



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 Thursday, January 22, 1981, beginning at 10:00 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Old Business
- II. FY1981 Historic Preservation Fund Application
- III. State Legislation
- IV. Federal Legislation
- V. National Register
 - A. Report on Federal Action
 - B. Preliminary Review
 1. McNeill-Hill House, Charlotte
 2. Stannard and Avery Houses, West Haven
 3. Weaver House, Rutland
 4. Wells Carriage House, Burlington



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, February 11, 1981, beginning at 9:00 a.m. in the Conference Room at One Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Old Business
- II. FY1981 Historic Preservation Fund Application
- III. State Legislation
- IV. Federal Legislation
- V. National Register
 - A. Report on Federal Action
 - B. Preliminary Review
 1. Old Clough Place, North Montpelier
 2. McNeill-Hill House, Charlotte
 3. Stannard and Avery Houses, West Haven
 4. Wells Carriage House, Burlington
 5. Fletcher Union Meeting House, Fletcher
 6. Memorial Elementary School, Winooski
 7. Weaver House, Rutland
 8. Dorset Playhouse, Dorset
- VI. New Business



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

MINUTES

February 11, 1981

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

MEMBERS ABSENT: H. Ward Bedford
Marjory W. Power

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

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

The Council began with a discussion of State Legislation, H.8. Mr. Burley stated that it is his understanding that that particular legislation was introduced by individuals who were worried about one individual or a group holding up a State project through the process of Act 250. The Council was concerned about the extension of this through other development projects and indicated that the State should certainly set an example.

There was no old business.

The Council discussed the FY1981 Historic Preservation Fund Application. Mr. Gilbertson explained the process and deadlines that were involved, and Mrs. Lendway explained the changes to reflect actual funds allocated. The Council resolved that they had reviewed and approved the Application. The motion was made by Martin Tierney and seconded by Nancy Knox and unanimously approved.

The Council took up a discussion of S.92 that involve the creation of a joint committee on state buildings. Nancy Knox felt that the Administration would be opposed to it, and Mr. Burley felt that the State Buildings Board, as it is now constituted, was similar but not now active. Mrs. Knox also indicated that H.8, which involved the exclusion of state projects from Act 250 had significant opposition within the Administration. It was the consensus of the Council that it oppose both H.8 and S.92 and supported the concept of a State Buildings Board under the Executive Department and the concept of the Capitol Complex as a review of demolitions.

The Council approved the Fletcher Union Meetinghouse as an individual nomination.

The Council discussed the proposal for a National Register nomination in Pittsford and indicated that the church in question was eligible for the National Register but tabled the action until further information had been supplied by the Division.

The Council took up consideration of the Memorial Building in Winooski. It unanimously agreed that it was not eligible for inclusion in the National Register.

The Council took up a discussion of the Clough House in Calais. It commented that deterioration has destroyed significant portions of the fabric of the building, and its significance was questionable in relation to other buildings in Calais. Although it was eligible for the State Register and could be restored to National Register status, its condition made it a low priority for nomination at this time.

The Council reviewed and approved preliminary nomination for the McNeil-Hill Homestead unanimously.

The Council took up a discussion of the Stannard and Avery Houses in West Haven. The Council unanimously agreed that the Avery House was eligible but questioned whether the porches on the Stannard House obscured the original intent of the architecture. The Council agreed that the porch was a fine example of construction and design but was not compatible with the house. It was also a fine example of that architecture of that time. The Council tabled any action on the Stannard House until further information could be obtained.

The Council then took up consideration of the Wells Carriage House in Burlington the owner of which was requesting nomination to the National Register so they could take advantage of the Tax Act. The Council unanimously agreed it was eligible for the National Register.

The Council then took up a discussion about a proposal for work on 200 St. Paul Street in Burlington. The Council suggested that any changes should go through zoning variance hearings and other reviews for review of material. The Council concurred that the proposal would have an adverse effect on the historic character but did not take an official position on the matter at this time. It also urged the Division to work with the developer to attempt to improve the project.

