



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 Wednesday, January 19, 1983, beginning at 10:00 a.m. in Conference Room C of Billings Student Center at the University of Vermont campus in Burlington, Vermont.

Agenda:

- I. Minutes of December 16, 1982 Meeting
- II. Determination of Date for March Meeting
- III. Old Business
- IV. National Register Final Review
 - A. Martin L. Kelsey House (43 Elmwood Avenue, Burlington)
 - B. Greenhurst Inn, Bethel
 - C. Simeon Smith House, West Haven
- V. National Register Preliminary Review
 - A. Huntington Lower Village Church, Huntington
 - B. Waldo-Newell House, Shaftsbury
 - C. 183 Elliot Street, Brattleboro
 - D. Old Cheese Factory, Tyson, Plymouth
- VI. New Business
 - A. Slide Show on Billings Student Center



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

MINUTES

January 19, 1983

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

MEMBERS ABSENT: Courtney Fisher

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

The meeting was called to order by the Vice Chairman at 10:49 a.m.

- I. The minutes of the December 16, 1982 meeting were approved as submitted.
- II. The February and March meeting dates are the 16th and the 16th respectively.
- III. Old Business

Mr. Bruce mentioned that he had been contacted by the Franklin County State's Attorney about the work on the St. Albans Courthouse. The Council held a brief discussion on the location of the elevators and entry and decided that the changes would not adversely affect the building.

IV. National Register Final Review

The Kelsey House, 43 Elmwood Avenue, Burlington; Greenhurst Inn, Bethel; and the Simeon Smith House, West Haven, were all unanimously approved for inclusion in the National Register of Historic Places.

V. National Register Preliminary Review

A. Huntington Lower Village Church

Historic and current photographs of the interior were examined by the Council, and it recommended that the nomination proceed.



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IV. National Register Final Review

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V. National Register Preliminary Review

A. Huntington Lower Village Church

Historic and current photographs of the interior were examined by the Council, and it recommended that the nomination proceed.

B. Waldo-Newell House, Shaftsbury

This had been presented to the Council in June, and the Council had questions at that time about how much of the building was original. The owner has now sent photographs and documentation. The Council recommended that the owner proceed with the nomination but that the nomination should include documentation of interior features, such as floors, woodwork, fireplaces, murals, etc.

C. 185 Elliot Street, Brattleboro

The Council examined photographs and information on this property. The Council felt that the building did not have sufficient architectural significance to be nominated to the National Register.

D. Old Cheese Factory, Tyson

Photographs were examined, and the Council recommended that the area be reviewed for inclusion as a district and the building by itself would not meet the criteria for inclusion in the National Register.

E. Noe House, Manchester

The Council examined photographs of the building, and Mr. Pinney and Mr. Gilbertson reported on its condition. The Council recommended that the nomination proceed.

F. Charlotte Historic District, Charlotte

This nomination was postponed until the next meeting.

G. Old Bennington Historic District

The Council took up the request from the Board of Trustees relayed by Jay Zwynenberg that the Old Bennington Historic District be nominated to the National Register. The Council recommended that the Division set the boundaries and proceed with the district.

VI. New Business

Pat Brown made a presentation on the planning for the Billings-Ira Allen Project. This included slides on the plans and the planning process.

The Council decided that the Chairman should write a letter to the President of the University expressing its concerns with the impact of the addition to the rear of Billings and on the north end of Ira Allen Chapel. They discussed the question of joining the two buildings as intruding on them in any way since both are clearly among the most significant buildings in the state. The Council was also concerned that their preliminary review was taking place when the planning process had progressed to the point that any recommendation would be difficult to incorporate in the planning at this time.

The meeting was adjourned at 2:30 p.m.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, February 16, 1983, 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 19, 1983 Meeting
- II. Determination of Date for April Meeting
- III. Old Business
- IV. National Register Final Review
 - A. Jericho Center Historic District, Jericho
 - B. City Hall Park Historic District, Burlington
- V. National Register Preliminary Review
 - A. Wiswell-Coyle House, Cabot
 - B. St. Joseph Church and Rectory, Burlington
 - C. Warner Block, Church Street, Burlington
 - D. Fifteen Green Street, Brattleboro
- VI. New Business
 - A. Review of 1984 Capital Construction Budget with Representative of the State Buildings Division



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

MINUTES

February 16, 1983

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

MEMBERS ABSENT: Chester Liebs

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

The meeting was called to order by the Chairman at 9:40 a.m.

- I. The minutes of the January 19, 1983 meeting were approved as submitted with one correction as follows: Under heading III, Franklin County State's Attorney should be substituted for Assistant Attorney General.
- II. The April meeting will be held Wednesday, April 20. The March 16 meeting will be held in Burlington, the location of which will be determined by the Division.
- III. Mr. Gilbertson reported that the Division got a planning grant request from the University of Vermont for the Billings Student Center and replied that, based on the Advisory Council's review of the preliminary plans at their January 19, 1983 meeting, the project did not appear to meet the Secretary of the Interior's Standards and, therefore, was ineligible for funding.

Mr. Tierney reported that he had written to the University's President, Lattie Coor, about the Council's concerns. He also stated that he had discussed the plans with Max Ferro, consulting architect on the project who stated that the plans the Council saw were very preliminary.

at 10:00 a.m., Secretary Milton A. Eaton joined the meeting and was introduced to the Advisory Council members.

IV. National Register Final Review

A. Jericho Center Historic District, Jericho

Unanimously approved for inclusion in the National Register of Historic Places.

B. City Hall Park Historic District, Burlington

There was a discussion of an objection by the Burlington Savings Bank on its St. Paul Street wing being included in the historic district because of an extensive remodeling in 1940; they did, however, support the nomination of their main building. The Council voted to approve the nomination as written pending clarification of the 50-year criteria for the Burlington Savings Bank St. Paul Street addition.

III. Old Business - Continued and Taken Up at 10:30 a.m.

Mr. Gilbertson reported that the Division had been working with the City of Montpelier on the Cross Bakery Building Project. The developer's proposal is to demolish the present building and construct a three-story brick structure on the site. Secretary Eaton has provided support and financial analysis assistance in reviewing the feasibility of rehabilitating the building on-site. The developer and the City are investigating the possibility of moving the building slightly north on the site close to the Bethany Congregational Church or across East State Street to the lot between the Heney Building and the former A & P Store. The developer is preparing feasibility schemes for these alternatives. The City's and the Division's official involvement is a proposed Urban Development Action Grant that, in-part, would fund a parking garage that would serve the new commercial development.

Mr. Gilbertson reported that on February 17, Department of the Interior staff members will be meeting with Division personnel in an attempt to resolve the audit questions concerning the Division's use of donated services.

Mr. Tierney discussed his letter to Lattie F. Coor, University of Vermont President (copy attached). Mr. Liebs was having a meeting with President Coor this morning because he has been receiving so many inquiries about the proposals for the two buildings. Council members recommended that a copy of the letter be sent to Secretary Eaton; Ray LaVigne, Director of Administrative Support Services, University of Vermont; and the Chairman of the Board of Trustees of the University.

Mr. Gilbertson left the meeting at 11:30 to meet with Secretary Eaton, Representative William Allen and Senator Douglas Baker about Chimney Point, a state-owned site. Representative Allen wants the tenant house removed from the site and a visitors center be put into the Tavern.

Before he left, Mr. Gilbertson reviewed the 1984 Capital Construction Budget. The Division of State Buildings was unable to send a representative to the meeting because of illness.

