



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

TWX 710-225-8100

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 21, 1982, 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 December 3, 1981 Meeting
- II. Presentation on Neighborhood Housing Services Program by Michael Richardson, Executive Director, King Street Neighborhood Revitalization Corporation
- III. Determination of Date of March Meeting
- IV. Old Business
- V. National Register Final Review
  - A. Bellows Falls Downtown Historic District, Rockingham
  - B. Daniel Webster Robinson Residence, Burlington
  - C. Lakeside Historic District, Burlington
  - D. Morrisville Historic District, Morristown
  - E. Stratton Tavern, Brookfield
  - F. Lockwood-Boynton House, Springfield
  - G. South Woodstock Village Historic District, Woodstock
- VI. National Register Preliminary Review
  - A. Church Street Historic District, Burlington
  - B. Locust Creek Hotel, Bethel
  - C. 135 Washington Street, Barre
  - D. 9 and 25 South Main Street, Northfield
- VII. New Business



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

MINUTES

January 21, 1982

MEMBERS PRESENT: Lawrence Atkin  
Lawrence Bruce  
Marjory Power  
Henry Lambert  
Jay Zwynenberg

MEMBERS ABSENT: Martin Tierney  
Chester Liebs

STAFF PRESENT: William B. Pinney  
Eric Gilbertson  
Nancy Boone

OTHERS PRESENT: Michael Richardson, Executive Director  
King Street Neighborhood Revitalization Corp.

The meeting was called to order by the Vice Chairman, Mr. Lambert.

- I. Mr. Zwynenberg moved that the minutes of the December 3, 1981 meeting be accepted as drafted. The motion was seconded by Mr. Bruce and unanimously approved.
- II. Mr. Richardson made a presentation on Neighborhood Housing Services. He referred to an article in Historic Preservation, "Why David Stockman Likes Neighborhood Revitalization Corporations."

The Neighborhood Revitalization Corporation is a non-profit organization that is operating a low-interest loan program at subsidized interest rates. He feels that the program has a common interest with historic preservation in that both programs focus on rehabilitation of older structures. Staff persons from Neighborhood Revitalization Services assist homeowners to deal with tenants and contractors as well as provide technical services.

The program gets bankers and city officials interested in neighborhoods that have been ignored for years. It also induces individual owners to do work on their houses to keep up with their neighbors.

The Board has 24 members and has a \$50,000 seed grant which will mostly go for operating costs. They have hired an Executive Director, Joel Cook. They have sent letters to all selectmen in the state. They have received letters from all areas and will select one area to start with. Vermont does not have concentrated urban-type neighborhoods but may have rural neighborhoods, and they need to find out if it will work.

Criteria is a problem. Energy conservation will reduce fuel bills and therefore increase the ability to carry loans. They are also considering historic preservation as a criterion.

Barre, Randolph and East Barre have been chosen as demonstration cases and will receive a \$50,000 seed loan. Banks have been approached, and the thrift banks seem most approachable. About \$77,000 has been raised from banks, but an additional \$150,000 is needed. Average rehabilitation costs in the state are \$5,000 to \$10,000.

Mr. Richardson would like to know what strings should be attached to preservation dollars. Mr. Gilbertson suggested that Preservation Briefs would serve as a good guideline. A local rehabilitation expert would be used to guide the homeowner.

Mr. Richardson said that a study of the King Street area found that 70 percent of the increase was due to Division grant projects on the King Street project, but a full 30 percent was completely private.

- III. The March meeting will be held on the 18th in Montpelier.
- IV. Mr. Pinney informed the Council that letters had been sent to all grant applicants notifying them that Congress had not appropriated funds for development projects.
- V. Ms. Boone explained the process of final review of nominations and the owner notification process.

A. Bellows Falls Downtown Historic District

The Council reviewed photos of the Bellows Falls Downtown Historic District; notification letters were sent December 18, 1981. Ms. Boone pointed out that the Starr Hotel had burned, and the Town had inquired as to the eligibility of the building behind the Hotel which is now a non-contributing building. Mr. Pinney read letters of comment from the Rockingham Development Corporation, the Secretary of the State Agency of Transportation, the New England Power Company and the Island Corporation, owners of buildings in the District.

Mr. Bruce moved that the nomination be forwarded, with the building behind the former Starr Hotel to be included as a non-contributing structure. Mr. Zwynenberg seconded the motion and was unanimously approved.

B. Daniel Webster Robinson Residence (Alpha Chi Omega)

Notification letters sent December 17, 1981; no comments received. Submission unanimously approved.

C. Lakeside Historic District, Burlington

Notification letters sent December 17, 1981; no comments received. Submission unanimously approved.

D. Morrisville Historic District

Notification letters sent December 17, 1981; no comments received. Submission unanimously approved.

E. Stratton Tavern, Brookfield

Notification letters sent December 17, 1981; positive comment letter received from owners. Submission unanimously approved.

F. Lockwood-Boynton House, Springfield

Notification letters sent December 17, 1981; no comments received. Submission unanimously approved.

G. South Woodstock Village Historic District

Notification letters sent December 17, 1981; one positive comment letter received. Submission unanimously approved.

VI. National Register Preliminary Review

A. Locust Creek Hotel, Bethel

Unanimously approved.

B. 135 Washington Street, Barre

Mr. Bruce moved that the building did not meet the criteria for inclusion in the National Register. Mr. Zwynenberg second the motion. The Council commented that the house was not of outstanding architectural quality and unanimously passed the motion.

C. Church Street Historic District, Burlington

The Council reviewed slides of Church Street which showed the area after completion of the Marketplace project. Discussion ensued concerning the effect that the project had had on the significance of the district and its eligibility for the National Register. The Council moved that since some members of the Council were not present, a decision on the district should be tabled until the next meeting.

D. 9 and 25 South Main Street, Northfield

Mr. Bruce moved that 9 and 25 South Main Street in Northfield did not meet the criteria for inclusion in the National Register as individual structures. Mr. Atkin seconded the motion and was unanimously passed.

The Council reviewed slides of the neighborhood around the two houses in question. They concurred with the Division's suggestion that for a district this size, there should be a request from the Village or a substantial group of citizens. The Council also indicated that potential district of this size would be of low priority for nomination.

E. Giknis House, Charlotte

Mr. Pinney showed survey pictures of the Giknis House. Mr. Atkin moved that the building does not meet the criteria for inclusion in the National Register. Mr. Bruce seconded the motion and was unanimously approved.

The meeting adjourned at 2:12 p.m.



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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, February 25, beginning at 9:30 a.m. in the Board Room of the Rutland Savings Bank, 110 Merchants Row, Rutland.

Agenda:

- I. Minutes of January 21, 1982 Meeting
- II. Determination of Date of April Meeting
- III. Old Business
- IV. National Register Final Review
  - A. Fletcher Union Church, Fletcher
  - B. Pittsford Green Historic District, Pittsford
  - C. Guilford Center Meeting House, Guilford
  - D. Christ Church, Guilford
- V. National Register Preliminary Review
  - A. Church Street Historic District, Burlington
  - B. North Calais Village Historic District, Calais
  - C. Hartford Day Care Center, Hartford
  - D. Wells Mansion (158 S. Willard St.), Burlington
- VI. New Business



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### NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, March 18, beginning at 9:30 a.m. in the Agency of Development and Community Affairs Conference Room, Fourth Floor of the Pavilion Building, Montpelier, Vermont.

