✓ Wells, Survey No. 1126-42: Council recommended it not be included in Register.
- ✓ Rutland, Survey No. 1119-66: Council recommended it not be included in Register.

- ✓ Middletown Springs Survey: Bridges should remain in Register.
- ✓ Poultney, Survey No. 1117-67: Building appears to have been heavily altered; Council recommended it not be included in Register.
- ✓ Poultney, Survey No. 1117-18: Building should be further documented.
- ✓ Poultney, Survey No. 1117-24: Building has been altered and not of outstanding significance; Council recommended it not be included in Register.
- ✓ Poultney, Survey No. 1117-27: Council recommended it not be included in Register.
- ✓ Pawlet Survey: Survey has to be redone; not reviewed.
- ✓ Mount Holly, Survey No. 1112-16: Council recommended it not be included in Register.
- ✓ Mount Holly, Survey No. 1112-22: Council recommended it not be included in Register.
- ✓ Chittenden, Survey No. 1104-5: Council recommended it not be included in Register.
- ✓ Chittenden, Survey No. 1104-23: Council recommended it not be included in Register.
- ✓ Ira, Survey No. 1109-1: Former school heavily altered; Council recommended it not be included in Register.
- ✓ Hubbardton, Survey No. 1108-07: Council recommended more photographic documentation.
- ✓ Hubbardton, Survey No. 1108-20: Council recommended more photographic documentation.
- ✓ Fair Haven Survey: Check slate cutting shed.
- ✓ Chittenden, Survey No. 1104-25: Council recommended it not be included in Register.
- ✓ Chittenden, Survey No. 1104-34: Council recommended it not be included in Register.
- ✓ Chittenden, Survey No. 1104-31: Council recommended it not be included in Register.
- ✓ Benson, Survey No. 1101-1: Council recommended it not be included in Register.
- ✓ Benson, Survey No. 1101-10: Council recommended it not be included in Register.

✓ Benson, Survey No. 1101-21: Council recommended it not be included in Register.

✓ Benson, Survey No. 1101-37: Council recommended it not be included in Register.

✓ Benson, Survey No. 1101-46: Council recommended it not be included in Register.

Brandon, Survey No. 1102-49: Council recommended more photographic documentation.

✓ Castleton, Survey No. 1103-42: Council recommended it not be included in Register.

✓ Castleton, Survey No. 1103-50: Council recommended it not be included in Register.

Chester Liebs moved that the Rutland County Survey, with the exceptions noted above, be placed on the State Register. H. Ward Bedford seconded; unanimously approved.

III. The Council examined maps and photographs of the Guildhall Historic District; unanimously approved by the Council.

Maps and photographs of the White River Junction Historic District were examined by the Council; unanimously approved.

Chesamore Hall - Mr. Pinney read the letter from the College and the Council examined photographs of the building. The Council felt that the building was eligible and the Division should investigate the question of whether it is part of a district and look into the possibility of a district.

Holbrook House - The Council examined photographs of the property and recommended that the owner proceed with the nomination.

Gilman Property, Springfield - The Council examined documentation of the building and recommended that it would be eligible as part of a district.

Spool and Bobbin, Burlington - Mr. Liebs explained the significance of the building and recommended that the owner proceed. He indicated that some of the technological innovations in the interior were important. It was suggested that some of that be included in a community building.

Darling Inn, Lyndonville - The Council commented that although it may be part of a district, it is significant enough to be nominated individually.

Mr. Lambert suggested that one of the goals of his operation is to increase local capability in technical and management areas. The Council discussed cooperative training sessions for architects and contractors and strongly supported the idea.

The meeting was adjourned at 12:00 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will be holding a meeting on Wednesday, June 18, 1980 beginning at 9:30 a.m. in the Fourth Floor Conference Room of the Pavilion Office Building, 109 State Street, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Old Business
- III. State Register - Bennington County
- IV. National Register
 - A. Downtown Richford Historic District
Preliminary Consideration
 - A. Lower Waterford
 - B. Grother House, Williamstown
 - C. Stockbridge Common School
 - D. Holy Angels Convent, St. Albans
- V. FY1981 Grants Cycle
- VI. New Business



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

DATE: June 18, 1980

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

MEMBERS PRESENT: Robert Burley, Chairman
Martin Tierney
Henry Lambert
Marjory Power
H. Ward Bedford

MEMBERS ABSENT: Nancy Knox
Chester Liebs

STAFF PRESENT: William B. Pinney
Eric Gilbertson

The Chairman called the meeting to order at 9:50 a.m.

- I. Marjory Power moved to accept the minutes; seconded by Martin Tierney. A minor correction in the last paragraph of the third page of the minutes was noted. The minutes were unanimously approved with the noted correction.
- II. Mr. Pinney reported that plans for the Stone Store had been forwarded to Washington and that the Wells River Savings Bank had stopped action on their planning grant.