- VI. Mr. Gilbertson stated that a majority of the projects in the budget presented no problems with historic preservation, but he felt it would be important for the Advisory Council to review the budget proposal and provide their comments before it goes to the Governor. At present, the bill has already been signed by the Governor.

A discussion took place on the State House fire protection system and roof repairs at 126 and 133 State Street. Mr. Gilbertson will discuss repairing the slate roof at 126 State Street instead of replacing it with asphalt. Ms. Lendway reported to the Council on local efforts to have Redstone preserved at least, if another state agency is to move in when the State Police move out, or restored for use as a conference center.

There was a discussion that some of the piecemeal energy savings and life safety projects have the worst cumulative effect on the state's historic buildings. The Advisory Council has an interest in the raised planter beds for the immediate vicinity of the State House.

Mr. Gilbertson reported that Mr. Pinney testified on the proposal that the Division of State Buildings have the authority to divest the state of surplus property.

The Advisory Council has an interest in an early consultation on the new construction proposed for the Chittenden Bank Drive-In site on State Street in Montpelier and will offer their services. The plans for the court facility in Brattleboro should be reviewed by the Advisory Council because the planned area may have some National Register eligible buildings. The Division will check the list of schools planned for projects to see what projects are historically or architecturally significant. The plans for the Pittsford Law Enforcement Academy should be reviewed. The Division will request more information on the fish hatchery planned at Kingsland Bay where L'Ecole Champlain (National Register property) is located.

V. National Register Preliminary Review

A. Warner Block, Burlington

The owner has requested an opinion on whether or not the building would be eligible for the National Register if the canopy on the Church Street facade was removed. The Council looked at a current slide of the building. The City Attorney supports National Register eligibility and stated that the Marketplace Commission would probably be willing to remove it. There was some concern over the fact that one of the storefronts was recently structurally altered. A suggestion was made that the Advisory

Council state to the Marketplace Commission its support for the removal of the canopies and the installation of canvas awnings which provide the same functions as the canopies and are more appropriate to the Church Street buildings. Mr. Tierney abstained from voting because of a possible professional conflict. The Council voted that the Warner Block meets the criteria for inclusion in the National Register, but the owner should be encouraged to restore the southernmost storefront.

B. 15 Green Street, Brattleboro

It was noted that this building was located outside the boundaries of the Downtown Brattleboro Historic District and was within a residential area of other historic buildings. The building is probably the oldest structure on the street; and although it has undergone several alterations, they are of a quality equal to the original building and have gained significance in their own right. The Council voted that the nomination proceed.

C. Wiswell-Coyle House, Cabot

Exterior and interior photographs were reviewed by the Council, and it was unanimously approved for the nomination to proceed.

D. St. Joseph Church and Rectory, Burlington

Unanimously approved for the nomination to proceed.

E. Charlotte Center Historic District, Charlotte

There was some discussion as to whether the historic district should extend up old Route 7 to the 1812 Tavern which has already been individually nominated. The nomination was given unanimous approval to proceed as stated.

The meeting was adjourned at 2:30 p.m.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, March 16, 1983, beginning at 9:30 a.m. in Marsh Lounge at Billings Student Center at the University of Vermont Campus, Burlington, Vermont.

Agenda:

- I. Minutes of February 16, 1983 Meeting
- II. Determination of Date for May Meeting
- III. Old Business
 - A. Presentation on Revised Plans for Billings Student Center and Ira Allen Chapel (scheduled for 10:30 a.m.)
 - B. Discussion with representatives of the Church Street Marketplace Commission concerning the nomination of Church Street buildings to the National Register (scheduled for 2:00 p.m.)
- IV. National Register Final Review
 - A. Lee Farm, Waterford
- V. National Register Preliminary Review
 - A. Seven Marble Avenue, Burlington
 - B. Cobblestone Schoolhouse, North Bennington
 - C. 32 North Street, Rutland
 - D. Pearl Street Historic District, Burlington
 - E. The White Chapel, Bennington
 - F. Willoughvale Inn, Westmore
 - G. Lareau Farm, Waitsfield
- VI. New Business



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
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MINUTES

March 16, 1983

MEMBERS PRESENT: Martin Tierney
Chester Liebs
Lawrence Bruce
Jay Zwynenberg
Courtney Fisher

MEMBERS ABSENT: Lawrence Atkin
Marjory Power

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

Milton A. Eaton, Secretary and Ex-Officio member of the Council, was in attendance until 12:00 noon

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

- I. The minutes of the February 16 meeting were accepted with the following clarification of the Council's intent. On the last page, first paragraph, the last sentence should now read: "The Council voted that the Warner Block, were the canopy to be removed, meets the criteria for inclusion in the National Register, but the owner should be encouraged to restore the southernmost storefront."
- II. The May meeting of the Advisory Council will be held on May 25 with the meeting place to be determined, possibly in Bellows Falls.
- III. Old Business

Mr. Gilbertson brought the Council up to date on the Cross Bakery Building in Montpelier. The developer has dropped his request for UDAG funds, so the Division and the Council are officially out of the project review process.

Mr. Tierney discussed the Institutions Committee meeting he attended where they used the Council's February 16 letter of concern about the Billings Library/Ira Allen Chapel Project as a basis for discussion. Mr. Tierney still has two major concerns: conceptualization of where the Student Center should be and the Chapel's addition. There are two approaches: a statement could be made with the addition, or it could go underground, be bermed and thus not make a strong statement. The Committee asked for the Council's input on the project's impact to the two architecturally significant buildings. After today's presentation by the project architect, the Council will defer comments about the project, instead of providing an immediate response.

Mr. Tierney reported that University of Vermont President Coor's response to his letter of February 16 was very receptive.

At 10:30, the Council adjourned briefly to informally look at the drawings and models of the Billings/Allen Project which the architect had brought to the meeting.

At 10:40, the meeting was called back into session by Mr. Tierney. University of Vermont President, Lattie Coor, made introductory remarks. He asked for a cooperative concern and stated the University's concern for the long-range consequences of the stewardship of its buildings. He suggested three things for the Council's consideration:

- 1) He stated that this is not just a project that concerns a function and two buildings, but is significant to the University Green and the entire state, and that the University has only owned property around the Green for three years and the Green has always been the center of the campus.
- 2) He believes this is one of the most regular concerns with which the Council works: How to preserve and enhance the architectural quality of spaces and make them compatible for present-day use. So far, the University has found reasonable answers to adapting its historic buildings to contemporary function, except for Two Colchester Avenue, for which they expect to find a good use.
- 3) How to use two magnificent structures for the purpose for which they were built and used today and be financially feasible. The student population has more than doubled since 1961 when Billings Library became used as a student center. The Ira Allen Chapel is still the most important meeting space on campus.

The University needs major dining, lecture, theater and meeting-community space. The school had considered a new structure in 1976-1977, but found it was too costly, and left Billings Library and Ira Allen Chapel underused and not rehabilitated. There is a strong student attachment to the two buildings.

Following Mr. Coor's remarks, Mr. Jean-Paul Carlhian, project architect from the Boston firm of Shepley, Bulfinch, Richardson and Abbott, gave a presentation. Mr. Carlhian stated two premises for the projects: Both buildings have definite fronts which are viewed from the Green and a back, but backs are seen and are approached and Billings is especially used for through passage. The buildings must be brought up to current code. The Council expressed concern over the addition planned at the north end of Ira Allen, the functional capability of the flat roof and triple, hipped-gable roofs on the Billings Library addition. At 12:30, the Council went outside with the architect to look at the site. The Council rescheduled the April meeting to April 13 in Burlington to study the Billings/Ira Allen Project further.