#### Agenda:

- I. Minutes of January 21, 1982 Meeting
- II. Determination of Date for May Meeting
- III. Old Business
- IV. National Register Final Review
  - A. Fletcher Union Church, Fletcher
  - B. Pittsford Green Historic District, Pittsford
  - C. Guilford Center Meeting House, Guilford
  - D. Christ Church, Guilford
- V. National Register Preliminary Review
  - A. Church Street Historic District, Burlington
  - B. North Calais Village Historic District, Calais
  - C. Hartford Day Care Center, Hartford
  - D. Wells Mansion (158 South Willard Street), Burlington
  - E. Wallingford Village Historic District, Wallingford
  - F. Gilman House, Lunenburg
  - G. Town Hall, West Rutland
- VI. New Business



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

MINUTES

March 18, 1982

MEMBERS PRESENT: Martin Tierney  
Lawrence Bruce  
Lawrence Atkin  
Courtney Fisher  
Jay Zwynenburg

MEMBERS ABSENT: Marjory Power  
Chester Liebs

STAFF PRESENT: Arthur J. Kreizel (10:40-11:40)  
William B. Pinney  
Eric Gilbertson  
Nancy Boone

The meeting was called to order by the Chairman at 9:52.

- I. The minutes were unanimously accepted as written.
- II. The May meeting date was set for May 20.  

The Council decided that the April 15 meeting would be held in Burlington so it could make an on-site review of the Church Street Historic District.
- III. There was no old business.
- IV. The Council took up the final review of the following National Register nominations:
  - A. Fletcher Union Church, Fletcher  
No comments from owner were received.
  - B. Pittsford Green Historic District, Pittsford  
No comments from property owners were received.

C. Guilford Center Meeting House, Guilford

No comments were received from the owner.

D. Christ Church, Guilford

No comments were received from the property owners.

The above properties were unanimously approved for nomination to the National Register and entry on the State Register.

V. The following proposed National Register nominations were considered for preliminary approval.

A. Church Street Historic District, Burlington

The Council examined slides of Church Street. Mr. Pinney explained the history of the nomination and the Division's cooperation with the Marketplace Commission. (Mr. Kreizel joined the meeting at this time.) Mr. Pinney explained that the original nomination had been done prior to the Marketplace construction, that there are legal implications regarding the Tax Act for property owners and that a negative opinion of the Council should be backed by an opinion of the Secretary of the Interior. Mr. Kreizel indicated that he had a lot of problems with the mall and the effect on the architecture.

Mr. Tierney felt that the Council must be objective, as most people had very subjective feelings about what had happened. Mr. Kreizel suggested that the Marketplace Commission ought to be given a chance to comment. Mr. Fisher thought that out of 84 buildings, at least 20 were intrusions, which leaves 64, and out of that figure, about 30 of those were clearly eligible as individual structures. He also felt that the Council ought to address the National Register criteria in writing and as a position of the Council. This could then be used as a basis for the Marketplace Commission to comment. He also felt that it does not qualify as a district as so much of the environment has been destroyed.

Mr. Kreizel indicated that the Council could offer the Tax Act incentives as a carrot to improve the situation of Church Street, and then, perhaps, a compromise could result. Mr. Tierney suggested that the canopies or street could be considered as intrusions.

The nomination was tabled pending a draft of the Council's view on the nomination of the District and a meeting in Burlington.

B. North Calais Village Historic District, Calais

The Council reviewed slides and photos of the district. Mr. Fisher moved that the village, including the lake, be given preliminary approval. The Division is to check the potential problems with including the lake within

the boundaries of the district. The Council felt that the Old North Calais Store would not be eligible for the National Register as an individual structure. Mr. Pinney suggested that the owner of the Store be told that nomination is contingent upon saving the porch.

Preliminary approval was unanimously given.

C. Ephraim Morris House (Hartford Day Care Center), Hartford

Slides of the building and Hartford were shown to the Council. Mr. Fisher suggested that the church and library and other significant buildings be investigated. The house was given preliminary approval for nomination to the National Register.

D. Wells Mansion (158 South Willard Street), Burlington

The Council gave unanimous approval for nomination to the National Register.

E. Wallingford Village Historic District, Wallingford

The Council reviewed slides of the proposed district and gave preliminary approval for nomination to the National Register.

F. Gilman House, Lunenburg

The Council examined photos of the house and carriage house. Mr. Fisher noted that he believed that there might be nearby workers' housing which might make up a small district together with the house. The Division will put together more information and bring it to the next meeting of the Council.

G. Town Hall, West Rutland

The Council examined photos of the Town Hall and gave unanimous preliminary approval.

H. Thayer School, Burlington

The Council examined slides of the property and gave unanimous preliminary approval for its nomination to the National Register.

I. Adams School, Burlington

The Council examined photos of the school and agreed that the nomination approval should be contingent upon the front of the building being restored.

The Council convened its Annual Meeting.

Mr. Bruce nominated Martin Tierney as Chairman. The motion was seconded by Mr. Zwynenburg and unanimously passed.

Mr. Tierney nominated Larwence Bruce as Vice Chairman. Mr. Zwynenburg seconded the motion and was passed unanimously.

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



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, April 15, 1982, beginning at 9:30 a.m. in the Parlor of the Unitarian Church, 141 Pearl Street, Burlington, Vermont.

Agenda:

- I. Minutes of March 18, 1982 Meeting
- II. Determination of Date for June Meeting
- III. Old Business
  - A. Report on Supreme Court Decision on Eight Baldwin Street Case
- IV. Field Inspection of Proposed Church Street Historic District
- V. National Register Final Review
  - A. Downtown Hardwick Historic District, Hardwick
  - B. McNeil Homestead, Charlotte
  - C. Proctor-Clement House, Rutland
  - D. Fowler-Steele House, Windsor
- VI. National Register Preliminary Review
  - A. Church Street Historic District, Burlington
  - B. Waldo-Newell House, Shaftsbury
  - C. Taisey-Weir House, Groton
  - D. Lunenburg Village Historic District, Lunenburg
  - E. Gilman Village Historic District, Lunenburg
  - F. Miss Bellows Falls Diner, Rockingham
- VII. New Business



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

MINUTES

April 15, 1982

MEMBERS PRESENT: Martin Tierney  
Lawrence Bruce  
Marjory Power  
Courtney Fisher

MEMBERS ABSENT: Lawrence Atkin  
Chester Liebs  
Jay Zwynenberg

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

OTHERS PRESENT: Penrose Gearin  
Michael Richardson  
Philip C. Marshall  
Emily Wadhams  
Randy Cotton  
Janice Elliott  
Gretchen Luxenberg  
Mark Brock

The meeting was called to order at 10:06 a.m.

- I. The minutes of the March 18, 1982 meeting were accepted.
- II. The May meeting date was changed to May 21. The June meeting was set for the 24th and is to be held in Rutland.
- III. Larry Bruce reported on the Supreme Court decision on 8 Baldwin Street. The specific interpretation that Act 250 does not apply will probably only be applied to the Capital Complex. The dissenting opinion in the 3 to 2 decision strongly disagrees with the majority opinion.
- IV. The Advisory Council made a walking tour of Church Street.

V. National Register Final Review

- A. Downtown Hardwick Historic District
- B. McNeil Homestead, Charlotte
- C. Proctor-Clement House, Rutland
- D. Fowler-Steele House, Windsor

Mr. Bruce moved that all of the above be approved for nomination to the National Register. Marjory Power seconded the motion and all were approved unanimously.