Eric Gilbertson presented photographs of the Fair Haven Inn which the owner wishes to be included in the Fair Haven District. Mr. Burley moved that the Inn should be included in the District but that the District would not be expanded further in that direction. Seconded by Mr. Lambert.

Mr. Bedford indicated he would not want to see the building included in the Register. Mr. Burley felt the building had potential and was a commercial structure that could be encouraged through tax incentives to improve the building. Mr. Tierney felt it was closely tied to the Green and business buildings had potential. Mr. Bedford said it was not visible from the Green and therefore questionable as part of the District. Mr. Lambert expressed concern about the additions to the building. The motion carried with Mr. Bedford voting against it.

III. Henry Lambert reviewed two towns in Bennington County.

Bennington, Survey No. 0202-9: Council felt it needed more information.

Dorset Survey: No questions.

Mr. Lambert moved that Bennington and Dorset be included in the State Register. Seconded by Marjory Power and unanimously approved.

IV. Mr. Pinney presented the Richford Historic District for final consideration for nomination to the National Register and inclusion in the State Register. Unanimously approved.

Mr. Pinney presented the North Bennington Historic District for final consideration for nomination to the National Register. Unanimously approved.

Mr. Gilbertson presented the Mount St. Joseph complex for preliminary consideration for inclusion in the National Register. Council gave unanimous preliminary approval.

Mr. Gilbertson presented Clementwood for preliminary consideration for inclusion in the National Register. Unanimous preliminary approval.

Mr. Gilbertson presented the Alpha Gamma Roe House at 216 South Prospect Street in Burlington for preliminary consideration for inclusion in the National Register. Unanimous preliminary approval.

Mr. Gilbertson presented Lower Waterford Village for preliminary consideration for inclusion in the National Register. Unanimous preliminary approval.

Mr. Gilbertson presented the Grother House in Williamstown for preliminary consideration for nomination to the National Register. The Council unanimously decided that it would only be eligible as part of a district.

Mr. Gilbertson presented the Stockbridge Common School for preliminary consideration for nomination to the National Register. The Council unanimously agreed that it would only be eligible as part of a district.

Mr. Gilbertson presented the Holy Angels Convent in St. Albans for preliminary consideration for nomination to the National Register. Unanimous preliminary approval.

Mr. Pinney presented the Howe House and the Calkins House to the Council for a recommendation as to whether the buildings met the criteria for inclusion in the National Register. Mr. Burley moved that these properties do not meet the criteria for inclusion in the National Register. Seconded by Mr. Tierney; unanimously approved.

Mr. Pinney presented the request for a preliminary consideration for nomination to the National Register for the Ascutney Mill owned by Ed Battison (State Survey No. 1423-10 #2). The Council unanimously agreed that this building would be eligible for inclusion in the Register as part of a district.

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



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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MONTPELIER, VERMONT 05602

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Housing & Community Affairs 828-3217

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will be holding a meeting on Tuesday, July 15, 1980 beginning at 9:30 a.m. in the Fourth Floor Conference Room of the Pavilion Office Building, 109 State Street, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Old Business
 - A. Barre Opera House
- III. National Register
 - A. Preliminary Consideration
 1. Newbury Districts
 2. Assembly of God Church, Wilder
 3. Mary Waller House, Bethel
 4. Handy Court, 416 Pearl Street, Burlington
 - B. Final Consideration
 1. Mt. St. Joseph Academy, Rutland
 2. Clementwood, Rutland
- IV. FY1981 Grants Applications
- V. State Register - Bennington County
- VI. New Business
 - A. University of Vermont, Two Colchester Avenue



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

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

VERMONT ADVISORY COUNCIL ON HISTORIC PRESERVATION

MINUTES

July 15, 1980

MEMBERS PRESENT: Robert Burley, Chairman
Nancy Knox
Marjory Power
H. Ward Bedford
Henry Lambert
Chester Liebs
Martin Tierney

STAFF PRESENT: William B. Pinney
Eric Gilbertson

OTHERS PRESENT: Larry Snyder, University of Vermont
Ray Lavigne, University of Vermont

The meeting was called to order by the Chairman at 9:50 a.m.

The agenda item on Two Colchester Avenue was taken up first, as Larry Snyder and Ray Lavigne were present from the University of Vermont. Mr. Snyder said there were three choices; rehabilitation, removal, and use as temporary storage space. He stated that the property is in a National Register district; therefore, he and Mr. Lavigne were coming to the Council to ask for advice and assistance. Mr. Lavigne stated that five years ago, water damage occurred due to a broken pipe and three courses of action were discussed:

1. Rehabilitation - In 1978, an estimate of \$300,000 was given to do two of the three floors at a cost of \$90 per square foot; and therefore, rehabilitation could not be prudently recommended. He stated that the Windham Foundation matched funds for the new Aiken Center.
2. Raise and landscape to form an addition to the University Green.
3. Temporary storage would be a poor use of the building.