At 2:00, Mr. Tierney welcomed Penrose Gearin, Administrator of the Marketplace Commission who read a prepared statement after introduction of Chairperson Janet Stackpole and Commissioner Harry Walcoff. Each member of the Council received a copy of the statement, a copy of which is attached to these minutes, which was about the canopies erected on Church Street by the Commission. Ms. Gearin also presented copies of 19th century photos of Church Street to Council members and of Ghirardelli Square.

Mr. Tierney stated it was difficult to respond so quickly to the lengthy statement and asked that Ms. Gearin go over the chronology of the situation in simpler terms and explain what the Division was reviewing at what time.

Ms. Gearin stated that the project as presented in 1979 in the A-95 document was vague and didn't specifically state what would be happening to Church Street physically. She felt that the Urban Mass Transit Authority (UMTA) was remiss in not notifying the Department of the Interior of potential conflict and stated she felt UMTA should have learned about it from the State Historic Preservation Officer. She stated that Mr. Pinney, and perhaps Ms. Boone, had worked with the Marketplace Commissioners in going over drawings and plans for Church Street at a late 1980 meeting in Burlington. She also stated that the project was very public.

Mr. Tierney asked Ms. Gearin what plans the Division had reviewed during the A-95 process. She said the drawings showed canopies; and though they weren't specific canopies (drawings not that detailed), the Division did see these. Mr. Tierney then asked who had prepared the drawings, and Ms. Gearin replied that they were the designs of the firm of Carr/Lynch.

Ms. Gearin stated that the original canopy idea was freestanding, but that was changed to eliminate some posts and integrate them with the buildings. She also stated that the Marketplace should be distinct from privately owned buildings and owners should be encouraged to preserve their buildings.

Mr. Fisher stated that buildings are evaluated within their environment for the National Register. Ms. Gearin responded that she understood and had mutual concern that buildings be preserved but the City has fiscal reasons for not removing canopies and light fixtures.

Mr. Gilbertson stated that the National Register nomination has to be reviewed by the Advisory Council and signed by the Division for Historic Preservation and the present problem is what we are going to do now, not blaming anyone with the source of the problem. He further stated that some things in the review process which Ms. Gearin described needed clarification: were any drawings in A-95 submission that showed canopies? Ms. Gearin replied no. Mr. Gilbertson stated that the Division had worked closely with earlier plans by the first Marketplace architects, Alexander and Truex, and their plans clearly showed no canopies. Carr/Lynch was hired subsequent to the A-95 review, and the Division worked with them and the drafts of their work which the Division saw and has in its files have no canopies. Mr. Gilbertson also stated that the Division doesn't make it a practice to comment at public meetings unless specifically asked to do so. It is unfortunate that UMTA didn't notify the Department of the Interior. The Division commented many times throughout the A-95 planning process that Church Street had one small National Register district and the remainder of Church Street was potentially eligible as a National Register historic district. Mr. Gilbertson cited a 1978 letter from the Department of the Interior to UMTA that Church Street was eligible for the National Register. He also stated that the Division's first knowledge of the canopies was when they were being constructed.

Mr. Walcoff then made some comments, as an owner of a building on Church Street, and a Marketplace Commissioner. He attended meetings when the architect was selected, and was familiar with the entire project including Alexander and Truex's underground plan that was discarded. He stated that an early view of Church Street showed canopies on the buildings which gave them the idea for canopies which could be built using modern materials. Mr. Liebs stated that Church Street now is not the same Church Street and perhaps the architect didn't have experience with historic buildings. Mr. Zwynenberg stated that the buildings on Church Street with canopies shown in the early photo are long gone. Mr. Walcoff stated that the canopies give it a feeling of being old and provide pedestrian protection. He further stated that detailed plans were presented to the Planning Commission at many meetings which property owners attended and believes the project had strong public support.

Mr. Tierney stated he had a feeling that the project had taken so long that finally a decision had to be made and the final decision the Marketplace Commission made was one that the Advisory Council didn't review. The Council will review the Marketplace Commission's concern and respond. Ms. Gearin thanked the Council and would have the Commission's architect, Carr/Lynch, talk with the Council if they wished.

IV. National Register Final Review

A. Lee Farm, Waterford

Ms. Boone read a letter of endorsement of the nomination from the owner. The Council approved the nomination.

V. National Register Preliminary Review

A. Seven Marble Avenue, Burlington

The Council requested more information from the potential developer on the history of the building and whether it is of concrete construction.

B. Cobblestone Schoolhouse, North Bennington

The Council approved that the nomination proceed.

C. 32 North Street, Rutland

The Council determined that the property did not meet the criteria for individual nomination to the National Register, but that it is located in a potential National Register historic district.

D. Pearl Street Historic District, Burlington

The Council approved that the nomination proceed.

E. White Chapel, Bennington

The request was tabled for more information on its importance in the community.

F. Willoughvale Inn, Westmore

The Council determined that the property did not meet the criteria for individual nomination.

G. Lareau Farm, Waitsfield

The Council approved that the nomination proceed.

H. Captain Samuel Buck House, West Arlington

The Council approved that the nomination proceed.

VI. New Business

Mr. Tierney stressed the need for quick response to the Marketplace Commission's concerns. Some members expressed concern that the press had the Marketplace's written statement but that the statement contained a number of factual errors. The Division will review the Commission's statement and prepare a written response for the Council.

Mr. Tierney will draft another letter about Billings Library and Ira Allen Chapel expressing concerns for the Chapel addition, the working drawing solution for roofs on Billings' addition and the diminutive appearance of the new rear entrances to the two monumental buildings.

The meeting was adjourned at 4:00 p.m.

Penrose Gearin, Remarks to the State Advisory
Council on Historic Preservation, March 16, 1983

I want to thank the Council on Historic Preservation for enabling representatives of the Church Street Marketplace to speak before it today on the subject of designating buildings on the Marketplace as buildings eligible for inclusion in the National Register of Historic Sites. I am providing each of the Council members with a copy of this statement, and have additional copies available for others.

As you know, I am the Administrator of the Church Street Marketplace. I have served the City of Burlington for four days less than five years -- for the first two years as an employee in the Planning Department assigned to the task of coordinating the planning of the Church Street Marketplace, for the last three years as Marketplace Administrator. I am joined today by several Marketplace Commissioners -- Janet Stackpole, the Chairperson, Hertzell Pasackow, and Harry Walcoff.

We offer the following as a synopsis of the history of various discussions and actions relative to preserving the historic value of the Marketplace and its abutting buildings, and as a statement of the City's current posture in that regard.

In May of 1979, the City of Burlington and the Chittenden County Transportation Authority applied for over \$5.3 million in Urban Mass Transportation Administration monies for construction of the Church Street District Transit Improvement System. As everyone here today knows, the principal component of that project

was, and is, the Church Street Marketplace.

I quote below from that application:

The Church Street Marketplace will be for people. Now pavements, benches, trees and other landscaping, selected canopies, vendor areas and uniform carts, and areas for recreation are but a few of the features to be implanted within the area. (page 45)

The improvement of the aesthetic quality by conversion of Church Street from a vehicle-oriented to people-oriented space is one of the major objectives of the Project, and is obvious by the design. The replacement of buses and parked vehicles from the blacktop for landscaped green areas, benches, canopies, pedestrian promenades (sic) and vehicle free areas, bus shelters, information centers and recreation facilities speak for themselves. (from Exhibit N, Environmental Analysis, page 108)

One of the major objectives of the Church Street Marketplace Project is to encourage retention and improvement of these civic assets [historic sites] so that they may continue to grace the downtown area for full appreciation by present and future generations and yet still support and complement the downtown business center function of the Church Street commercial area. The ChurchStreet Marketplace Project meets these objectives by providing that no existing building need be acquired, demolished or altered and by providing a more tranquil and attractive atmosphere adjacent to several of these historically valuable sites while at the same time encouraging the economic stability and growth of downtown Burlington. (from Attachment G, Environmental Impact Report, page VII-9)

The City forwarded a copy of the entire Environmental Impact Report to William B. Pinney, then Director of the Division for Historic Preservation, on May 14, 1979. He offered no comments on that report.