VI. National Register Preliminary Review

- A. Waldo-Newell House, Shaftsbury

The owner indicated that 25% of the clapboards are original and that eighteenth century interior wall murals have been documented.

Mr. Fisher thought that it was over-restored. Council members indicated they would require further photo documentation on earlier condition and amount of work done, and interior photographs of murals and amount of work done on the interior.

- B. Taisey-Weir House, Groton

The Council unanimously recommended that the nomination proceed.

- C. Lunenberg Historic District

Ms. Boone made a slide presentation on Lunenberg. The original request was for the Town Hall which the Council determined was not eligible by itself. The Council recommended that Lunenberg be nominated as a district.

- C. Church Street Historic District

Mr. Tierney read Eric Gilbertson's letter to Randy Kamerbeek of the Burlington Planning Department. The Chairman asked for a motion on Church Street in order that a discussion could begin.

Mr. Fisher moved that the nomination as presently before the Council be denied as it no longer meets the criteria of possessing integrity of design, setting, materials, workmanship and feeling, as stated in the National Register Criteria for Evaluation. Mr. Bruce seconded the motion.

The Chairman asked for comments from the Council members and members of the public.

Mr. Bruce said he saw nothing in the tour that would change his mind.

Mr. Richardson pointed out that improvements are not attached to the building and that by denying the district National Register status, tax benefits are denied and any control is also removed so they may, in fact, be permanently disfigured. He also wanted the district to be extended to King Street from Church Street to St. Paul Street to include two buildings on King Street.

Mr. Tierney indicated that the Council is concerned with precedent and is very aware of the tax implications. The Council would consider nominating on a building-by-building basis.

Ms. Boone indicated that the two buildings on King Street have already been approved for addition to the Battery Street or Lower Church Street districts.

Mr. Richardson wondered if as many buildings would be eligible as individual nominations. Mr. Tierney replied no, and that the Council is aware of this.

Ms. Wadhams asked if it were a question of reversibility

Mr. Pinney replied no, that it would be a different situation if the improvements were easily removed.

Mr. Marshall stated that many of the facade treatments done since the canopies reflect modernization rather than preservation and wondered if there would be a possibility of a multiple resource listing.

Mr. Fisher stated that there are other communities such as Bellows Falls that have done similar projects which have not had an adverse effect. Districts are not just buildings, but environs as well.

Ms. Gearin asked if there was a possibility of a smaller district at the lower end of Church Street including the Flynn Theatre.

The Chairman called for a vote on the motion.

Mr. Cotton stated that Church Street is simply another progression in a changing district, so he disagreed with the Council.

Mr. Fisher stated it was a dramatic and unprecedented change.

The motion was unanimously carried.

The Chairman opened discussion on a new district, at which time Ms. Gearin repeated her suggestion.

Mr. Pinney said the Council had walked the area and particularly noticed the blocks at the lower end of Church Street and wondered if the Commission would consider removing the canopies as part of a National Register nomination.

Ms. Gearin replied that this would be expensive as the lighting system is involved. She indicated she would take it to the Commission.

Ms. Wadhams asked if any other ways, such as individual buildings or smaller districts could be done.

Mr. Pinney replied that National Register policy is not to nominate buildings within a district.

Mr. Richardson suggested that the Design Review and Planning Commissions be contacted and communicated with.

The Advisory Council felt that it would be open to nomination of other district and individual nominations.

Mr. Gilbertson suggested that any proposal be written and specific for the Council's consideration.

D. Gilman House

The house, together with surrounding workers' housing represents the social phenomenon of industrial workers housing and represents social history. Mr. Fisher moved that the Gilman House not be individually eligible, which was seconded by Mr. Bruce. The Council determined that if at some time strong local support emerges for a district in Gilman, it might be pursued on social historical significance.

E. Miss Bellows Falls Diner, Rockingham

Original interior, baked enamel and walnut. Unanimous approval.

E. 37 North Prospect Street, Burlington

This was presented to the Council for preliminary review. Ms. Power moved that it not be nominated, which was seconded by Mr. Fisher and unanimously approved.

The meeting adjourned at 3:30 p.m.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Friday, May 21, 1982, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont

Agenda:

- I. Minutes of April 15, 1982 Meeting
- II. Determination of Date for July Meeting
- III. Old Business
- IV. National Register Final Review
  - A. Royalton Mill Complex, Royalton
  - B. Lake-Kendall Farm, South Woodstock
  - C. Aiken Stand Complex, Bannard
- V. National Register Preliminary Review
  - A. Weaver House, Rutland
  - B. 210 Pearl Street, Burlington
  - C. City Hall Park Historic District, Burlington
  - D. Rice House, Dover
  - E. Victoria Crossing, Manchester
  - F. Sweetwaters, Burlington



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

May 21, 1982

MEMBERS PRESENT: Martin Tierney  
Lawrence Atkin  
Lawrence Bruce  
Marjory Power  
Jay Zwynenberg  
Courtney Fisher

MEMBERS ABSENT: Chester Liebs

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

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

- I. The minutes of the April 15, 1982 meeting were unanimously approved.
- II. The July meeting will be held on the 22nd in Montpelier.
- III. There was no old business.
- IV. National Register Final Review

A) Royalton Mill Complex

The Royalton Mill complex was unanimously approved.

B) Lake Kendal Farm, South Woodstock

The Lake-Kendal Farm was unanimously approved after some discussion of the additions and the landscaping. The Council felt that the additions were of a quality that equaled the original structure and reflect the development of a country estate.

C) Aiken Stand Complex, Barnard

Nancy Boone explained that the ownership has changed and the new owner wrote and objected to the nomination of the Annex (which he does not own). The owner of the Stand wants tax certification. The barn is not as old as originally thought. It was built in 1938, and the owner does not want the barn included. The Council commented that the Annex had strong associations with the Aiken Stand as it was built by the family who operated the Stand and was used to house overflow guests at the Stand. The Council tabled the nomination pending an inspection by the Division.

V. National Register Preliminary Review

A) Weaver House, Rutland

Nancy Boone reported that the other State Historic Preservation Offices in New England said that it was probably quite rare and should be nominated. Some also felt that it was significant that structures of this type were being built in 1930. Earle Shuttleworth felt it was a significant and rare example of the last phase of eclecticism, combining elements of Colonial Revival and French Provincial architecture. Some knew of the architect, who was best known for his college buildings. The Council recommended that the Division proceed with the nomination.

B) 210 Pearl Street, Burlington

Mr. Fisher pointed out that the building next door is identical. Mr. Tierney felt that the building was not outstanding in Burlington. The Council suggested that the Division approach the problem by defining smaller districts in Burlington, perhaps in cooperation with the City.

The Council recommended that the building would only be eligible as part of a district. He could contact the city or his neighbors to approach this.

C) City Hall Park Historic District, Burlington

Mr. Pinney read the letters to the Division and showed the maps prepared by the Planning Commission. Mr. Pinney said the Division recommended the line be drawn along the west side of Church Street leaving off those east of Church Street on Main and the Courthouses which are already listed. The area eliminated was excluded because of the additions of canopies to the corner. The Council recommended that the nomination be prepared with these boundaries.

D) Rice House, Dover

The Division presented the photos and comments on the building. The nomination was requested by a person whose ancestor had built the property. The current owner has since passed away. The Division recommended that further information would be required regarding exterior and interior alterations during a 1940's renovation. This nomination was tabled until ownership is straightened out.