Mr. Pinney asked how the figure of \$90 per square foot was calculated. Mr. Lavigne stated the cost would cover gutting the interior, provide handicapped access, offices and small classrooms. Mr. Pinney asked Mr. Burley about the cost of rehabilitation of the Equinox House. Mr. Burley

replied that the estimates were \$46 to \$50 per square foot and that \$90 sounded high. Mr. Lavigne stated that handicapped access would cost \$70,000.

Mr. Liebs raised the question of another non-university use. Mr. Snyder indicated there were problems with zoning, parking, taxes and other matters.

Mr. Burley suggested that the Division examine the report and make some suggestions. Mr. Lavigne indicated that the architect should come to a meeting. It was suggested by Mr. Pinney that the Division employ a consultant familiar with buildings of this type and rehabilitation of them to review reports and make suggestions. Mr. Snyder inquired of the Division whether the State needed any space in the Burlington area.

Mr. Lambert posed the question of an individual in the private sector moving the building to which Mr. Burley replied that because the building is presently in an historic district, this would be the same as demolishing it.

Mr. Lavigne stated that the University would set up a meeting with the architect prior to the next Advisory Council meeting and get the results of the report to the Division staff for review.

- I. The minutes of the June 18 meeting were unanimously approved.
- II. Mr. Pinney and Mr. Gilbertson discussed the funds and work that had been done since 1974-1975 when the Division first became involved with the project involving the Barre Opera House. Mr. Pinney read from the current grant request and explained that the application was not received on a form provided by the Division and was a day late. They have also used proposed fundraisings to match their requested grant amount. They have requested \$30,000; \$15,000 for planning and \$15,000 for construction. Federal regulation, as expressed in our Grants Manual, requires that source of funds be available and clearly identified.

Mr. Burley indicated that the Barre Opera House has been a problem, not as a building, but in obtaining funds and support. He said his firm was hired for \$2,000 to straighten out code matters. A week before a letter was sent, there was a meeting with the City Manager who indicated he was having problems with the handicapped, which linked with handicapped problems of the Opera House. A discussion was also held with the Police Department which made it possible to restore the main entrance. This has made the prospects for the project much brighter. The City of Barre is now involved and has asked Mr. Burley's firm to submit a proposal for a master plan.

Mr. Pinney and Mr. Gilbertson informed the Council that this application was receiving special treatment and that the Grants Manager had informed others that no extension of time would be given on the application deadline.

The Council tentatively agreed that the Division should proceed with processing the application if the City will back the application.

The Council agreed that the Hardwick Railroad Station was eligible for the State Register and it further recommended that protective measures be attached in favor of the Division providing for the building's preservation. The Council also recommended that the building be retained in State ownership.

8 Baldwin Street

Mr. Burley read a copy of Mr. Pinney's letter to Irving Bates of February 26, 1980 to the Council, a copy of which is attached to the record copy of the minutes. Mr. Burley suggested that Mr. Behney attend the meeting. Nancy Knox suggested that copies of letters of this type be sent to the Secretary of Administration, House Institutions Committee and others who may be interested.

Mr. Burley briefed Mr. Behney on the situation and the fact that the building is being demolished and asked Mr. Behney what should be done in cases of this type. He stated that the Buildings Division is updating the master plan but is also demolishing the house at 8 Baldwin Street. Mr. Behney inquired what the alternatives were. Mr. Burley replied that others who were interested should be notified. Mr. Behney said that this was probably what had to be done but that the goal should be to avoid situations of this type in the future. There is a new Secretary of Administration and routes of communication should be opened up.

Mr. Burley suggested that Nancy Knox and Harry Behney meet with Secretary Gilbert and if that doesn't produce any results, the Chairman could write a letter to the Governor expressing the Council's concern.

IV. FY1981 Grants

Mr. Pinney explained the role of the Work Program in the grants cycle and read the nine criteria for Acquisition and Development projects. Nancy Knox suggested that the Division draft a letter to Secretary Andrus or Director Delaporte for the Governor's or Mr. Behney's signature expressing the Council's concern with these criteria.

The Division will send scored project lists to the Council. The Council also examined the list of projects for FY1981.

V. Bennington Survey

Mr. Lambert had reviewed and presented the survey of Bennington County for inclusion in the State Register. The Council unanimously approved the inclusion of the Bennington Survey in the State Register of Historic Places.

In regard to the National Register the advisory council gave unanimous preliminary approval for Districts in Newbury, Wells River, South Newbury and West Newbury, the Town Hall in Newbury, The assembly of God Church in Wilder, Mary Wallis House in Bethel, The West Rutland District, The Hardwick District and Railroad Station, and the Jeffersonville District.

They also gave final approval for nomination of the Mt. St. Joseph Academy and Clementwood in Rutland.