The Council meeting adjourned at 1:00 p.m.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, July 23, 1981, beginning at 9:30 a.m. in the Conference Room at One Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Discussion of National and State Register Criteria and Procedures - Current Status of Program
- II. Old Business - Chace Mill Hydroelectric Project
- III. Disposal of Chester Freight House, Chester Depot
- IV. Final National Register Review - Church Street Historic District, Burlington
- V. Preliminary National Register Reviews
 - A. Downtown Brattleboro Historic District
 - B. Ketcham House, Middlebury
 - C. Pittsford Methodist Church
 - D. Town Meeting House, Starksboro
 - E. Adamant Cooperative, Calais
 - F. Kehoe Inn, Warren
 - G. Hoyt House, St. Albans
 - H. Lamson House, Randolph
 - I. Chippenhook Schoolhouse, Clarendon
 - J. Stone House, South Hero
 - K. Smith-Stannard House, West Haven
 - L. Middletown Springs Historic District
 - M. Essex Junction Village Historic District
 - N. Hartland Four Corners Historic District
 - O. North Main Street Historic District, Windsor
 - P. Brick Federal Historic District, Windsor
- VI. New Business



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

MINUTES

July 23, 1981

MEMBERS PRESENT: Lawrence Bruce
Lawrence Atkin
Henry Lambert
Dr. Marjory Power

STAFF PRESENT: William B. Pinney
Eric Gilbertson
Nancy Boone

OTHERS PRESENT: Hank Young, Vermont Press Bureau

The meeting was called to order by Mr. Pinney, in the absence of the Chairman, at 9:50 a.m.

- I. Mr. Pinney gave a summary of the background and origins of State Review Boards and Advisory Councils, reading from the Vermont Historic Preservation Act and Federal Regulations. He covered required membership and its role in National Register nominations. The Vermont Advisory Council meets more often than most states and the Division uses it as a professional and citizen advisory council which is a valuable working group in the Vermont Historic Preservation Program.

Ms. Boone reported on the latest status of the rules for implementing the 1980 amendments to the National Historic Preservation Act. Rules are now approved by the National Park Service Director. Secretary of the Interior Watt now has to transfer rules to Congress for a 30-day comment period.

The Council agreed to postpone the election of a chairman until more members are present and decided that Mr. Pinney would serve as meeting coordinator.

The Division staff reviewed and commented on the National Register criteria and presented slides of buildings that had been before the Council.

II. Old Business

The Council reviewed past information on the Chace Mill Hydroelectric Project and the City of Winooski's request for further Advisory Council review.

Mr. Bruce moved that since the National Advisory Council has made a decision, there is no point for further action or public hearing by the Council. The motion was seconded by Mr. Lambert and was carried unanimously.

Mr. Gilbertson read the conclusion of J. Wallace Malley, Jr.'s opinion supporting the requirement that the State Buildings Division obtain an Act 250 permit for the demolition of Eight Baldwin Street in Montpelier. Mr. Bruce was absent from this discussion.

III. The Council considered the Agency of Transportation's request to demolish the Chester Freight House. Mr. Pinney read its letter and presented photographs of the freight house to the Council. Ms. Boone reported that the building was in poor to fair condition and that the freight house may have been an original station. Mr. Atkin moved that the Agency of Transportation be allowed to remove the building since it cannot be sold. Mr. Lambert seconded the motion and was passed unanimously.

IV. The Council took up the final consideration of the Church Street National Register Historic District. Mr. Lambert moved that the District be nominated to the National Register of Historic Places. Dr. Power seconded the motion which was passed unanimously.