E) Victoria Crossing, Manchester

Nancy Boone explained that a district in the area had been turned down by the Council. The owner has now restored the building and is requesting individual nomination. Mr. Pinney explained that this was a property in bad shape that has been restored and should be eligible for the Tax Act. However, the owner has made changes in the porch. The Council recommended that the owner proceed with the nomination but suggested that the owner continue replacement of the brackets on the porch.

F) Sweetwaters, Burlington

There had been changes made in the building in the 1950's but were not changed in the recent project. The Council recommended that the nomination proceed.

The meeting recessed for lunch, with informal discussion on Advisory Council procedures following afterward.

The meeting was adjourned at 2:00 p.m.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, June 24, 1982, beginning at 9:30 a.m. in the Rutland Regional Commission Conference Room, Third Floor, The Opera House, Merchants Row, Rutland, Vermont.

Agenda:

- I. Minutes of May 21, 1982 Meeting
- II. Determination of Date for August Meeting
- III. Old Business
- IV. National Register Final Review
  - A. Brattleboro Downtown Historic District, Brattleboro
- V. National Register Preliminary Review
  - A. Moore and Thompson Mill Complex, Bellows Falls
  - B. Cast and Wrought Iron Bridge (VT Route 131), Cavendish
  - C. Bristol Downtown Historic District, Bristol
  - D. Garfield House, Main Street, Chester
  - E. Greenhurst Inn, Bethel
  - F. Springfield Downtown Historic District, Springfield



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MINUTES

June 24, 1982

MEMBERS PRESENT: Martin Tierney  
Lawrence Atkin  
Jay Zwynenberg  
Courtney Fisher

MEMBERS ABSENT: Lawrence Bruce  
Marjory Power  
Chester Liebs

STAFF PRESENT: William B. Pinney  
Eric Gilbertson  
Nancy Boone

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

- I. The minutes of the May 21 meeting were accepted as presented.
- II. The August meeting was set for Thursday, August 19 at Chimney Point.
- III. Under Old Business, the Council discussed the eligibility of individual buildings with canopies on Church Street. The comments of the Council on these buildings at previous meetings were not clear. Mr. Pinney indicated that it would be inconsistent with the Council's decision not to recommend nomination of the District if the individual buildings were nominated. Mr. Tierney said that eligibility might vary with the quality of the building and the effect of the canopies. The Council agreed that buildings would not be eligible with the canopies but would be willing to reconsider them if the canopies were removed.

The Chairman discussed the problem of unqualified contractors doing preservation jobs who require extra time for architects.

Mr. Gilbertson and Mr. Pinney gave a brief report on the status of the Chittenden County Courthouse.

- IV. National Register Final Review
  - A) Brattleboro Downtown Historic District

One letter of objection was received from the Central Vermont Public Service Corporation objecting to the inclusion of Building #3 on Arch

G) Singer Building, Burlington

The Council recommended that the Division proceed with the nomination.

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

Street. The Council held a discussion on the inclusion of #3. The Council felt that it was an integral part of the District and that National Register nomination would not prevent a private owner from demolishing the building.

Mr. Atkin moved and Mr. Fisher seconded the motion that the nomination of the District as presented be given final approval. The Council unanimously passed the motion, with the Annex, but without the 1938 barn.

B) Aikens Stand

Mr. Pinney reported that the Division inspected the Annex and talked with the owner of the Aiken Stand. He agreed that the building should be included. The Council unanimously recommended that Aikens Stand be nominated.

V. National Register Preliminary Review

A) Moore and Thompson Mill Complex, Bellows Falls

Nancy Boone presented maps and photographs of the complex. The Council unanimously recommended that the Division proceed with the nomination.

B) Cavendish Cast Wrought Iron Bridge

The Council unanimously approved the nomination of this town-owned bridge to the National Register.

C) Bristol Downtown Historic District

Nancy Boone presented materials on the district. The Division and Council held a discussion about whether the park should be included. The Council recommended that the Division proceed with the nomination of the Main Street buildings, including the Town Hall and Colonial Revival gas station, but not the park.

D) Garfield House, Chester

Nancy Boone indicated that the primary question is whether this is part of a district or not. Mr. Fisher indicated that he felt that the building was not individually eligible but is definitely part of a district. The Council felt that the building clearly was in an eligible National Register district and was eligible as part of a district.

E) Greenhurst Inn, Bethel

The Council recommended that the Division proceed with the nomination.

F) Springfield Downtown Historic District

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



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

TWX 710-225-8100

MONTPELIER, VERMONT 05602

DEPARTMENTS & DIVISIONS OF:

Administration 828-3211  
Administrative Services 828-3231  
Economic Development 828-3221  
Historic Preservation 828-3226  
Housing & Community Affairs 828-3217  
Vermont Travel Division 828-3236  
Film Bureau  
Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, July 22, 1982, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of June 24, 1982 Meeting
- II. Determination of Date for September Meeting
- III. Old Business
- IV. National Register Preliminary Review
  - A) Richwood Estate, Swanton
  - B) Rockledge Farm, Swanton
  - C) 22 Church Street, St. Johnsbury
  - D) Arlington Village Historic District, Arlington
  - E) Windham Village Historic District, Windham
  - F) 349 College Street, Burlington
  - G) 76 North Union Street, Burlington
  - H) Route 7 South Historic District, Manchester
  - I) Route 7 North Historic District, Manchester
  - J) Rochester Village Green Historic District, Rochester
  - K) Hyde Park Village Historic District, Hyde Park
- V. New Business



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

AMENDMENT

TO

JULY 22, 1982

MINUTES

As stated in the August 19, 1982 Minutes, it should be noted that on the vote of the Rockledge Estate in Swanton for preliminary National Register review, Mr. Bruce abstained from voting.



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

MINUTES

July 22, 1982

MEMBERS PRESENT:           Lawrence Bruce  
                                  Lawrence Atkin  
                                  Marjory Power  
                                  Jay Zwynenberg  
                                  Courtney Fisher

MEMBERS ABSENT:           Martin Tierney  
                                  Chester Liebs

OTHERS PRESENT:           Arthur J. Kreizel  
                                  William B. Pinney  
                                  Nancy E. Boone

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

- I. Mr. Zwynenberg moved that the minutes of June's meeting be approved as presented. Passed unanimously.
- II. The date for September's meeting was scheduled for the 16th in Montpelier.
- III. Mr. Pinney made a presentation on the Division's target National Register approach. The Division will be sending letters to towns which have high priority districts offering to fund half the cost of nominations.

Mr. Pinney spoke with Senator Leahy's office, and they think Congress will put preservation funds back in the Federal budget, but as of now, the Administration budget is zero.

Mr. Kreizel brought up the need to identify projects that the Division undertakes as being part of the Agency of Development and Community Affairs. He had seen a grant sign at the Holloway Block project in Burlington which indicated only the Division's involvement, not the Agency's.

Mr. Bruce stated that since some positions the Council take are criticized by developers, to say that it is from the Agency of Development and Community Affairs might give the Council's positions more credibility.

Mr. Zwynenberg made an inquiry as to the present status of the Courthouse in Burlington. Mr. Pinney stated that preservation groups in Burlington have brought suit against the side judges. The Advisory Council is presently not involved.

IV. National Register Preliminary Review

A. Richwood Estate, Swanton

The Council unanimously approved its inclusion in the National Register.