The meeting was adjourned at 1:30 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

February 26, 1980

Irving A. Bates, Director
 Division of State Buildings
 Agency of Administration
 Montpelier, Vermont 05602

Dear Mr. Bates:

At the request of Chairman Robert Burley in a phone call from Buffalo today, I am sending you a copy of the resolution concerning the State Buildings Division in your capitol building plan as voted at the February 13 Advisory Council meeting. The following resolution was adopted by the Vermont Advisory Council on February 13, 1980:

The Vermont Advisory Council on Historic Preservation endorses the State Buildings Division's plans to update the Capitol Complex Plan in light of new factors, such as energy, social, legal, economic, and architectural, which have arisen since the plan was originally done in 1968 and revised in 1974. The Council understands that the new plan will endeavor to preserve as many historic resources within the Complex as possible. Additionally, the Council would welcome the opportunity to work with the Buildings Division and their consultant to assist with the development of a revised plan.

In light of the above the Council does not support the demolition of Eight and Nine Baldwin Street and 136 State Street as presented in the 1980 Capital Budget. Although some buildings within the Complex may have to be demolished ultimately, further demolition should not occur until the overall, revised plan for the Complex has been completed. This will prevent possible options for preservation from being pre-empted and further incremental erosion of the district.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

William B. Pinney
 William B. Pinney
 Director

WBP/cjd

AC



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will be meeting on August 11, 1980 at 3:00pm. in the Fourth Floor Conference Room of the Pavilion Office Building, 109 State Street, Montpelier, Vermont.

Agenda:

- I. Approval of Minutes
- II. Old Business - 8 Baldwin Street
- III. New Business



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a special meeting on Thursday, August 21, 1980 beginning at 10:00 a.m. to be held in the Conference Room at One Baldwin Street, Montpelier.

Agenda:

- I. Approval of July Minutes
- II. Old Business
- III. Agriculture Building - Plans
- IV. National Register Preliminary Consideration
 - A. Holland Historical Society
 - B. Christ Church, Guilford
 - C. Pentkowski House, Fair Haven
 - D. Brookwood Estate, Springfield
- V. New Business



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, September 10, 1980 beginning at 9:30 a.m. in the Conference Room at One Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Old Business
- II. Work Program
- III. Addison County Survey
- IV. National Register Preliminary Considerations
 - A. West Halifax School
 - B. 177-179 North Prospect Street, Burlington
 - C. 216 South Prospect Street, Burlington
- V. New Business
 - A. Vermont Council on the Humanities, Victor Swenson



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, October 22, 1980 beginning at 9:30 a.m. in the Conference Room at One Baldwin Street, Montpelier, Vermont.

Agenda:

- I. National Register Final Consideration
 - A. Cambridge, Old Town Hall
- II. Projects with Potential Impact on National Register Properties
 - A. Winooski/Burlington, Chace Mill Hydroelectric Project
 - B. St. Johnsbury, stoplights
 - C. St. Albans, Holy Angels Convent
- III. National Register Preliminary Consideration
 - A. Cabot - Reverend Currier Place
 - B. Orwell - Hammond Farmer Farm
 - C. Burlington - 128 King Street
 - D. Dorset - Dorset Playhouse
 - E. Shaftsbury - "Governor's Rock"
 - F. Brattleboro - Brattleboro Retreat
 - G. Middlesex - Middlesex Historic District
- IV. Grants
 - A. Work Program
 - B. Centennial Block, Bellows Falls - Evaluation
- V. Old Business
- VI. New Business



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

MINUTES

October 22, 1980

MEMBERS PRESENT: Robert Burley, Chairman
 Marjory Power
 Chester Liebs
 Nancy Knox

STAFF PRESENT: Eric Gilbertson

Due to the lack of a quorum, the Council Chairman formed a committee to make preliminary evaluations of proposed nominations to the National Register.

The Council decided to advise property owners to provide them with the following nominations: Reverend Currier Place, Cabot; Hammond Farmer Farm, Orwell; South Woodstock Historic District.

The Council recommended that 128 King Street would be a contributing part of a district in that it does not meet the criteria for individual nomination.

A review of the Dorset Playhouse found that it was constructed of moved buildings. The Council had some reservations about the architectural significance of the building, but felt that it was possible the building may have significance in Vermont's theater history as an example of the 1920's rustic theaters. They requested that the owners be advised that further documentation of its role in Vermont theater history may support a nomination.

The Council considered the Governor's Rock in Shaftsbury and had questions about its jurisdiction, since this was a natural feature and felt that in order to further consider the potential for historic significance of the rock, they would need to know detailed, documented information about its association with Governor Galusha and others in the Town of Shaftsbury.

At 10:30, a quorum was present, and the meeting was then called to order by the Chairman.

The Council reviewed the request to nominate the last building in the Drury Brickyard for nomination to the National Register. It was unanimously agreed that the remaining building was not a significant part of the site which had been virtually intact just a few years ago and that the site had lost its integrity and therefore did not meet the criteria for inclusion in the National Register.

The Council unanimously approved the nomination of the Old Town Hall in Cambridge to the National Register.

The Council decided it wanted to make an on-site inspection of the Middlesex Historic District before taking action.