V. Preliminary Approval of National Register Nominations

- A. Brattleboro Downtown H.D. - Approved
- B. Ketcham House - Denied, house has been moved
- C. Pittsford Methodist Church - The Council had reviewed the potential for a district and found that one did not exist. At a past meeting, additional information had been obtained on alterations. Mr. Lambert moved that it not be approved. Motion was seconded by Mr. Atkin and unanimously approved.
- D. Starksboro Meeting House - No district exists. The Council approved the Starksboro Meeting House and also the Starksboro First Baptist Church if it comes up for future consideration.
- E. Adamant Coop - The Council denied approval for National Register and State Survey.
- F. Kehoe Inn, Warren - Denied
- G. Hoyt House, St. Albans - Approved
- H. Lamson House, Randolph - Denied
- I. Chippenhook Schoolhouse, Clarendon - The Council did not approve but suggested that if owner wanted reconsideration, they should wait until work is complete.
- J. Stone House, South Hero - Approved
- K. Smith-Stannard House, West Haven - The Council had considered this before and had approved neighboring property. The Council had a tie vote and requested the Division Director and Assistant Director to make an on-site inspection and said that Council members should visit if possible.

- L. Middletown Springs Historic District - Approved
- M. Essex Junction Village Historic District - The Council unanimously agreed that the area did not have enough quality buildings to make a district but that the Village offices, the Brownell Block and the Essex Graded School would be eligible.
- N. Hartland Four Corners Historic District - The Council approved the church and commented that although there was not a district, several other buildings in town had merit.
- O. North Main Street Historic District, Windsor - The Council approved the Allen House but felt there was not a district in the area.
- P. Brick Federal Historic District, Windsor - Approved

The Council planned its next meeting for Thursday, August 27, 1981. Meeting adjourned at 3:00 p.m.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, August 27, 1981, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of July 23, 1981 Meeting
- II. Election of Council Chairperson
- III. Determination of date for September Council meeting
- IV. Discussion of new developments in federal programs
- V. Old Business
- VI. National Register - Final Review
 - A. Ethan Allen Farmhouse, Burlington
- VII. National Register - Preliminary Review
 - A. Morrisville Downtown H.D., Morristown
 - B. Checkerberry Village H.D., Milton
 - C. South Reading H.D., Reading
 - D. Thetford Hill H.D., Thetford
 - E. Greatwood Farm, Goddard College, Plainfield
 - F. Chuckle Hill, Ludlow
 - G. Redfield Proctor House, Rutland
 - H. Old Carriage Company, White River Junction
 - I. County Courthouse, Newport
 - J. Church of Our Savior, Sherburne
 - K. Tavern Stand, East Braintree
 - L. 1812 Tavern, Charlotte
 - M. Stratton Tavern, Brookfield
 - N. Granite House, Barre
 - O. Morris House, Windsor
 - P. Gallup Farm, Guilford
 - Q. Mack Agency Real Estate Office, Readsboro
 - R. Brick School, Georgia
 - S. Jonesville Academy, Richmond
- VIII. New Business



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

MINUTES

August 27, 1981

MEMBERS PRESENT: Martin Tierney
 Marjory Power
 Henry Lambert
 Larry Bruce
 Larry Atkin

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

The meeting was called to order at 9:40 a.m. by Mr. Pinney in the absence of a Chairman.

- I. The minutes of the July 23 meeting were distributed and read. Mr. Lambert moved acceptance of the minutes as distributed. Motion was seconded by Mr. Bruce and was unanimously approved.
- II. Mr. Lambert nominated Martin Tierney for the position of Chairman; Mr. Bruce seconded the motion. Mr. Tierney commented that he was not as aware of political activities as a chairman might be. Motion carried unanimously.

Dr. Power nominated Henry Lambert as Vice Chairman. Mr. Tierney seconded the motion, and it was carried unanimously.
- III. The next monthly meeting of the Advisory Council is set for September 24.
- IV. Mr. Pinney and Mr. Gilbertson presented information on the latest activities by the National Park Service in regard to the historic preservation program. They discussed the proposed work program and the application deadline of October 15. The Division is sending out grants applications which will have to be reviewed at the September 24 meeting. The Council will be mailed applications. The latest information on the Tax Act was also distributed.