B. Rockledge Farm, Swanton

Subsequent to receiving the owner's request, the Division learned that the farm was owned by two different parties; one owning the houses, and another owning the barns. The request letter came from the owner of the houses. After some discussion, the Council felt that the barns should be included as integral parts of the complex. The Council gave approval for inclusion in the National Register as a complex. The Division is to contact the owners of the barns.

C. 22 Church Street, St. Johnsbury

Mr. Fisher stated that there was the potential for a large district in the area. The Council determined that this building was not significant enough to be nominated individually.

D. Arlington Historic District, Arlington

Mr. Fisher stated that the railroad and Mack Moulding Buildings should be included in the district because they are part of the reason why the other things are there. He also indicated that School Street should be included as a good example of 19th century workers' and merchants' housing. The Council unanimously approved the expanded district.

E. Windham Village Historic District, Windham

Mr. Fisher said the structures are typical of southern Vermont, being more like Massachusetts with spread-out buildings. He also thought the yellow Greek Revival house should be left out. The Council approved the district, including the yellow Greek Revival house.

F. 349 College Street, Burlington.

The Council unanimously approved its inclusion in the National Register.

H.-I. Manchester Village Historic District, Manchester

The District is composed of two parts: area north of the Equinox Complex along Route 7 and area south of the Equinox down to just north of Dellwood Cemetery on Route 7. Unanimous approval.

J. Rochester Village Historic District

Mr. Fisher felt that the two commercial blocks beside #22 and #23 in the Survey District should be included along with the Church and the Federal house to the right of #8 in the District. He indicated that the Federal house, with Queen Anne porch, is one of the best in the state and felt it should be included in the District. Beyond that, the quality of the District drops. The Council approved inclusion of the District in the Register with the revised boundaries as suggested by Mr. Fisher.

K. Hyde Park Village Historic District

The Council unanimously approved its inclusion in the National Register.

The meeting was adjourned at 2:00 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

TWX 710-225-8100

MONTPELIER, VERMONT 05602

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Housing & Community Affairs 828-3217  
Vermont Travel Division 828-3236  
Film Bureau  
Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, August 19, 1982, beginning at 9:30 a.m. at Chimney Point Tavern, Routes 17 and 125 at the Champlain Bridge, Addison, Vermont.

Agenda:

- I. Minutes of July 22, 1982 Meeting
- II. Determination of Date for October Meeting
- III. Old Business
  - A. Progress Report on nominating high priority historic districts to the National Register.
  - B. Iron Bridge in Cavendish
- IV. National Register Final Review
  - A. S. W. Thayer School, Burlington
  - B. Jonesville Academy, Richmond
  - C. Everts McWilliams House, Georgia
- V. National Register Preliminary Review
  - A. Newfane Village Historic District
  - B. Chelsea Village Historic District
  - C. 99-101 Adams Street, Burlington
  - D. Wilson Food Corp. Buildings, Burlington
  - E. Comstock Farm, Berlin
  - F. General Lewis Morris House, Springfield
  - G. Lee Farm, St. Johnsbury
  - H. Hinesburg Village Historic District, Hinesburg
  - I. Mechanisville Historic District, Hinesburg



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

MINUTES

August 19, 1982

MEMBERS PRESENT: Martin Tierney  
Jay Zwynenberg  
Lawrence Atkin  
Lawrence Bruce  
Courtney Fisher

MEMBERS ABSENT: Marjory Power  
Chester Liebs

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

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

- I. A correction of the July 22, 1982 minutes is needed, as Mr. Bruce had abstained in voting on the Rockledge Estate National Register preliminary review. Mr. Bruce then moved that the minutes be accepted as amended, which was seconded by Mr. Zwynenberg and unanimously approved.
- II. The October meeting was set for the 21st. The September meeting is to be held on the 16th.
- III. Old Business

Nancy Boone reported on the response to the Division's letters to nine towns offering to fund half the cost of preparing nominations for high priority National Register districts in the towns. Newfane, Chelsea, and Manchester are proceeding with district nominations and are signing grant contracts. Arlington, Norwich, Wallingford, Poultney, and Chester either decided not to proceed at this time or did not respond. Mr. Zwynenberg reported that Old Bennington was in favor of a district in the Village. Matching funds from the Division for Old Bennington would be provided at the earliest possible opportunity.

Ms. Boone showed pictures of the Iron Bridge at Cavendish which had been approved by a phone poll of the Advisory Council. The Council reaffirmed the polled vote.

IV. National Register Final Review

- A) S. W. Thayer School, Burlington
- B) Jonesville Academy, Richmond
- C) Everts-McWilliams House, Georgia

The Council reviewed photos of the proposed nominations. Mr. Zwynenberg moved that all of the above nominations proceed. Mr. Bruce seconded the motion, and the Council unanimously approved all nominations.

V. National Register Preliminary Review

The Council reviewed photos and information on the following properties for consideration to the National Register:

- A) Newfane Village Historic District

Voted unanimously to proceed.

- B) Chelsea Historic District

Voted unanimously to proceed.

- C) Comstock Farm, Berlin

Voted not to proceed.

- D) General Lewis Morris House, Springfield

Mr. Fisher said he thought the door had been changed and that it should not be considered. Further consideration of this property is deferred to the next meeting when more information on the door is available.

- E) Lee Farm, Waterford

Voted unanimously to proceed.

- F) Hinesburg Village Historic District

Voted not to proceed due to the fact that a substantial number of the buildings have had alterations that adversely affect the historic character of the buildings and the district. Mr. Fisher pointed out that the original common was at the south end of town.

- G) Mechanicsville Historic District, Hinesburg

Voted not to proceed because there is not enough of a concentration of buildings related to the historic development of the area to warrant a district.

The above actions were unanimously confirmed by the Council

The meeting adjourned at 2:00 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

TWX 710-225-8100

MONTPELIER, VERMONT 05602

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, September 16, 1982, beginning at 9:30 a.m. in the Agency of Development and Community Affairs Conference Room, Fourth Floor of the Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Minutes of August 19, 1982 Meeting.
- II. Determination of Date for November Meeting.
- III. Old Business
- IV. National Register Preliminary Review
  - A. Wilson Food Corp. Buildings, Burlington
  - B. 99-101 Adams Street, Burlington
  - C. Drew House/Benes Inn, South Burlington
  - D. Londonderry Town Hall, Londonderry
- V. New Business
  - A. Decertification of 48 Railroad Street, St. Johnsbury
  - B. Governor's Conference on Vermont Heritage



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

MINUTES

September 16, 1982

MEMBERS PRESENT:                   Martin Tierney  
  Lawrence Atkin  
  Courtney Fisher

MEMBERS ABSENT:                   Lawrence Bruce  
  Chester Liebs  
  Marjory Power  
  Jay Zwynenberg

STAFF PRESENT:                   William B. Pinney  
  Nancy E. Boone

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

II.     The November meeting was set for the 18th. The Council discussed whether to hold the October meeting at the Visitor's Center in Plymouth and agreed to. The Division will provide a picnic lunch.

I.     The Council reviewed the minutes of the August meeting, but deferred the vote until a quorum was present.

V.     New Business

Mr. Pinney gave some background information on 48 Railroad Street, St. Johnsbury. It is within the Historic District and is listed as a contributing building. The owners want to demolish it, and since the owner is a bank, FDIC is involved. The building is a remnant of a residential area now in a commercial area. Mr. Pinney has spoken to national Advisory Council; they are going to sign a memorandum of agreement saying that the building can be demolished, but plans for the new bank building on the site would be subject to Division review. Mr. Fisher said that he had suggested to the bank that they move the present building to the center of their 2-lot parcel and restore it. Bank plans to spend \$650,000 for new bank.