Eric Gilbertson presented information on the proposed Chace Mill Hydro-electric project on the Winooski River and read the Division's comment. The Council concurred with the Division's comments and added that in their opinion either raising or lowering the water level excessively will have an adverse effect on the National Register district and that it is necessary to establish specific limits of water flow and level in order to protect the integrity of the site. Chairman Burley stated that he felt that the new use was part of the process of protecting the structure and that potential harm to that should be reviewed carefully.

The Council reviewed the proposal for the installation of traffic lights at Eastern Avenue and Main Street in St. Johnsbury. Mr. Liebs mentioned that the view up Eastern Avenue to the Aetheneum was important. Chairman Burley felt that the Council did not have the expertise to design traffic lights and the Council and the Division should explore the possibility of hiring a consultant to assist the Council and the Agency of Transportation in developing a traffic light system that would not cause an adverse effect on the District. Chairman Burley offered to donate a day's time to work with the consultant.

Council members commented that the Division had invested considerable historic preservation funds in St. Johnsbury and that as a result of this, much work was done.

The Council made a preliminary review of the plans for the Holy Angels Convent and decided that the tower could easily be made more sympathetic to the existing building by making some changes in the design that would provide a visual break from the existing building, more sympathetic treatment of the windows and careful consideration of the surface material.

The Council members had no comments on the Work Program.

The meeting was adjourned at 12:30.

FACT SHEET FOR NATIONAL REGISTER PROPOSALS

NAME: Kingsley Mill Complex

ADDRESS OR LOCATION: Mill River Rd., East Clarendon

DATE(S) OF CONSTRUCTION: c.1880 # BUILDINGS: 4 (mill, house, barns)
(house c.1825)

STYLE(S): Frame Mill Construction, Federal/Greek Revival House

SIGNIFICANCE: Late 19th century frame grist mill with little, if any, alterations. Mill operated until the 1930's. Milling machinery removed. Original setting on the Mill River, just east of Kingsley Covered Bridge. Mill and barns built by Nicholas Powers, noted covered bridge builder. Early 19th century house owned by Kingsley family - some exterior alterations.

HOW NOMINATION REQUESTED: Letter

BY: Owner DATE OF REQUEST: October, 1980

SITE PLAN AVAILABLE?: ?

ACREAGE OR BOUNDARIES OF PROPERTY?: several acres

CRITERIA MET: C-Architectural Merit

IN STATE SURVEY?: Yes HABS/HEAR?: No

OWNER'S NAME & ADDRESS: Ron and Linda Evans
Evans Graphic Design
The Opera House
Box 337
Rutland, VT 05701