VI. National Register - Final Review: Ethan Allen Farmhouse, Burlington

Mr. Pinney discussed the nomination and described the location and setting and the original material in the house. The basement, including foundation, sills and joists, are intact. The framing is in place, including rafters, and probably the outside wall studs are all in place. The Winooski Valley Park District is planning to restore the building using as much historic material as possible. The Council voted unanimously to nominate the Ethan Allen Farmhouse to the National Register.

VII. National Register - Preliminary Review

Ms. Boone presented photographs, slides and descriptions on the following requests for National Register nomination:

A) Morrisville Downtown Historic District, Morristown

The Council advised the Division to proceed with the nomination but to present it again when more information becomes available.

B) Checkerberry Village Historic District, Milton

The Council recommended that a nomination not be pursued. Comments included that there was a lack of clearly significant buildings, a lack of a sense of place, and the fact that all buildings had been altered.

C) South Reading Historic District and Schoolhouse, Reading

The Council recommended that the nomination merited further consideration and requested that more slides be presented.

D) Thetford Hill Historic District, Thetford

The Council recommended that the Division proceed with the nomination of the Thetford Hill Historic District.

E) Greatwood Farm, Goddard College, Plainfield

The Council recommended that the Division proceed with the nomination of the Greatwood Farm.

F) Chuckle Hill, Ludlow

The Council recommended that the Division proceed with the nomination.

G) Redfield Proctor House, Rutland

The Council recommended that the Division proceed with the nomination.

H) Old Carriage Company, White River Junction

The Council commented that the building as it stands does not meet criteria for nomination to the National Register. They also observed that the plans for renovation do not meet the Secretary of the Interior's Standards for Historic Preservation Projects. The building has been extensively altered and has no special historical significance and has no special architectural features.

I) County Courthouse, Newport

The Council recommended that the Division proceed with the nomination.

J) Church of Our Savior (Mission Church and Rectory), Sherburne

The Council recommended that the Division proceed with the nomination.

K) Tavern Stand, East Braintree

The Council recommended that the Division not proceed with the nomination. The building has no architectural significance.

L) 1812 Tavern, Charlotte

The Council recommended that the Division proceed with the nomination.

M) Stratton Tavern, Brookfield

The Council recommended that the Division proceed with the nomination.

N) Granite House, Barre

The Council recommended that the Division proceed with the nomination. The Council also noted the unique construction that was carried out with quality workmanship such as the sills being cut into the block coursing and the vertical alignment of the joints.

O) Morris House, Windsor

The Council recommended that the Division not proceed with the nomination. The building does not have sufficient significant architectural features or historical association.

P) Gallup Farm, Guilford

The Council recommended that the Division not proceed with the nomination. The Council commented that much of the historic fabric was missing and there are many intact examples of this type of house in the State.

Q) Mack Agency Office, Readsboro

The Council recommended that the Division not proceed with the nomination. The building, if that old, has been extensively altered and has no historical association.

R) Brick School, Georgia

The Council recommended that the Division proceed with the nomination. The Council commented that this was perhaps a unique example of a small school constructed of brick in this style.

S) Jonesville Academy, Richmond

The Council recommended that the Division proceed with the nomination.

VIII. New Business

The Council discussed the possibility that work may be proceeding on landscaping in the vicinity of the front steps of the State House. The Council recommended that the Chairman write a letter to Irving Bates, with a copy to Secretary Gilbert, the District Environmental Commission, and the Capitol Complex Commission.

The meeting was adjourned at 2:40 p.m.