V. New Business (Continued)

William Pinney thought new commercial building might be more appropriate for commercial setting. Mr. Atkin asked what kind of review the Advisory Council would have; would it be a real review where the design can be sent back? William Pinney said that the Division will have the power to approve or disapprove the design. William Pinney showed drawings of proposed new bank. Courtney Fisher commented that the new design is residential in nature and that the residential character of the present building was part of the argument for allowing it to be demolished.

The Council discussed the upcoming Governor's Conference on Vermont Heritage. Mr. Pinney gave some background information on the origins and purposes of the Conference. Council members expressed concern that more preservationists weren't included among the delegates to the Conference and determined to contact Robert Burley, a member of the planning committee for the Conference, for more information.

III. Old Business

Larry Atkin brought up the topic of Council review of changes to state buildings. Mr. Pinney noted that the State Buildings Division is the only state agency that ignores the State Act which requires Council consultation. Mr. Tierney circulated a letter dated December 2, 1981 from the Council to Irving Bates, Director of the State Buildings Division. The letter described the legal requirement for Council consultation. No reply was ever received. Mr. Tierney will write another letter to Mr. Bates requesting a copy of the 1983 capital budget with a breakdown of projects that involve demolition, alteration, etc.

IV. National Register Preliminary Review

A. Wilson Food Corp. Building, Burlington

The Council reviewed slides of the building and noted that a letter from the owner and additional historical documentation are needed. The Council noted changes to the openings in front of the building. Due to a lack of distinctive architectural style and detail, the Council cannot consider the eligibility of the structure without historical background on its original appearance, former use, and relationship to surrounding buildings.

IV. National Register Preliminary Review (Continued)

B. 99-101 Adams Street, Burlington

The Council reviewed slides of the building and other houses on the street. The building appears to have been constructed in two parts. The Council determined that the property does not appear individually eligible for the Register and noted that it would not be appropriate as an amendment to the Battery Street Historic District. It may be part of large neighborhood district.

C. Drew House/Benes Inn, South Burlington

The Council reviewed photos of the building. Because of the intrusive nature of the new wing, the building does not appear eligible for the Register.

D. Londonderry Town Hall

The building appears to be eligible individually. Its interior is very significant.

The meeting adjourned at 1:00 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

TWX 710-225-8100

MONTPELIER, VERMONT 05602

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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, October 21, 1982, beginning at 9:30 a.m. in the Visitors Center at Plymouth Notch Historic Site, Plymouth, Vermont.

AGENDA:

- I. Minutes of September 16, 1982 Meeting.
- II. Determination of Date for December Meeting
- III. Old Business
- IV. National Register Final Review
  - A. 1812 Tavern, Charlotte
  - B. Wells-Jackson Carriage House Complex, Burlington
  - C. Champlain School, Burlington
  - D. Locust Creek Hotel, Bethel
- V. National Register Preliminary Review
  - A. 247 Pearl Street, Burlington
  - B. Barnet Center Historic District, Barnet
- V. New Business

AGENCY OF DEVELOPMENT  
AND COMMUNITY AFFAIRS

MONTPELIER

MEMORANDUM

*To:* Advisory Council Members

*Date:* October 15, 1982

*From:* Nancy E. Boone *NEB*

*Subject:* October 21st Advisory Council Meeting

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The Advisory Council meeting will be held next Thursday, October 21st, at the Visitors Center in Plymouth Notch. Enclosed is a brochure which contains a map showing the location of the Visitors Center.

The Division will provide a picnic lunch.

NEB/jmf

Enclosure



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

MINUTES

October 21, 1982

MEMBERS PRESENT: Martin Tierney  
Chester Liebs  
Jay Zwynenberg  
Courtney Fisher  
Marjory Power

MEMBERS ABSENT: Lawrence Bruce  
Lawrence Atkin

STAFF PRESENT: Eric Gilbertson  
Nancy Boone

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

- I. The minutes of the September 16 and August 19 meetings were reviewed by the Council. Mr. Zwynenberg moved that they be approved as submitted. Mr. Liebs seconded the motion, and it passed unanimously.
- II. The December meeting was set for the 16th in Vergennes.
- III. Old Business

The Council reviewed the designs for the new Howard Bank building in St. Johnsbury. They examined slides of St. Johnsbury and drawings of the new building by the architect. Mr. Fisher indicated that modern, non-residential building would be better than the residential style building proposed. He also felt that this was a mimick of an old design and that a modern design reflecting the character of the street would be better. Mr. Liebs indicated that "modern" must be defined. Mr. Fisher indicated that the portico should be high and the columns should be single like the Follett House - Federal Style doorway with fanlight; first floor windows should be longer. Mr. Liebs moved that the proposed design is marginally acceptable vis-a-vis its relation to the historic character of the district. Dr. Power seconded the motion, and the Council voted four in favor, with Mr. Fisher opposing; the motion passed.

Mr. Gilbertson reported that an Act 250 permit had been granted to demolish the remaining tower at the St. Albans rail yards. Mr. Liebs moved that the Council find the decisions of the District Commission regarding the Switchyard Project in St. Albans have been repeatedly inconsistent with Criteria 8 of Act 250 and contrary to the goal of preserving historic properties as set forth in Act 250 and the Vermont Historic Preservation Act. Mr. Fisher seconded the motion, and it passed unanimously.

IV. National Register Final Review:

The Council reviewed nominations for the following properties:

- A. 1812 Tavern, Charlotte
- B. Wells-Jackson Carriage House Complex, Burlington
- C. Champlain School, Burlington
- D. Locust Creek Hotel, Bethel

One comment was received on 1812 Tavern nomination supporting its inclusion.

Mr. Zwynenberg moved that all of the above listed properties be approved for nomination to the National Register. Mr. Tierney seconded the motion, and it passed unanimously.

V. National Register Preliminary Review

- A) 247 Pearl Street, Burlington

Mr. Fisher moved that it not be accepted because of the continual addition of non-compatible additions. Mr. Tierney seconded the motion. Mr. Liebs felt that if the porch was removed, the building would be eligible. Mr. Fisher amended his motion to reflect the concept that if the entrance is restored and side wing removed and no further damage was done to the facade, it would be eligible. Mr. Fisher noted that it is a Federal style house in a downtown area which is rare. Mr. Zwynenberg indicated it was not eligible. Mr. Fisher further noted that the building as it now exists is not eligible for the National Register as an individual structure because of a wing and entry that are not compatible with Federal style architecture of the original structure. Mr. Tierney and Mr. Zwynenberg felt that the addition in the rear also detracted from the building. Mr. Liebs seconded the motion, which carried on a vote of 3 to 2; Powers, Liebs and Fisher voting yes; Tierney and Zwynenberg voting no.

- B) Barnet Center Historic District, Barnet

The Council reviewed slides, photographs and historic background information on the four buildings: Reverend Goodwillie House, Barnet Center Church, Ladies Aid Hall and the Manse. Mr. Fisher moved acceptance of the district, Mr. Liebs seconded it, and the motion passed unanimously. The Council noted that it would be important to include enough land in the district to convey the rural context of the buildings.