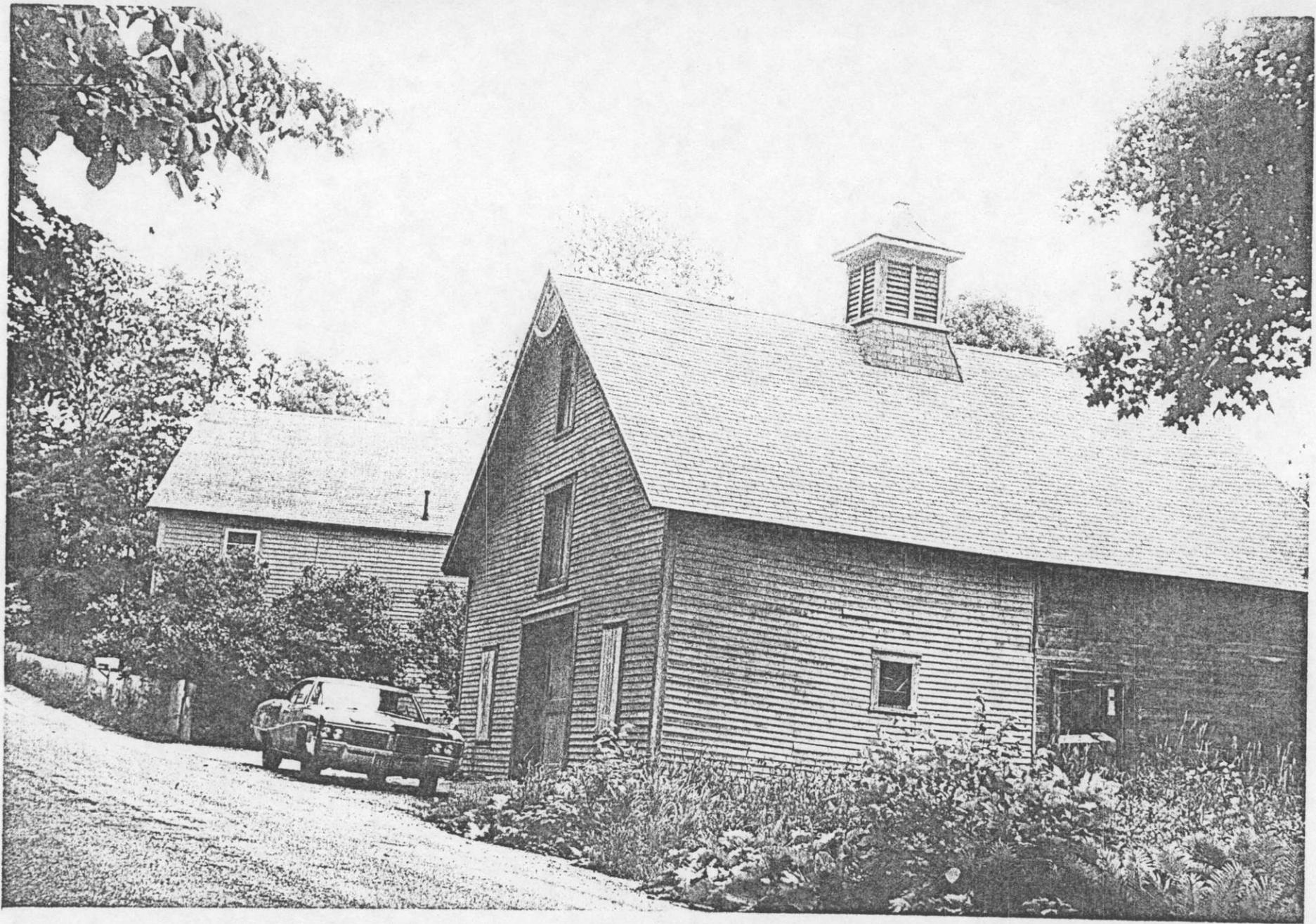


1105-9



Map No. 2

1105-9



Map No.'s
2 and 3

1105-9



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, November 17, 1980 at 9:30 a.m. in the Fourth Floor Conference Room, Pavilion Building, Montpelier, Vermont

Agenda:

- I. Old Business
- II. National Register - Final Review
 - A. Deacon John Holbrook House - Brattleboro
- III. National Register - Preliminary Review
 - A. Kingsley Mill - East Clarendon
 - B. Bishop Hopkins Hall, Rock Point School - Burlington
 - C. West Concord Depot - Concord
 - D. Moses Strong Homestead - Rutland
 - E. Manchester Depot Historic District - Manchester
- IV. Capitol Complex Plan
- V. New Business
 - A. Green Mountain Power Building - Burlington



STATE OF VERMONT

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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, December 17, 1980 beginning at 10:30 a.m. in the Conference Room at One Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Old Business
- II. National Register, Preliminary Review
 - A) West Concord Depot
 - B) West Halifax School
 - C) Pittsford Methodist Church
 - D) Bishop Hopkins Hall, Rock Point, Burlington
 - E) Martin Tierney's Plans
 - F) McWilliams/Old Mill River Place, Georgia
 - G) Mancusi House, Rutland
 - H) Manchester Depot
 - I) Moses Strong Homestead, Rutland
 - J) Weaver House, Rutland
 - K) Alpha Chi Omega, Burlington
 - L) Pittsford Green Historic District
- III. Report on New Legislation
- IV. Meeting with Secretary of Administration (1:00 p.m.)
- V. New Business
- VI. Dinner Discussion of New Legislation and Long-Range Planning
- VII. 7:00 p.m., Pavilion Auditorium - Joint Meeting with Montpelier Commission and Capital Complex Commission



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

December 17, 1980

MEMBERS PRESENT: Robert Burley
Marjory Power
Chester Liebs
Henry Lambert
Nancy Knox

MEMBERS ABSENT: Martin Tierney
H. Ward Bedford

STAFF PRESENT: William B. Pinney
Eric Gilbertson
Nancy E. Boone

OTHERS PRESENT: William A. Gilbert
Secretary of Administration

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

The Council reviewed the proposal to nominate the West Concord Depot to the National Register of Historic Places and decided that it was not eligible as an individual structure but might be as part of a thematic nomination.

The Council unanimously agreed that the West Halifax School was a very marginal building and not eligible by itself for inclusion in the National Register. It was also not part of an eligible district.

The Council unanimously agreed that the Pittsford Methodist Church was not in a district but requested more material to support the Church which was also questionable.

At this time, Secretary of Administration, William A. Gilbert, joined the meeting. Chairman Burley began the discussion by saying that there were two problems that faced the Division in reviewing state projects. One was timing, that is, when the Division and Council are brought into a problem of building design. He emphasized that early consultation with the Division and Council makes it much

easier for both parties to do a constructive job of cooperating. He said that, for example, the Agency of Transportation comes to the Division very early in the planning process as soon as they know they're going to do a project and incorporates that end of the planning process along with the other kinds of more traditional highway planning data. He stated it utilizes the Division and Council as a resource in their planning process.

The other problem Mr. Burley commented on is how the Buildings Division chooses architects. He said that an architect is needed who is experienced in the problems and the review process for historic preservation projects. He suggested that the Division of State Buildings use the Historic Preservation Division's list of architects who have done work in the state or that an architect selection committee for projects on historic buildings owned by the State be established. He stated that the Historic Preservation Act says that any agency should consult with the Division on the capitol budget. He again emphasized that agencies need to use the Council and the Division as a resource in their planning process. Mr. Gilbert said that he will tell Mr. Bates, Director of State Buildings Division, to consult with the Division and the Council early in the planning process and he also commented that the State Buildings Division is doing a good job in learning how to incorporate other planning problems like historic preservation into their process.