The City submitted A-95 documentation to the State Clearinghouse on or about May 17, 1979. On June 26, 1979, Mr. Pinney wrote the State A-95 Coordinator as follows:

The Division for Historic Preservation has reviewed the report of the above-referenced project. The review indicates that this adequately addressed the project's impact on properties that are included in or eligible for inclusion in the National Register of Historic Places. The project will not affect any of these properties.

The nature of the project as submitted for review is such that it will not affect properties of archeological significance which are included in or eligible for inclusion in the National Register of Historic Places.

In early 1980, the City hired an engineering/architectural team for the Marketplace project of C.E. Maguire of New Britain, Connecticut and Carr, Lynch Associates from Cambridge, Massachusetts. As part of their investigation into the place of Church Street historically in the life of the community, Carr, Lynch researched old photographs and found several which pictured heavy wooden canopies, and many which show extensive canvas awnings along the building fronts. (We are submitting copies of two of those photos to you with this statement.) For that reason, combined with a concern for enhancing the 1980's retail environment, Carr, Lynch offered a varied system of glass and steel canopies and traditional canvas awnings as part of the Marketplace design. This design concept was accepted by the Marketplace Commission and received extensive review by the community in public meetings, in the press, and through the Planning Commission's design review process.

On November 13, 1980, several individuals met with Mr. Pinney here in Burlington to discuss nomination of the Marketplace District as a National Register District. At that time, we brought Mr. Pinney and other representatives of the Division for Historic Preservation "up to speed" on architectural and other plans for the Marketplace. On January 5, 1981, the City received word from the Division that it had received a grant award of up to \$12,500 to aid it in the preparation of a "Preservation Plan," a necessary step on the road to designating the Marketplace

District as a National Register District. (Due to reasons outside the scope of this discussion, the City never actually received monies under the grant award.)

The work under this project had two principal components: one, to prepare a National Register nomination for the Marketplace District, and two, to develop a set of guidelines for properties in the Marketplace District. The nomination was submitted to the Division in mid-1981.

Messrs. Pinney and Gilbertson worked long and hard with both myself and representatives of Carr, Lynch on fine tuning the design guidelines brochure. For reasons of the Commission's own choosing, that brochure has not been published. The final draft showed drawings of the in-place glass and steel canopy system.

On Thursday, April 15, 1982, the Council met to consider nomination of the Marketplace District. As we are all well aware, the Council voted that it did not believe the District to be eligible as a District. While the Council took no action on the question of whether individual buildings could be nominated, several members voiced their desire that individual buildings would be nominated.

On June 24, 1982, the Council apparently turned its attention to the question as to whether individual buildings abutting the Marketplace were eligible. A letter to Eric Groves from Mr. Pinney dated August 20 states that at that meeting 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 City believes the reluctance of the Council to nominate individual buildings places private building owners at a serious disadvantage for reasons totally outside those owners control. Their inability to receive the designation means that they will not be able to reap significant tax benefits under the Tax Acts of 1981 and 1982. As we know, this issue has come to the fore as a consequence of the request by the owner of the Warner Block at 90 Church Street that that building be nominated to the National Register. The City is concerned not merely because of the impact on that building, however, but on other Marketplace buildings as well. Other Marketplace buildings which have canopy placed in front of them and which may be of historic significance include:

The Exchange Block, 150-156 Church Street
The Lanou Buidling, 136-140 Church Street
Hagar Hardware, 104 Church Street
The Isham Block, 98 Church Street
The Commercial Block, 82-84 Church Street
The Fisher Block, 80 Church Street
The Payne's and Nelson Blocks, 38-50 Church Street
Jan's Footwear, 30 Church Street
Central Union Blocks, 57-75 Church Street
Bero's Building, 107 Church Street
The Abraham Block, 111 Church Street

The City built the glass and steel canopy system after significant review, it built it separate from the many buildings in front of which it sits in order to preserve the historic integrity of those buildings, and in order to enhance the economic environment of the Marketplace District as a whole.

We are here today to underscore the fact that the City worked with local historic officials throughout the project and that the presence of the proposed or existing canopy structure was never cited as an impediment to district nomination, much less

the nomination of individual buildings of merit. The City has no intention at this juncture of either removing portions of the glass and steel canopy system or of allowing others to effect the dismantling. Based on the foregoing, it offers the following reasons which it believes call the Council to review individual Marketplace buildings on their merits, regardless of whether or not canopy sits in front of them:

- the Council for Historic Preservation signed off without reservation on the original grant application during the A-94 process
- the Marketplace Commission conducted at least seven public hearings on Marketplace design and submitted to the Planning Commission's design review process. At no point during that period was any concern raised by any individual either officially or unofficially associated with historic review/preservation that the canopies in any way negatively impacted on the potential eligibility of buildings abutting the Marketplace.
- the angle of the glass and steel canopy system was designed to recall the traditional wooden canopy system of Church Street
- the Council on Historic Preservation, through its agent, worked with the City and its architect on both the nomination of the Church Street Marketplace District as a National Register Historic District and on the development of design guidelines for buildings abutting the Marketplace. At no point in that process was any mention made that the canopies might inhibit designation of the District as a National Register District or upon the eligibility of individual buildings for nomination
- we believe that the Division for Historic Preservation has both an explicit and implicit obligation to do all that it can to preserve the architectural integrity of all buildings in its purview. To automatically discount all Marketplace buildings in front of which canopy exists on the public right-of-way as ineligible for nomination to the National Register, we believe, goes against this obligation. To deny that status to buildings of historic worth literally insures that those buildings will not be renovated, improved, and perhaps even maintained in their highest and best use.

To deny that status may, in fact, ensure that those buildings will be lost to the community.

The City of Burlington is a municipality, and municipalities as we all know make major municipal changes/improvements on a cyclical basis. We all know that at some point the Marketplace canopies may be removed; it may be fifty years from now, it may be one hundred years from now. We believe that the Division has an obligation to ensure to the best of its ability that if and when that event occurs that the facades those buildings will present to the public will be as grand and as glorious as the facades designed and built some one hundred years ago now.

Before I close, I'd like to show you a picture of Ghirardelli Square in San Francisco. This grouping of buildings, as I'm sure many of you know, is a National Register site. The imposition of multiple story external stairways and porches, the installation of the large, lighted sign, plus the erection of several new buildings has totally obscured much of the original structures. The City finds it curious that the Council is concerned about the placement of a glass and steel canopy on the public right-of-way when its looks at Ghirardelli Square.