C) General Lewis Morris House, Springfield

The Council originally reviewed this property at the August 19, 1982 meeting; and at that time, requested additional information and documentation on the replacement of the front door. The owner submitted a SPNEA report on the original door configuration that had been used to guide the restoration. The property was given unanimous preliminary approval.

D) 43 Elmwood Avenue

Mr. Fisher indicated the property as being good and only one of a kind in the state. The Council unanimously approved an individual nomination. The Council noted that the arch. features of the building must be retained in any rehabilitation project on the building.

VI. New Business

Mr. Gilbertson brought up the new BOCA building codes. The Council supports BOCA and the actions of the Division in cooperating with the Department of Labor and Industry to create internal regulations on interpreting the codes in regard to historic buildings.

Mr. Fisher noted that the Division of State Buildings is planning to demolish the grey Greek Revival structure at 121 Main Street in Waterbury to widen the State Hospital entrance. Mr. Fisher requested that at the next meeting, the Council request a review of the plans for the Billings Library. Mr. Liebs seconded the motion, and it was passed unanimously.

The meeting adjourned at 2:30 p.m.



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

MINUTES

October 21, 1982

MEMBERS PRESENT: Martin Tierney  
Chester Liebs  
Jay Zwynenberg  
Courtney Fisher  
Marjory Power

MEMBERS ABSENT: Lawrence Bruce  
Lawrence Atkin

STAFF PRESENT: • Eric Gilbertson  
Nancy Boone

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

- I. The minutes of the September 16 and August 19 meetings were reviewed by the Council. Mr. Zwynenberg moved that they be approved as submitted. Mr. Liebs seconded the motion, and it passed unanimously.
- II. The December meeting was set for the 16th in Vergennes.
- III. Old Business

The Council reviewed the designs for the new Howard Bank building in St. Johnsbury. They examined slides of St. Johnsbury and drawings of the new building by the architect. Mr. Fisher indicated that modern, non-residential building would be better than the residential style building proposed. He also felt that this was a mimick of an old design and that a modern design reflecting the character of the street would be better. Mr. Liebs indicated that "modern" must be defined. Mr. Fisher indicated that the portico should be high and the columns should be single like the Follett House - Federal Style doorway with fanlight; first floor windows should be longer. Mr. Liebs moved that the proposed design is marginally acceptable vis-a-vis its relation to the historic character of the district. Dr. Power seconded the motion, and the Council voted four in favor, with Mr. Fisher opposing; the motion passed.

Mr. Gilbertson reported that an Act 250 permit had been granted to demolish the remaining tower at the St. Albans rail yards. Mr. Liebs moved that the Council find the decisions of the District Commission regarding the Switchyard Project in St. Albans have been repeatedly inconsistent with Criteria 8 of Act 250 and contrary to the goal of preserving historic properties as set forth in Act 250 and the Vermont Historic Preservation Act. Mr. Fisher seconded the motion, and it passed unanimously.

#### IV. National Register Final Review:

The Council reviewed nominations for the following properties:

- A. 1812 Tavern, Charlotte
- B. Wells-Jackson Carriage House Complex, Burlington
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- D. Locust Creek Hotel, Bethel

One comment was received on 1812 Tavern nomination supporting its inclusion.

Mr. Zwynenberg moved that all of the above listed properties be approved for nomination to the National Register. Mr. Tierney seconded the motion, and it passed unanimously.

#### V. National Register Preliminary Review

- A) 247 Pearl Street, Burlington

Mr. Fisher moved that it not be accepted because of the continual addition of non-compatible additions. Mr. Tierney seconded the motion. Mr. Liebs felt that if the porch was removed, the building would be eligible. Mr. Fisher amended his motion to reflect the concept that if the entrance is restored and side wing removed and no further damage was done to the facade, it would be eligible. Mr. Fisher noted that it is a Federal style house in a downtown area which is rare. Mr. Zwynenberg indicated it was not eligible. Mr. Fisher further noted that the building as it now exists is not eligible for the National Register as an individual structure because of a wing and entry that are not compatible with Federal style architecture of the original structure. Mr. Tierney and Mr. Zwynenberg felt that the addition in the rear also detracted from the building. Mr. Liebs seconded the motion, which carried on a vote of 3 to 2; Powers, Liebs and Fisher voting yes; Tierney and Zwynenberg voting no.

- B) Barnet Center Historic District, Barnet

The Council reviewed slides, photographs and historic background information on the four buildings: Reverend Goodwillie House, Barnet Center Church, Ladies Aid Hall and the Manse. Mr. Fisher moved acceptance of the district, Mr. Liebs seconded it, and the motion passed unanimously. The Council noted that it would be important to include enough land in the district to convey the rural context of the buildings.

C) General Lewis Morris House, Springfield

The Council originally reviewed this property at the August 19, 1982 meeting; and at that time, requested additional information and documentation on the replacement of the front door. The owner submitted a SPNEA report on the original door configuration that had been used to guide the restoration. The property was given unanimous preliminary approval.

D) 43 Elmwood Avenue

Mr. Fisher indicated the property as being good and only one of a kind in the state. The Council unanimously approved an individual nomination. The Council noted that the arch. features of the building must be retained in any rehabilitation project on the building.

VI. New Business

Mr. Gilbertson brought up the new BOCA building codes. The Council supports BOCA and the actions of the Division in cooperating with the Department of Labor and Industry to create internal regulations on interpreting the codes in regard to historic buildings.

Mr. Fisher noted that the Division of State Buildings is planning to demolish the grey Greek Revival structure at 121 Main Street in Waterbury to widen the State Hospital entrance. Mr. Fisher requested that at the next meeting, the Council request a review of the plans for the Billings Library. Mr. Liebs seconded the motion, and it was passed unanimously.

The meeting adjourned at 2:30 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

TWX 710-225-8100

MONTPELIER, VERMONT 05602

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Film Bureau  
Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, November 18, 1982, beginning at 9:30 a.m. in the Conference Room at 1 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of September 16, 1982 Meeting
- II. Determination of Date for January Meeting
- III. Old Business
- IV. National Register Final Review
  - A. Bristol Downtown Historic District, Bristol
  - B. Miss Bellows Falls Diner, Rockingham
  - C. South Reading Schoolhouse, Reading
- V. National Register Preliminary Review
  - A. Smith-Stannard House, West Haven
  - B. South Windham Historic District, Windham
- V. New Business



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

MINUTES

November 18, 1982

MEMBERS PRESENT:                   Martin Tierney  
  Marjory Power  
  Jay Zwynenberg  
  Lawrence Atkin  
  Courtney Fisher  
  Lawrence Bruce

MEMBERS ABSENT:                   Chester Liebs

STAFF PRESENT:                    Nancy E. Boone

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

I. The Council reviewed the minutes of the October 21, 1982 meeting. Mr. Atkin noted several problems in the BOCA codes. The State now uses two codes - life safety code and national building code. BOCA would replace NBC and the life safety code doesn't deal with historic buildings. Life safety code should be dropped. Mr. Tierney stated that the code is in a very preliminary stage of discussion and the committee being set up can address this problem. Mr. Atkin stated that prior codes have not had any professional input into them. Mr. Zwynenberg moved that there should be professional input on codes. The motion was seconded by Ms. Power and unanimously passed.

II. The date of the January meeting was set for the 19th in Montpelier.

Mr. Tierney stated that Mr. Liebs had called to suggest moving the December meeting to Burlington so that the Council could review plans for the Billings Library, possibly at Billings itself or at the seminar room at the Wheeler House. The Division staff will work out the details.