Mr. Burley commented that an architect needs to be able to deal with an entire project, not just a small portion of it. Mrs. Knox asked how changes can be made to the architect selection process in such a way as to be assured that the State will get good people who are qualified to work on historic buildings. Mr. Gilbert stated that it was not practical for the Council to review budgets prior to the Governor's presentations. As soon as there is a budget, he personally would like to know about the problems and wondered how we stand on the budget now. Mr. Burley said that he wanted to know about the project on the Agricultural Building. Mr. Gilbert replied that it was over budget and was therefore back doing work inside again. Mr. Liebs mentioned that the presentation at the last meeting of the Capitol Complex plans was good. Mr. Gilbert stated that it was important to establish how we behave when there is a disagreement. Mr. Burley emphasized that we are an advisory council, and Mr. Gilbert indicated that that was precisely his view and that he must take the final responsibility for any actions involving historic buildings but also stated that the Administration Agency had bent over backward to consult with the Advisory Council. He also indicated that any new office building may result in demolition and that the State Buildings Division will work through the process in a joint meeting of all parties involved.

Mr. Lambert asked who made the final decision on a project, and Mr. Gilbert replied that the Legislature did. Mr. Burley indicated that timing was crucial because the Council want to get into the planning process early in order assure that historic preservation is considered at the same time as other factors that may affect a project. Mr. Gilbert indicated that he would see that that would happen.

Mr. Gilbert stated that he will present the concern of the Council at the next Capitol Budget meeting. Mr. Burley thanked Mr. Gilbert for an enlightening presentation and hoped that it would open the way to some constructive cooperation involving the Capitol Complex. The Council agreed and said that it should look at the process again when the Capitol Complex Plan is clarified.

The Council then took up consideration of National Register nominations again.

The Council decided that the Pittsford Green was a long, linear district and was eligible for the National Register.

The Council unanimously agreed that Plainfield Village was eligible for the National Register.

The Council unanimously agreed that Johnson Village was eligible for inclusion in the National Register.

The Council took up consideration of the Bishop Hopkins Hall in Burlington. The Council reviewed photographs of the building and indicated that it needed more information on the history and landscaping of the area but would have to give a not eligible reply based on the information it now has.

The Council unanimously agreed that the McWilliams Place in Georgia was eligible for inclusion in the National Register.

The Council recessed at 4:30 p.m. for dinner.

During the dinner meeting, the Council and staff discussed 1980 historic preservation amendments and how they might affect the program. Copies of legislation were distributed to members of the Council.

In the evening joint meeting of the Capitol Complex Commission and the Montpelier Planning Commission, the Council reviewed the Capitol Complex Plan. The meeting was presided over by the Chairman of the Capitol Complex Commission, Charles Butler.

Mr. Burley presented his goals for the Plan and used prospective drawings of the complex with cutouts and replacement sections to show the approximate form and location of buildings. He had incorporated many of the suggestions made by the Council at previous meetings.

Mr. Liebs made comments for the Council, and he referred to the excellent and unusual display. He extended the Council's appreciation that Mr. Burley had incorporated their ideas in the new plan.

The meeting was adjourned at 9:15 p.m.



STATE OF VERMONT

AGENCY OF ADMINISTRATION

November 25, 1980

EDITOR
Burlington Free Press
191 College Street
Burlington, Vermont 05401

Gentlemen:

Your recent editorial called upon the State of Vermont to set an example in following the Act 250 law and I can assure you that I fully agree with that sentiment. Unfortunately, Act 250 simply does not apply to the situation presented by the request of this agency for a declaratory judgement on the question of demolition of a building at 8 Baldwin Street here in Montpelier. According to our lawyer, Louis Peck of the Attorney General's office, the statute - Act 250 - does not apply to this situation.

Would this agency set a good example by ignoring the law and accepting an interpretation which may well be incorrect? As a supporter of Act 250, I believe that a clear decision by the Supreme Court is needed to clarify the ground rules for both applicants and the Environmental Board.

This Agency's action will leave the building as is so that no harm to the environment will take place while the Court considers its decision. If the Court agrees with the Environmental Board's determination, we will seek a permit. We are not above the law but we do have a right to seek a clear ruling on appeal from the Supreme Court. I believe that the Environmental Board is in agreement that this is an area where the statute is not clear as to jurisdiction and, as a result, it has issued regulations interpreting what it believes to be the intent of the Legislature on the matter.