Respectfully submitted,


ERIC GILBERTSON



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

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, September 24, 1981, beginning at 9:30 a.m. in the Agency of Development and Community Affairs Conference Room, Fourth Floor, Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Minutes of August 27, 1981 Meeting
- II. Determination of Date for October Council Meeting
- III. Preliminary Review of Grant Applications
- IV. Old Business
 - A. Landscaping of State Capitol Lawn
 - B. South Reading Historic District, Reading
 - C. Morrisville Downtown Historic District, Morrystown
- V. National Register Preliminary Review
 - A. Aikens Stand, Barnard
 - B. Upwey Farm, South Woodstock
 - C. Depot Square Historic District, Northfield
 - D. Carleton House, Warren
 - E. 315-317 St. Paul Street, Burlington
 - F. Waybury Inn, East Middlebury
 - G. Sisco Block, Newport
 - H. Hard House, Manchester

I. Lund-Ross House, Canaan

J. Caledonia Springs Hotel, Wheelock

K. Weaver House, Rutland

VI. New Business



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

MINUTES

September 24, 1981

MEMBERS PRESENT: Lawrence Bruce
 Marjory Power
 Jay Zwynenberg
 Henry Lambert
 Martin Tierney

STAFF PRESENT: William B. Pinney
 Eric Gilbertson
 Jane Lendway
 Nancy Boone

The meeting was called to order by the Chairman at 10:00 a.m.

- I. Mr. Bruce moved that the minutes of the August 27, 1981 meeting be accepted as submitted. The motion was seconded by Mr. Lambert and unanimously approved.
- II. The Council set their next meeting for Thursday, October 22, 1981. It was decided to have the meeting in Burlington if possible. The Division later made arrangements to meet at the Follett House.
- III. The staff explained the history of the grant application process, the status of the appropriation, and the short notice on which applications were solicited. The short application procedure was necessitated by a last-minute decision by the National Park Service to use the old Work Program when Congress gave serious consideration for funding historic preservation in FY1982.

Copies of the State Goals, passed by the Council in 1978, were distributed and discussed. It was pointed out that these were originally used to supplement the Federal goals that had been used in the past.

Mr. Pinney and Mrs. Lendway made a short presentation of each of the grant applications. Mr. Pinney explained the point system used for each project. The Council viewed photos of each project and discussed them relative to the point system and the award of funds. Grant summary sheets are attached.

The Division staff explained that they proposed to fund the Holloway Block in Burlington with recaptured funds from past projects because work on the "fast track" system is proceeding so fast that all preservation work will be done prior to any possibility of funding with 1982 funds. The Council approved this concept.

The Montpelier Christ Episcopal Church project was questioned, as it was a small project that might not cover required work. It was later decided to grant the full amount.

The Williston Grange project was discussed, as it was a large project, and the Council felt that the grant would be best if it assured that the building be put in use. It was decided to fund a portion of the eligible work; \$20,000.

Mr. Bruce moved that the actions recommended by the Division, as amended by the Council (see attached Grant Summary Sheets), be approved. Mr. Zwynenberg seconded the motion, and it was unanimously approved.

IV. Landscaping of State Capitol Lawn

The Chairman read his letter to Mr. Bates and Mr. Bates' reply. The Council felt that maintenance items are also covered in the Vermont Historic Preservation Act as well as the Capitol Budget. The Council recommended that the Chairman write a letter explaining the Council's reasons for its legal position in wanting to be consulted.

Mr. Gilbertson explained that Mr. Atkin had asked him to express concern over the brightness of the lights on State Street. Mr. Gilbertson informed the Council that he had been told that the wrong bulbs and shields had been placed in the lights.

South Reading Historic District, Reading

The Council viewed slides and a map of the proposed district and had considerable discussion on each building and the boundaries of the district. The Council recommended that the stone school be done separately.

The Council recommended that the district include all structures within the village from the stone map factory to the yellow Greek Revival house on the south side of the Old Coach Road, from the house just west of the trailer to the Stone Church on the north side of the Old Coach Road, and the structures on the loop road off of the Old Coach Road from the green to Darby Brook.

Morrisville Downtown Historic District, Morrystown

The Council viewed slides and a map of the proposed district. The Council recommended that the Division proceed with the nomination.

V. Aikens Stand, Barnard

The Council looked at slides of the tavern, barn and Cape Cod house across the road. The Council recommended that the Division proceed with the nomination as a complex.