III. Old Business

Ms. Boone described the background and purpose for Mr. Pinney's and Mr. Gilbertson's meeting in Washington.

Mr. Zwynenberg asked about the plans for the new bank building in St. Johnsbury that the Advisory Council reviewed at a prior meeting. Ms. Boone

reported that the project architect had met with Mr. Gilbertson and discussed the Council's suggestions. Mr. Fisher brought up the new addition on the rear of the State Personnel Building. The Council noted that they should have seen the plans for the addition before the work began.

Mr. Tierney distributed a copy of his letter to Irving Bates under date of November 8, 1982.

The Billings Library came up for discussion. Mr. Tierney noted that we don't know the plans for the building and that there is a slight possibility that no State funds would be involved in the project. Mr. Tierney plans to call Mr. Bates after talking with Mr. Pinney and Mr. Gilbertson. He said he would like to set up a definite procedure for review of projects which involved alterations or demolition of State-owned buildings.

#### IV. National Register Final Review

The Council reviewed completed nomination forms for the following properties: Bristol Downtown Historic District, Bristol; Miss Bellows Falls Diner, Rockingham; South Reading Schoolhouse, Reading; and the Moore and Thompson Paper Mill Complex, Bellows Falls.

Mr. Fisher moved that all of the above nominations should be approved for inclusion in the National Register and State Register and that approval of the Moore and Thompson Paper Mill Complex nomination was made after presentation by Ms. Boone of a letter of objection from one of the owners of the property in the complex followed by a discussion of the rules and regulations pertaining to nomination, notification, etc. Mr. Bruce seconded the motion, and it was passed unanimously.

#### V. Preliminary National Register Review

##### A. Smith-Stannard House, West Haven

The Council reviewed photographs of the house, and Mr. Fisher described its history and the importance of its probable association with William Sprats. Unanimously approved.

##### B. South Windham Historic District, Windham

The Council reviewed slides and historical background information on the District and unanimously approved it.

##### C. The Townsend Property and the North Property, Plainfield

Ms. Boone explained the Division's original intent to nominate two properties with the Plainfield Village Historic District as a discontinuous district and Washington's subsequent change in policy on discontinuous districts (i.e. that they would no longer be acceptable). Mr. Fisher stated that as representations of local building tradition, both properties contributed to the broad cultural pattern of the area and that the Townsend property also possesses architectural merit. Unanimously approved.

VI. New Business

Mr. Tierney noted that the Bird Cage in Brandon has been moved. Ms. Boone explained the contacts that the owner has had with the Division regarding the move and its possible renomination to the National Register.

The Council asked about the status of the New Haven Railroad Depot, and Ms. Boone reported on the Division's efforts to date to stabilize the structure.

Ms. Power read several of the resolutions pertaining to archeology and historic preservation that are scheduled for discussion at the Governor's Conference on Vermont's Heritage.

The meeting adjourned at 2:00 p.m.

AGENCY OF DEVELOPMENT  
AND COMMUNITY AFFAIRS

MEMORANDUM

MONTPELIER

To: Advisory Council Members

Date: December 10, 1982

From: Nancy E. Boone

*Nancy*

Subject: Location of December 16, 1982 Council Meeting

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Please note on the enclosed agenda that the location of the December 16th Council meeting has been changed to Montpelier.

See you on Thursday.

NEB/jmf

Enclosure



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

TWX 710-225-8100

MONTPELIER, VERMONT 05602

DEPARTMENTS & DIVISIONS OF:

Administration 828-3211  
Administrative Services 828-3231  
Economic Development 828-3221  
Historic Preservation 828-3226  
Housing & Community Affairs 828-3217  
Vermont Travel Division 828-3236  
Film Bureau  
Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, December 16, 1982, beginning at 9:30 a.m. in the small Agency of Development and Community Affairs Conference Room, 4th floor of the Pavilion Building, Montpelier, Vermont.

AGENDA:

- I. Minutes of November 18, 1982 Meeting.
- II. Determination of Date for February Meeting.
- III. Old Business
  - A. Staff Report on Washington Meeting
  - B. Request for Reconsideration of Eligibility of 135 Washington Street, Barre, for the National Register.
- IV. National Register Final Review
  - A. Plainfield Village Historic District, Plainfield
  - B. Danby Village Historic District, Danby
- V. National Register Preliminary Review
  - A. O'Shea House, Enosburg
  - B. Hull Barn, Franklin
- VI. New Business
  - A. Review of Architectural Plans for St. Albans Courthouse
  - B. Amendment to Battery Street Historic District, Burlington



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

MINUTES

December 16, 1982

MEMBERS PRESENT: Martin Tierney  
Chester Liebs  
Lawrence Atkin  
Lawrence Bruce  
Jay Zwynenberg

MEMBERS ABSENT: Marjory Power  
Courtney Fisher

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

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

- I. The minutes of the November 18, 1982, were unanimously approved as submitted.
- II. The January meeting will be held in Burlington on the 19th.
- III. Old Business

Mr. Pinney reported on the staff trip to Washington for an administrative review of the Division's audit. The meeting was held with the Special Assistant to the Associate Secretary for Fish, Wildlife and Parks. After a detailed explanation of the questions and procedures, the Special Assistant said the matter would be resolved on the question of whether the recovery of the money would be in the public interest.

The Council took up the reconsideration of 135 Washington Street in Barre. The new material was considered, and the Council discussed the interpretation of the criteria in association with significant persons and on architectural merit. Mr. Liebs moved that the January decision not be changed. Mr. Zwynenberg seconded the motion, and it was passed unanimously.

Mr. Tierney reported on his communication with Irving Bates. He set up a meeting with Mr. Bates on December 21 to discuss the procedures of the Advisory Council and the timely review of plans.

IV. National Register Final Review

A. Plainfield Village Historic District

Nancy Boone reported that the nomination is ready to be sent to Washington. The two buildings that are outside the district will be sent separately. One comment letter, in support of the nomination, was received.

B. Danby Village Historic District

Ms. Boone presented the Danby Village Historic District nomination to the Council. Three comment letters were received, and all were in support of the nomination.

Mr. Liebs moved that the Plainfield Village Historic District and the Danby Village Historic District be nominated to the National Register. Mr. Zwynenberg seconded the motion, and it passed unanimously.

V. National Register Preliminary Review

A. O'Shea House, Enosburg Falls

The Council recommended that the nomination proceed.

B. Hull Barn, Franklin

The Council favored the nomination but indicated the owner should be notified that the eligibility is based on the building's architectural character and any changes to that character may render the building ineligible. It suggested that the owner be advised that the Division should be contacted early in the planning procedure for consultation on the proposed use or changes to the building.

C. Redstone, Burlington

The Council recommended that the nomination proceed, with the Division to set the boundary.

D. Governor Palmer House, Danville

The Council brought up the potential importance of the 19th century documentation that exists for the building and felt that it might bear on the significance of the building and on its eligibility for the Register. They requested a review of the documentation and tabled a decision pending that review.

VI. New Business

The Council examined plans for the St. Albans District Court and concluded that the doors should be preserved on the primary facade.

The Council was presented a proposal to amend the Battery Street Historic District in Burlington to include additional structures on surrounding streets. The Division will define the boundaries of the amendment. The Council recommended to proceed.

The meeting adjourned at 2:00 p.m.