Finally, as an attorney and the Secretary of this Agency, I am surprised that the FREE PRESS would accuse this agency as an "effort to put itself above the law by refusing to comply with Act 250" by appealing to the Supreme Court

of Vermont. When a citizen (even this Agency) of this State is subject to government regulation and chooses to question jurisdiction of the regulator by appealing to the Supreme Court of the State of Vermont, the State's largest newspaper should not accuse that individual of putting himself above the law. Would the FREE PRESS now abandon its right of appeal in the event a trial judge decides to limit the public's right to know? What could be more law abiding than an appeal to our own Supreme Court?

As I have made clear to Leonard Wilson, the Chairman of the Environmental Board, this agency will abide by the rules and specifically this agency will abide by Act 250 if the Supreme Court determines that Act 250 applies to this case. If the Supreme Court agrees with the position of this agency, then Act 250 simply does not apply and I am sure even the Environmental Board would not want to claim jurisdiction the Supreme Court would not support.

The public, the State and individual citizens, including developers need to know clearly the rules which will apply in areas where Act 250 is not precise or where the clear jurisdictional limits are not set forth in the statute. I think the State does set a good example by refusing to accept regulatory jurisdiction where none exists.

Sincerely,

WILLIAM A. GILBERT
Secretary of Administration

WAG/jlg

State Should Set Example In Following Act 250 Law

Is the state attempting to undermine Act 250, the state land use law?

Environmental Board Chairman Leonard Wilson apparently thinks the Administration Agency is trying to do so because of its appeal to the Supreme Court to overturn a board decision requiring a land use permit for demolition of a building at 8 Baldwin St. in Montpelier.

Because the board believes that the razing of the building is a step toward the construction of a new office complex, members voted unanimously to require the agency to get a permit for the work.

But the agency has argued that its proposals to develop the Capital Complex would only become a formal plan when construction funds are authorized by the Legislature.

"I think they should have accepted the board's decision and proceeded to ask for the permit," Wilson said. He said he is "disappointed and

irritated" by the agency's challenge to the board.

At the same time, the spectacle of one state agency contesting the decision of another at the expense of the taxpayers is ludicrous.

What is even more alarming is the state's effort to put itself above the law by refusing to comply with Act 250 when it should be setting an example for others who are forced to meet land use requirements. Since state government is an arm of the citizenry and most people in the state support Act 250, officials should be willing to abide by the law by subjecting their projects to board scrutiny.

The Administration Agency should drop its appeal and request the Environmental Board to issue a land use permit for the destruction of the Baldwin Street building.

Unless that is done, the state could be regarded as Act 250's worst enemy.



STATE OF VERMONT

AGENCY OF ADMINISTRATION

November 18, 1980

Honorable Leonard Wilson
Chairman
Environmental Board
79 River Street
Montpelier, Vermont 05602

Dear Len:

Every so often, a State agency comes to the unhappy situation of having to disagree with another State agency to the point where a judicial determination becomes necessary. Unfortunately, the Declaratory Ruling #121 with respect to the 8 Baldwin Street property raises such issues between the Environmental Board of which you are Chairman and the Agency of Administration of which I am Secretary.

I hope that you understand the fundamental commitment in support of Act 250 which I feel personally and which, I believe, has been expressed by this administration in a number of areas. I think you are also well aware of the difficult problem of the State Buildings Division within this agency in terms of providing adequate office and other space for the myriad State programs throughout our State. While I do respect the concerns of the Environmental Board and the interests which it seeks to protect by its Declaratory Ruling in this matter, I feel that it is important for the State to obtain a clear judicial ruling on the issues raised by the Declaratory Ruling. The guidelines which we should follow, I can assure you will be followed once they are laid down by the court as a result of this appeal. I believe that you are aware and that, in fact, your Declaratory Ruling clearly sets out that the Buildings Division ceased demolition activity on 8 Baldwin Street as soon as the issues raised by the Declaratory Judgment were brought to its attention. I am also grateful that the Declaratory Ruling is candid in pointing out that many construction activities have taken place within the Capitol Complex and many demolition activities have also taken place

Leonard U. Wilson
November 18, 1980

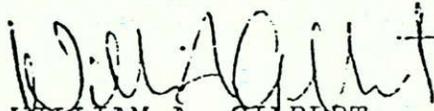
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since Act 250 became law without the invocation of Act 250 jurisdiction.

I frankly feel that it will be helpful both to your Board and certainly to this agency if we obtain a clear ruling from the Vermont Supreme Court regarding the important jurisdictional issues raised by this case. Once again, I assure you that we will abide by the court decisions and I hope that you will agree with me that some clear guidelines on the meaning of construction and the area of jurisdiction of your Board will be helpful. To this end, I will also endeavor to develop with your Board a Memorandum of Understanding which can guide this Agency and your Board on future cases.

It is most unfortunate that the nature of an appeal from your decision will, in effect, render us adversaries at least formally before the court. I can assure you that this agency is not your adversary but rather that we share with you mutual responsibility from which we both need guidance from the court. It is in this spirit that the appeal will be filed from your Declaratory Ruling.

Sincerely,



WILLIAM A. GILBERT
Secretary of Administration

WAG/jlg