Upwey Farm, South Woodstock

The Council reviewed slides and maps of the Moon House, East Hill Farmhouse and the Upwey Farm. The Council recommended that the Division proceed with the Moon Farm, but not with the East Hill Farm because it had been recently altered to eliminate the transom light, the most important remaining historic architectural feature of the building. The Upwey Farm was considered too altered to be eligible for the Register.

Depot Square Historic District, Northfield

The Council reviewed slides of the Square and the Village Hall. The Council observed that the Mayo Block was clearly eligible but that the rest of the district did not have enough continuity to proceed. The Council recommended that the Division not proceed with the nomination of a district.

Carleton House, Warren

The Council recommended that the Division not proceed with a nomination.

315-317 St. Paul Street, Burlington

The Council recommended that the Division not proceed with a nomination.

Hard House, Manchester

The Council recommended that the Division proceed with nomination.

The meeting was adjourned at 3:20 p.m.

Respectfully submitted,

ERIC GILBERTSON



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

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, October 22, 1981 beginning at 9:30 a.m. at the Follett House, 63 College Street, Burlington, Vermont.

AGENDA:

- I. Minutes of September 24, 1981 Meeting
- II. Determination of Date for November Meeting
- III. Old Business
- IV. National Register Preliminary Review
 - A. Waybury Inn, East Middlebury
 - B. Caledonia Springs Hotel, Wheelock
 - C. Osborne Hotel, Island Pond (Brighton)
 - D. Spool and Bobbin Mill, Burlington
 - E. Sisco Block, Newport
 - F. Lund-Ross House, Canaan
 - G. Prospect Grange, Fair Haven
 - H. 118 Spring Street, Bennington
 - I. Yesteryear, Manchester
 - J. Weaver House, Rutland
- V. New Business



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

October 22, 1981

MEMBERS PRESENT: Martin Tierney, Chairman
Henry R. Lambert
Dr. Marjory Power
Jay Zwynenberg
Larry Bruce
Larry Atkin

MEMBERS ABSENT: Chester H. Liebs

STAFF PRESENT: William B. Pinney
Nancy E. Boone

The meeting was called to order at ten o'clock by the Chairman.

The Chairman noted that Wallace Malley of the Attorney General's Office was present and wished to address the Council. The Chairman suggested that consideration of the first item on the agenda be delayed so that Mr. Malley could address the Council at that point. The Council concurred.

Mr. Malley related the history of the legal case concerning the demolition of Eight Baldwin Street, Montpelier. He explained that the merits of the case were to be argued on September 8 before the Vermont Supreme Court. However, on that date, the Justices voiced concern over a possible conflict of interest between the attorneys scheduled to argue the case. The attorney representing Irving Bates and the Division of State Buildings - Louis Peck - and the attorney representing the Advisory Council and the Division - Benson D. Scotch, later replaced by Wallace Malley - were both employed by the Attorney General's Office. The Justices requested that briefs and arguments on the conflict issue be presented and resolved before arguments on the merits of the case were heard.

The case was rescheduled for November 6. In late September, Mr. Peck was nominated to the Supreme Court and left the Attorney General's Office. Mr. Bates then retained a private attorney, Alan Port, of the Burlington firm of Paul, Frank and Collins. While the attorneys involved believed that the conflict issue thereby became moot, out-of-court discussions with the Justices revealed that they still wished to address the conflict issue.

Mr. Malley recommended that the Advisory Council and the Division retain private counsel. He said that the Attorney General's Office was prepared to pay for a private attorney's services for the case, with perhaps some funding provided by the Division.

Discussion ensued concerning the choice of an attorney to represent the Council and the Division. It was suggested that Stephen Walke, the attorney who had handled the case for the Montpelier Heritage Group before the Environmental Board, be retained to argue the case. Mr. Walke had helped to prepare the Supreme Court brief on the case and he is already very familiar with the issues involved.

After discussion of several other possible candidates, Larry Bruce motioned that the Council retain Mr. Walke to represent the Council and the Division. The motion was seconded by Dr. Power and passed unanimously.