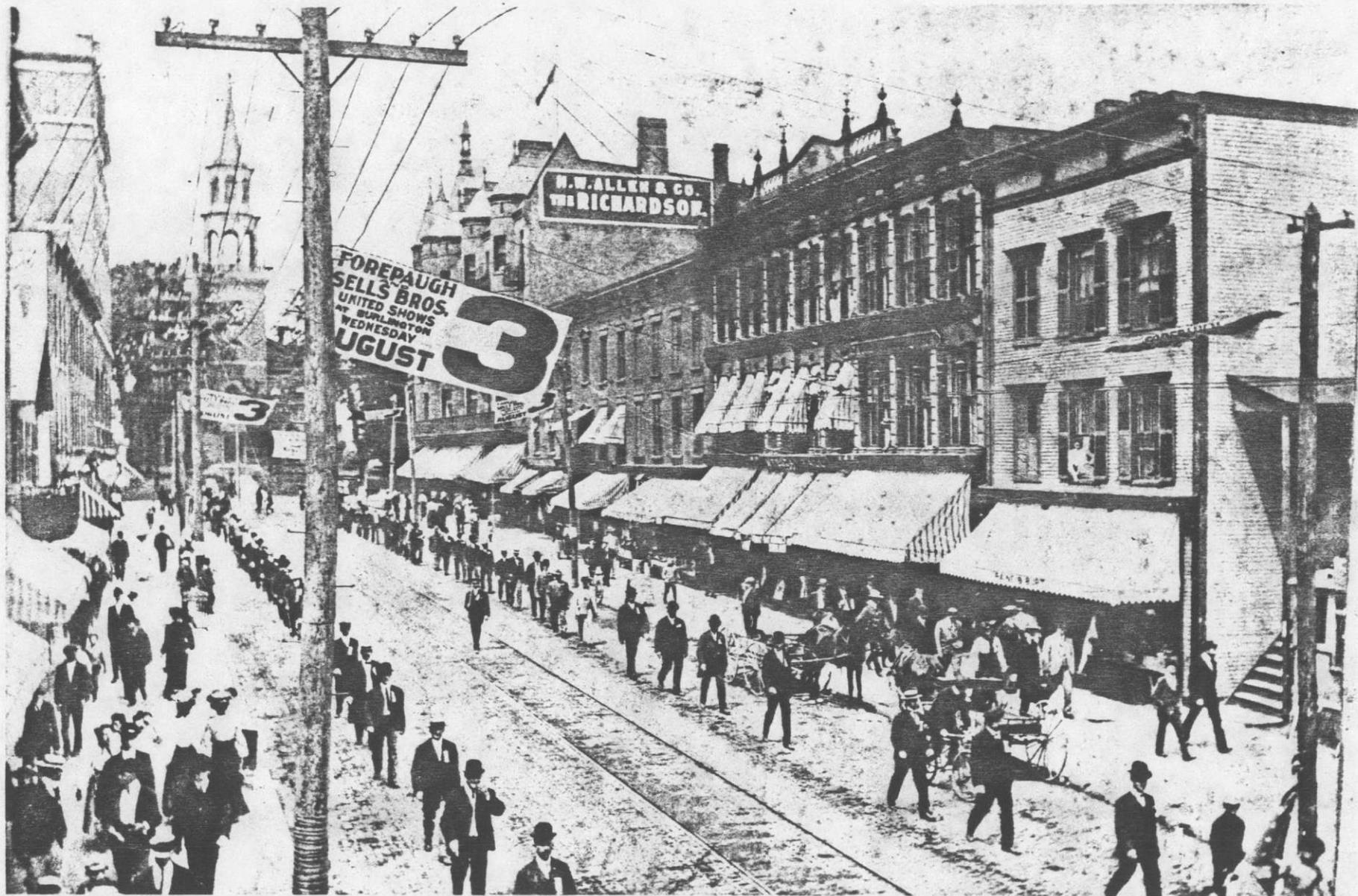
I'll close now. But, before I do, I would like to point out what we believe to be the greatest irony of all. And it is this: if the City of Burlington were to capitulate at this juncture and allow the canopy system to be removed at selected locations, you have indicated that perhaps some of these buildings might be eligible for nomination to the National Register. Assuming they were in fact eligible and were in fact nominated and accepted, were the City to not use federal monies, there is nothing to prevent the City from remounting the canopy system.

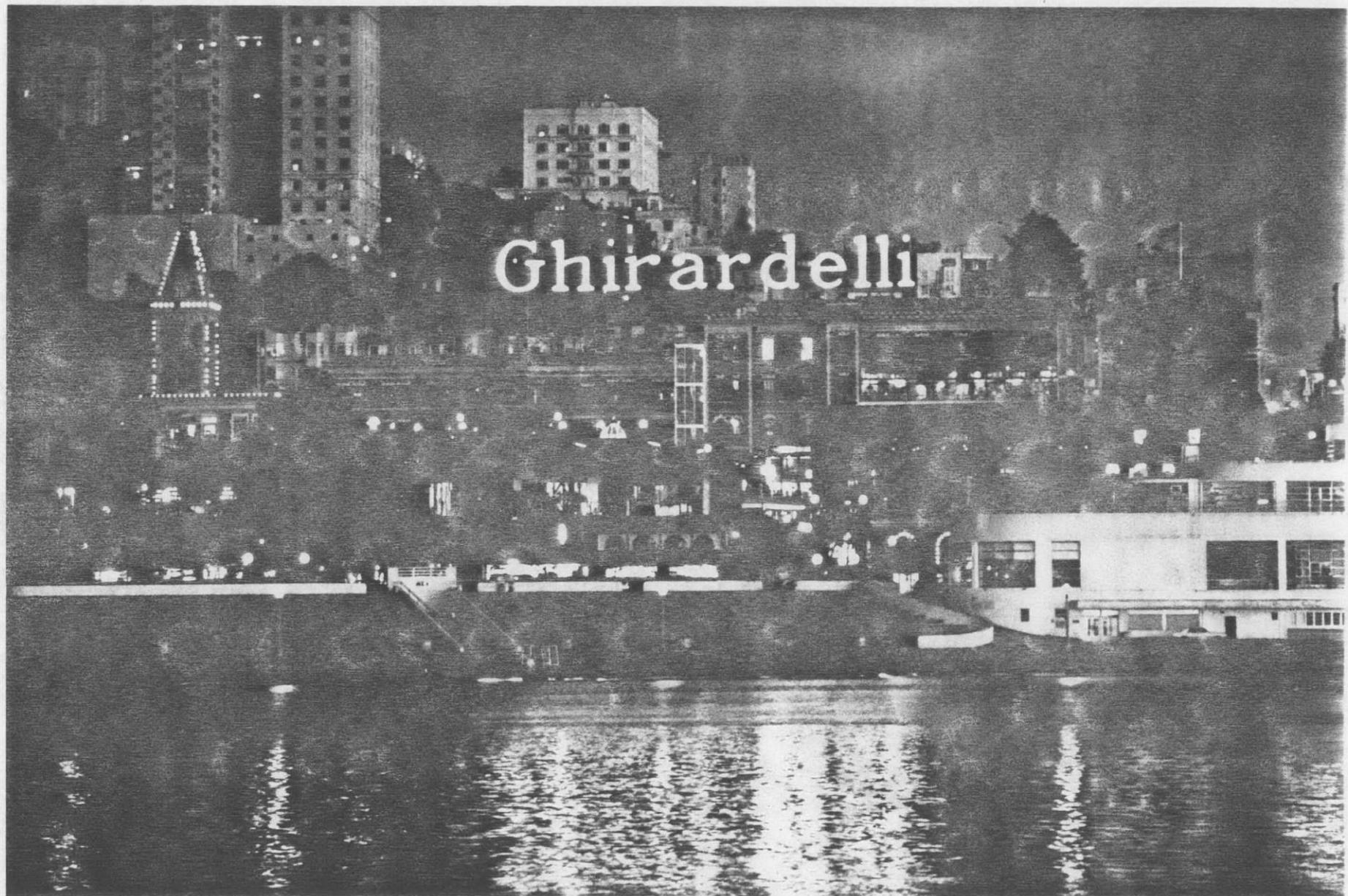
If you have questions, either the Commission or I will be pleased to answer them.

**POOR QUALITY
ORIGINAL_____**

pgs 1-3









STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

MILTON A. EATON, SECRETARY

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, April 13, 1983, beginning at 9:30 a.m. in Marsh Lounge at Billings Student Center at the University of Vermont Campus, Burlington, Vermont.

Agenda:

- I. Minutes of March 16, 1983 Meeting
- II. Determination of Date for June Meeting
- III. Old Business
 - A. Presentation by Architect Jean-Paul Carlhian on Revised Plans for Billings Student Center and Ira Allen Chapel
- IV. National Register Preliminary Review
 - A. John Wilder House, Weston
 - B. "Old Colonial Farm," Springfield
 - C. White Chapel, Bennington
 - D. Dorset Inn, Dorset
- V. New Business
 - A. Report on Meeting of the National Conference of State Historic Preservation Officers
 - B. Report on Jobs Bill Allocation for Historic Preservation Development Projects
 - C. Report on Director's Testimony Before Congress Concerning the Stafford-Randolph Bill



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

MINUTES

April 13, 1983

MEMBERS PRESENT: Martin Tierney
Courtney Fisher
Chester Liebs
Marjory Power
Lawrence Atkin

MEMBERS ABSENT: Lawrence Bruce
Jay Zwynenberg

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

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

- I. The minutes of the March meeting were unanimously approved without change.
- II. The meeting for May will be on the 25th in Montpelier. The June meeting date was set for the 15th, possibly in Bellows Falls; Mr. Fisher will make the arrangements. A special meeting will be held on May 4 at Billings Student Center to further discuss the expansion of Billings and Ira Allen Chapel.

III. New Business

Mr. Gilbertson reported on the Board Meeting of the National Conference of State Historic Preservation Officers in Santa Fe. He stated he had met with the two chief planners for historic preservation from the National Park Service, Jerry L. Rogers and Lawrence Aten, and worked with them to get two important issues resolved which had been causing problems in states: 1) if a building is clearly mentioned as contributing in a National Register Historic District nomination, it should automatically be certifiable for significance for purposes of the tax incentives program; 2) prohibition on FY1983 funding for pre-development projects should be lifted.

Mr. Gilbertson stated that the Jobs Bill was signed about two weeks ago, but final regulations on it are unavailable. This will likely require a special meeting for the Advisory Council to review projects. The Division will send application information to Advisory Council members when it is available.

Mr. Gilbertson also reported on his testimony of April 12 before the Senate Committee concerning the Stafford-Randolph Bill, the Historic Sites Preservation Jobs Act, a copy of which is attached hereto.

IV. Old Business

A brief discussion was held on the Burlington Marketplace. Mr. Tierney and Mr. Gilbertson will meet and prepare a reply to the Marketplace Commission's March 16 report to the Advisory Council.

Jean-Paul Carlhian gave a presentation on the Billings Student Center and Ira Allen Chapel project. Mr. Ray LaVigne of the University of Vermont Administrative Support Services accompanied Mr. Carlhian. Mr. Carlhian said that they are working on articulating the rear entrance to Billings.

Mr. Carlhian presented several sketches of a nearly freestanding addition to Ira Allen Chapel, but all would obstruct important views of the Chapel from the northwest. He presented a design for an auditorium that fronts on Colchester Avenue, which he believes no longer looks like a wing was added to the Chapel and doesn't detract from the front (Green) or northwest view. The addition would be pulled away from the Chapel and the facade would be lined up with adjacent buildings on Colchester Avenue. The Colchester Avenue facade has not been developed yet, but Mr. Carlhian is thinking of pillars and a pediment.

Mr. Tierney expressed concern about the view traveling west along Colchester Avenue toward the Lake. Presently, the north facade of the Chapel is most viewed from Colchester Avenue. Mr. Gilbertson suggested a hipped roof to eliminate some of the bulk of the roof. Mr. Tierney suggested looking at some of the facades and rhythms along Colchester Avenue for ideas for the facade.

Mr. Paul Bruhn, Executive Director of The Preservation Trust of Vermont, asked about locating the addition on a different site, off of the Green, which is a row of monumental facades. Mr. Carlhian replied that this decision would be up to the University. Mr. Bruhn stated he understood that the new building may be making a positive contribution to Colchester Avenue, but wondered whether the side of the building would detract from the Green, which is probably more important than Colchester Avenue.

Mr. Fisher argued that preservationists shouldn't expect that new buildings not be introduced among the old and that the environment can't be static. Mr. Liebs requested photographs of two main elevations with drawings superimposed on them for the Council to review. Mr. Atkin inquired about landscaping, but plans have not been worked out yet. The

Council stated that landscaping, especially grading of land, should be carefully considered because the side view of the addition is the least important structure viewed on the Green.

Mr. Bruhn referred to Mr. Fisher's comments about the environment not remaining static and stated that the Green is very important and perhaps is a setting that shouldn't change and that new buildings should go out back to the parking lot area. Mr. LaVigne responded that the University could not reduce any parking.

Mr. Carlhian said that it would be much more expensive if the two buildings had to have two separate mechanical systems. Mr. LaVigne said he would have the Committee take a fresh look at relocating the facility in response to the Council's concern. Mr. Tierney requested that the Council be kept informed on changes and updates, and Mr. LaVigne said he would in any manner - a formal or informal meeting. Mr. LaVigne also indicated that it would be important to meet again soon and not wait as long as a month.

Mr. Carlhian will work on the working drawings, facade, landscaping, perspectives, and roofline and should be able to meet in two or three weeks. Mr. LaVigne will contact Mr. Tierney within a week for the Council's comments. A tentative meeting is set for May 4 at Billings with Mr. Carlhian. It will be a special meeting and not a regular Council meeting.

IV. National Register Preliminary Review

A. John Wilder House, Weston

A discussion was held about the eligibility of the barn which has recently had major alterations to the fenestration. The Council requested that Ms. Boone investigate with the National Register the best way to nominate the main house and barn together, as the barn is important to the property and its alterations are reversible. The Council determined that the house is clearly eligible for the Register.

B. "Old Colonial Inn," Springfield

The Council agreed to proceed with the nomination.

C. White Chapel, Bennington

The Council agreed to proceed with the nomination.

D. Dorset Inn, Dorset

This property is located in an eligible National Register historic district, but it is not certain whether there is local interest in an historic district. There's a possibility that the owner of the Inn also owns other property in the village which might be the basis for nominating a district. The Council indicated that the building is individually eligible, but an historic district would be a priority.

E. Tracy House, Shelburne

The Council was informed by the property owner that the Village of Shelburne is not interested in a National Register historic district. The Council, therefore, unanimously approved the nomination to proceed with the individual nomination of the Tracy House.

The Council resumed the discussion of the Billings/Ira Allen Chapel project. The selection of the site is still a concern; if it's a determined fact that that is where the new building will go, then the direction of that building now appears to be good. The Council stated that it is equally important that interior spaces be retained and restored and that Mr. Tierney would make these comments to the University.

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 Wednesday, May 4, 1983, beginning at 9:30 a.m. in Marsh Lounge at Billings Student Center at the University of Vermont Campus, Burlington, Vermont.