- I. The Chairman asked the Council if there were any changes or corrections which should be made in the minutes of the September 24, 1981 meeting.

Regarding the September discussion of the street lamps on State Street in Montpelier, Mr. Atkin noted that he believed that the intended bulbs had been placed in the lamps, but that they were improperly positioned in relation to the shields. The Council noted that they felt that they should have been consulted on the lights as part of a review of changes in the Capitol Complex.

Mr. Bruce motioned that the minutes be accepted as presented. Dr. Power seconded the motion and it passed unanimously.

- II. The date for the next meeting of the Council was set for Thursday, November 19. It will be held in the Fourth Floor Conference Room of the Pavilion Building, Montpelier.
- III. Mr. Tierney stated that he had not yet sent Irving Bates a letter per the Council's September meeting and that he intended to do so the following day.
- IV. National Register Preliminary Review
 - A. Waybury Inn, East Middlebury

The Council recommended that the owner proceed with an individual nomination, based primarily on its historical significance as an inn in continuous use as such since its construction. The Council noted that the building had been compromised architecturally by numerous alterations.

B. Caledonia Mineral Springs Hotel, Wheelock

The Council recommended that the owner not proceed with a nomination, noting that the building had lost a great deal of its historic architectural and physical integrity.

C. Osborne Hotel, Island Pond (Brighton)

The Council recommended that the owner not proceed with a nomination, noting that the building lacks outstanding architectural significance and that it had been significantly altered.

D. Spool and Bobbin Mill, Burlington

The Council recommended that the property be amended to the Battery Street Historic District. They also instructed Mr. Pinney to advise the owner to include the storehouse in any development plans for the property.

E. Sisco Block, Newport

The Council recommended that the owner proceed with the nomination.

F. Lund-Ross House, Canaan

The Council discussed a possible district nomination for the area around Fletcher Park which would include this building and a number of others. The Council noted that the area did not appear eligible for the Register as an historic district, and they recommended that the owner proceed with an individual nomination.

G. Prospect Grange, Fair Haven

After a thorough discussion of the merits of the building, the Council recommended that the owner not proceed with an individual nomination for the property by a vote of four to two. The Council noted that the significance of the building had been lessened by the addition of the vestibule, the loss of the tower, and the change in use.

H. 118 Spring Street, Bennington

The Council determined that neither the house nor the neighborhood appear eligible for the Register due to lack of architectural significance and alterations.

I. Yesteryear, Manchester

The Council recommended that the owner proceed with the nomination.

J. Weaver House, Rutland

Consideration of the house was tabled, pending further research on the architectural significance of the structure. Ms. Boone will communicate with other State Historic Preservation Offices in the region to determine if they have nominated similar buildings to the Register.

At 2:30, the Council adjourned to the Alpha Delta Pi Sorority House, 363 South Willard Street, Burlington, to determine its eligibility for the Register on site. The Council examined the exterior and interior of the building. The Council noted that while the building would clearly be eligible for inclusion in the Register as part of an area historic district, it does not appear eligible as an individual nomination because it is not a strong enough expression of its style.

The meeting was adjourned at three o'clock.

Respectfully submitted,

Nancy E. Boone

Nancy E. Boone



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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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 Thursday, December 3, 1981, beginning at 9:30 a.m. in the Agency of Development and Community Affairs Conference Room, Fourth Floor, Pavilion Building, 109 State Street, Montpelier, Vermont.