Agenda:

- I. Minutes of April 13, 1983 Meeting
- II. Old Business
 - A. Report by Ray LaVigne on UVM's Reconsideration of Alternate Site for Conference Center Project
 - B. Presentation by Architect Jean-Paul Carlhian on Revised Plans for Billings Student Center and Ira Allen Chapel
- III. New Business



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

MINUTES

May 4, 1983

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

STAFF PRESENT: Nancy E. Boone

OTHERS PRESENT: Jean-Paul Carlhian
Ray LaVigne
Maximilian Ferro
Paul Bruhn

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

Mr. Tierney listed the points to be discussed:

1. Mr. LaVigne's assessment of alternative locations for project
2. Colchester facade of Ira Allen addition
3. Landscaping, especially on west facade of addition
4. Interior treatment of Billings and Ira Allen - provisions for maintenance
5. Question of whether separate mechanical systems are inherently more expensive than connecting to an existing system

Mr. Atkin brought up the question of whether Mr. Carlhian went away from last meeting with the feeling that the Council had approved the plans. Mr. Tierney said that Mr. Gilbertson had spoken with Mr. LaVigne to express the Council's concerns about the concept and design of the project.

The Council discussed the importance of their being able to continue involvement with the project after it went to bid so that if cutbacks had to be made in the project in the interest of economics, the project's design and quality

of materials would not be compromised in the process. Some Council members felt that a written agreement between the University of Vermont and the Council might be appropriate. Mr. Bruhn noted that the Legislature had cut the appropriation for the project from \$1.6 million to \$1.4 million for each of the two years of funding.

Minutes of the April meeting were reviewed. Ms. Powers moved to accept the minutes as read. Mr. Liebs seconded the motion, and the minutes were approved unanimously.

The May and June meetings will be held in Montpelier. The July meeting will be held in Vergennes on the 20th in the library. Lunch will be in town and dinner at the Basin Harbour Club.

At 10:25, there was a short recess to allow time for the architects to set up for their presentation. The meeting reconvened at 10:35, at which time Messrs. LaVigne, Ferro and Carlhian joined the meeting.

Mr. LaVigne made a presentation on alternative sites for the project. He explained that he had some initial assumptions when he assessed alternate sites. The assumptions and alternative sites were outlined in a four-page handout he distributed, a copy of which is attached to the minutes. Mr. LaVigne stated he didn't have time to put costs on the various alternatives. He said that the original intent of the project was to give more space to the student center and more dining space. The University wanted to create a "campus center" which students could use for studying, dining, and meeting and which could serve lecture and theater purposes. The center would be utilized for student, community and conference use. The University wants to expand its summer conference capabilities. The University had hoped to achieve programmatic interaction in a single space. Of the options listed in the handout, the less desirable options are further down on the list; seven options were listed.

Mr. LaVigne said that the first thing he looked for was available space. Secondly, he considered mechanical systems, underground infrastructure and handicap access. He also looked at impact on existing facilities. He did not really address aesthetic questions of the alternatives. Mr. LaVigne went through the alternatives, noting their advantages and disadvantages (as noted on the handout). He summed up his presentation by saying that the University believes that the current proposal gives the best programmatic solution. He also believes that it is the most cost effective. He also noted that the University has a hard time attracting conference bookings due a lack of spaces that lend themselves to conference use.

Mr. Atkin asked if the University has a master plan, and Mr. LaVigne responded that it had one done in the mid to late 1960's by Dan Kiley of Charlotte. The University is now in the process of preparing a "campus directional plan", one that would allow for responsive change.

Mr. Atkin questioned whether the University Green is too big and might be better used for building. Mr. Liebs said that the Green is one of the oldest planned spaces in the state and should be preserved as open space. He noted that some non-historic landscaping items have had a negative impact on the definition of the Green.

Mr. Atkin commented that the upper road is inappropriate. Mr. LaVigne said that they hope to close much of it to parking, but needed it for fire access. Mr. Ferro noted that eliminating parking on the road was part of the original plan done three years ago. Mr. LaVigne said that the City does not want to see the road closed because it helps alleviate congestion at the South Prospect and Main Street intersection and the Colchester and North Prospect Street intersection.

Mr. Tierney asked about the heating/mechanical plant in Ira Allen/Billings and why it would be easy to hook onto it. Mr. LaVigne indicated that there would be two separate heating and mechanical systems in the project. Ira Allen does not have a good mechanical/ventilating system now. The proposal would be to have self-contained mechanical/heating systems in the Ira Allen/lecture hall part and the Billings/student center part.

Mr. Carlhian reviewed revisions in the project made since the last meeting.

The architects added a hip roof on the lecture hall and this increased the visual space between the lecture hall and Ira Allen. They also increased the length of the connector between Ira Allen and the lecture hall. They moved the lecture hall further back (east), and the staircase was placed on axis with the center of Ira Allen's north facade. Mr. Carlhian noted his concern for matching the scale of the building south of Ira Allen on Colchester Avenue to the facade of the proposed lecture hall on Colchester Avenue.

Mr. Carlhian showed slides of buildings on Colchester Avenue from North Prospect Street to the hospital and slides of the open area next to Ira Allen as viewed from Colchester Avenue.

Mr. Tierney asked what will happen to the interior of Billings and Ira Allen. Mr. Ferro responded that this project does not include interior restoration, but the outlook for funding interior restoration appears good. He also said that this project reroutes traffic through Billings by opening the staircase to the right of the main entry which will feed into the food line downstairs.

Mr. Tierney asked Mr. LaVigne for sketch plans for details as they develop.

Mr. Liebs questioned that now the budget figures are in, can the project be completed as planned. Mr. Carlhian said that it depends on the condition of the market; the architects must complete plans and then get estimates. Mr. Liebs asked if the budget proves unrealistic, which part of the project will be compromised - design or program? Mr. Carlhian said that the design should take precedence in that case; cutbacks in programs would be more appropriate.

Mr. Ferro noted that Billings needs cleaning and it would be pointless to match brick for the new addition before it is cleaned. Mr. LaVigne stated that the University does not want to sacrifice quality of materials or design for speed or program.

Mr. Bruhn asked if the University has thought of which portions of the program would be cut in the event of high estimates. Mr. LaVigne said that it would not be good to speculate. Currently, the project seems feasible, vis-a-vis, the proposed budget.

Mr. Liebs asked if contractors are going to be required to have had experience with significant historic buildings, and Mr. LaVigne replied yes. Mr. Liebs suggested that State Historic Preservation Offices in contractors' states be contacted for references. Mr. Ferro noted that inexperienced contractors probably won't be able to bid on it anyway. He said that the important point is to assure that the best people in the contracting firms will be the ones working on the projects.

Mr. Bruhn asked if the Council will see further sketches of detail work as it progresses. Mr. Ferro will attend the Council's next meeting with elevations of the Colchester Avenue facade of the theater/lecture hall, elevations of the Green facade and landscaping plans.