Agenda:

- I. Minutes of October 22, 1981 Meeting
- II. Determination of Date for January Meeting
- III. Old Business
- IV. Publication of State Register
- V. Determination of Eligibility for District Along Route 313, Arlington
- VI. Update on New National Register Regulations
- VII. National Register Preliminary Review
 - A. Mill Village Complex, Royalton
 - B. Allen House (Nine Linden Street), Brattleboro
 - C. Southern Vermont College, Bennington
 - D. Clark House, Williston
 - E. Yoshikawa House, Randolph
 - F. Waitsfield Village Historic District, Waitsfield



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

MINUTES

December 3, 1981

MEMBERS PRESENT: Martin Tierney, Chairman
Lawrence Atkin
Lawrence Bruce
Henry Lambert
Chester Liebs
Jay Zwynenberg

MEMBERS ABSENT: Marjory Power

STAFF PRESENT: William B. Pinney
Eric Gilbertson
Nancy Boone

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

- I. The minutes of the October 22, 1981 meeting were approved as submitted.
- II. Meeting dates of Thursday, January 21, 1982 and Thursday, February 25, 1982 were set for the next two Council meetings. The Division will set up meeting sites.
- III. Mr. Pinney gave a brief presentation of the Supreme Court hearing on the applicability of Act 250 to Eight Baldwin Street.

Mr. Lambert initiated a discussion on the condition of the Low-Prichard House in Bradford. It has been on the National Register of Historic Places for a long time as part of the Bradford Historic District. It has suffered from two fires and is now proposed for housing. The staff said it was an important building and every effort ought to be made to save it.

- IV. Mr. Pinney explained the Division's intent to publish the State Survey. He discussed Mr. Bryant Tolles' proposal to do a book for Vermont similar to his New Hampshire book. This work is primarily the outstanding landmark buildings and not a complete coverage of the broad scope of the

state's architecture. The Division's intent is to publish the complete State Register with a generous number of photographs and cross-referenced indices. The use of 70/30 funding available for FY1982 puts the Division in the position of beginning the publication process immediately. A ten-volume publication is planned with good photographic coverage, excellent maps showing the location of each property and short descriptions of each Register building. The photographs would be representative of all architecture in Vermont so as to give an accurate cross-section of the State's architectural resources.

Mr. Zwynenberg moved that the Advisory Council resolve to fully support the Division in its plan to publish the State Register of Historic Places. The publication should illustrate the entire scope of historic architecture in Vermont and be useful as a scholarly and planning document. Mr. Bruce seconded the motion. Mr. Liebs suggested the Division investigate a cooperative venture with a publisher. The motion was passed unanimously.

- V. The staff explained the Highway Department's need for an evaluation of historic qualities in order that they can proceed with a project to replace the bridge on Route 113 over the Battenkill in Arlington.

Mr. Liebs moved that the houses along Route 113 be a State Register District that contributes to the historic character of Arlington. Mr. Tierney seconded the motion; passed unanimously.

- VI. Nancy Boone gave an update on the new National Register regulations which were published on November 16, 1981. Federal review of nominations has been suspended since December 13, 1980. With publication of the new regulations, Federal review has resumed. The new regulations provide guidelines for notifying owners of the State Historic Preservation Officer's intent to nominate a property or district and procedures for handling nominations in which a majority of property owners object to Register listing. The regulations also detail an appeals process for nomination requests which are not approved at the State level.

The Division currently has 28 completed or nearly completed nominations which will be submitted to Washington over the next several months.

- VII. National Register Preliminary Review

Royalton Mill Complex, Royalton

Preliminary approval.

Allen House (9 Linden Street, Brattleboro)

The Council felt that the structure was individually eligible for the Register, although they recommended that the residential neighborhood around the house be nominated to the Register as an historic district, due to the area's high concentration of architecturally significant structures.

Southern Vermont College (Everett House, Bennington)

Preliminary approval.

Clark House, Williston

The Council felt that the structure appears eligible for the Register as a well preserved example of a Vermont farmhouse of the period.

Yoshikawa House (9 School Street, Randolph)

The Council felt that the house appears eligible for the Register based on the architectural significance of its integral two-story porches.

Waitsfield Village Historic District, Waitsfield

Mr. Pinney explained the history of the nomination. It was first proposed several years ago, but initial lack of local support led the Division to postpone nomination. Strong local support has now reactivated the nomination. The Council felt that the district appears eligible for the National Register.

The meeting adjourned at 1:45 p.m.