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

POOR QUALITY
ORIGINAL_____

UNIVERSITY OF VERMONT

CAMPUS CENTER PROJECT

Analysis of Alternate Siting of Lecture/Theatre

DRAFT
For Discussion Purposes Only
Subject to Revision

Siting Assumptions:

Flipping
Votey, Museum
downs →

needed seating
capacity for 325

- 325 student capacity
- Best size: 120' x 64' including entry and mechanical
- C-B-W green and Library quadrangle are to be kept as open natural space (area south of Bailey-Howe Library)
- Visual intrusion (or actual) on main green is not acceptable

Alternative #1:

Location: East of Votey Building

Advantages:

- Central to "core" of campus and student center
- Space is available
- Restroom facilities in Votey are adequate

Disadvantages:

- Could not go below grade due to utility problems
- Must have covered walkway to Votey; could not directly attach due to air intake, cooling tower pits on east side of Votey
- Must provide elevator for handicapped
- Possible future site of facility for Business Building
- Must have separate mechanical/electrical/heating system; Votey is at capacity
- Must re-route walkway (N-S) if laid out in East/West axis as shown; if laid out on North/South axis, then have problems with access from Votey and handicapped elevator location

Business, Computers, Engineering growing schools
Possible wrap around building around Lafayette for these schools

Alternative #2:

Location: South side of Votey Building

Advantages:

- Center to "core" of campus and Student Center
- Space is available
- Restroom facilities in Votey are adequate
- Handicapped access from west side at grade or access from Votey south entrance

Disadvantages:

- Must have separate mechanical/electrical/heating system; Votey is at capacity
- Major walkway needs re-routing; tight site between proposed

DRAFT
For Discussion Purposes Only
Subject to Review and Revision

Disadvantages, cont'd

- location and Angell Lecture Theatre making construction costly
- Aesthetic problem with addition and Votey
- Problem with steam, electrical, storm sewer facilities in area -- will need relocation

Alternative #3:

Location: North end of Cook Building

Advantages:

- Somewhat ^{close} to center of "core" of campus and Student Center
- Space is available
- Handicapped access from Cook through north stair tower
- Restroom facilities in Cook are adequate

Disadvantages:

- In order to locate so as not to interfere with ~~existing~~ egress, the lecture theatre would have to be expanded to accommodate circulation
- Could not go below grade due to utilities
- Must provide mechanical/electrical/heating systems as Cook is at capacity
- Might interfere with future site of Business Building
- Would require rerouting of two major walkways
- Would be difficult to make aesthetically acceptable

Alternative #4:

Location: East side of Lafayette Hall

Advantages:

- Space is available
- Restroom facilities in Lafayette are adequate
- Handicapped access from Lafayette or at grade level
- Would provide energy conservation for Lafayette

Disadvantages:

- Further from "core" campus, parking and Student Center
- Presents ventilation problems for Lafayette; current east sash is operable
- Would have to have own mechanical/electrical/heating system as Votey is at capacity
- Potential future site of Business Building (or other future expansion)

DRAFT
For Discussion Purposes Only
Subject to Review and Revision

Alternative #5:

Location: North of Library

Advantages:

- Space is available

Disadvantages:

- Further from "core" campus and Student Center
- No parking
- Could not go below grade due to utilities
- Must have elevator for handicapped
- Must have own restrooms, electrical, mechanical, heating systems
- Infringes on "Green" and open space

Alternative #6:

Location: East side of Bookstore

Advantages:

- Space is available
- Handicapped access at grade levels
- Close to major student walkway

Disadvantages:

- Expensive construction - shoring of existing foundation, footings
- Further from "core" campus and Student Center
- No parking within reasonable walking distance for non-handicapped
- Must have restrooms, electrical, mechanical, heating systems as Bookstore is at capacity
- Creates problem for Bank emergency egress
- Infringes on "Green" and open space

Alternative #7:

Location: North end of Marsh Life Sciences

Advantages:

- Space is available
- Handicapped access from Marsh and grade
- Restrooms in Marsh are adequate
- Heat available from Marsh

Alternative #7, cont'd

Disadvantages:

- Further from "core" campus and Student Center
- No parking: access difficult
- Could not go below grade due to utilities
- Must have own electrical, mechanical systems
- Must reroute service entrance, major walkway
- Creates emergency egress problem for Marsh; must provide additional sq. footage in lecture theatre for this purpose

Current Proposed Location:

- Connected to and directly northeast of Ira Allen Chapel

Advantages:

- Directly connected to new Campus Center making a complete functional package for instruction, study, offices, dining, and public meeting/event space
- Mechanical, electrical, heating system shared with Ira Allen Chapel, thereby reducing costs (operating and construction) for both

NOTE: If lecture theatre is moved to another location, new mechanical space would have to be constructed for Ira Allen Chapel

- Close to parking
- Handicapped access at grade level
- Restrooms in Ira Allen Chapel
- Construction of north egress from Chapel would still need to be done

Disadvantages:

- Does infringe on current law area; some question of impact on architectural aesthetics of area



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, May 25, 1983, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- I. Minutes of May 4, 1983 Meeting.
- II. Determination of Date for July Meeting.
- III. Old Business
 - A. Presentation by Architect Maximilian Ferro on Revised Plans for Billings Student Center and Ira Allen Chapel.
- IV. National Register Final Review
 - A. Newfane Village Historic District, Newfane
 - B. Hathaway-Hoyt House, St. Albans
 - C. Londonderry Town Hall, Londonderry
 - D. Mayo Building, Northfield
 - E. Waybury Inn, East Middlebury
- V. National Register Preliminary Review
 - A. 67 Main Street, Burlington
 - B. David Whittier House, Danville
 - C. Warren-Bailey House, Middlesex
 - D. Lewis Brothers Mill, West Rupert
 - E. Deane House, South Burlington
- VI. New Business



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

MINUTES

May 25, 1983

MEMBERS PRESENT: Martin Tierney
Courtney Fisher
Lawrence Atkin
Jay Zwynenberg

MEMBERS ABSENT: Lawrence Bruce
Marjory Power
Chester Liebs

STAFF PRESENT: Eric Gilbertson
Nancy E. Boone

OTHERS PRESENT: Paul Bruhn

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

- I. Mr. Zwynenberg moved to accept the minutes as presented. Mr. Atkin seconded the motion, and it was passed unanimously.
- II. The July meeting will be held in Vergennes on the 20th.
- III. Old Business

Mr. Tierney and Mr. Gilbertson met to discuss the Church Street Marketplace, and Mr. Tierney reported on the meeting. Mr. Tierney indicated that the Council has made a determination regarding Church Street, but the Council's response to the Marketplace Commission is needed; the Council is adhering to its original determination.

Mr. Gilbertson stated that Penrose Gearin asked for an eligibility determination without regard to the canopies. Federal regulations indicated that canopies should be included in considerations. The Council supports the original determination and feels that canopies should be considered.

Mr. Bruhn expressed concern that Ms. Gearin's statement contained inaccuracies which should be corrected so that the public will understand the situation. Mr. Fisher suggested that the Council should, perhaps, respond to the statement, point-by-point.

Mr. Gilbertson suggested that a private meeting take place with Ms. Gearin to discuss possible solutions to the situation as a better first step. Mr. Fisher indicated that the public record should be clear, and Mr. Atkin questioned whether there was any room for negotiation.

Mr. Gilbertson summarized the history of the Moore and Thompson Paper Mill Complex and the meeting with New England Power Company on their objections to the nomination.

IV. National Register Final Review

A. Newfane Village Historic District, Newfane

Mr. Tierney suggested that perhaps some idea could be given of what was just outside the district. Ms. Boone read letters of comment received about the nomination, all of which were supportive. The nomination was given unanimous approval for submission to the National Register.

B. Hathaway-Hoyt House, St. Albans

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

C. Londonderry Town Hall, Londonderry

Ms. Boone read letters of support from the Town Selectmen. The nomination was given unanimous approval for submission to the National Register.

D. Mayo Building, Northfield

The nomination was given unanimous approval for submission to the National Register.

E. Waybury Inn, Middlebury

The nomination was given unanimous approval for submission to the National Register.

V. National Register Preliminary Review

A. 67 Main Street, Burlington

Ms. Boone read Rick Davis' letter and showed photographs. The Council discussed the possibility of a district. Mr. Fisher felt that the building was a representative example of its type, but depends partly on the significance of the interior, including the elevator. Mr. Tierney suggested that nominating the interior may place restrictions on development. The Council determined the building eligible for inclusion in the Register based on its uniqueness of use and its unique, significant interior features.

B. David Whittier House, Danville

The Council determined that this property was eligible for inclusion in the National Register.

C. Warren-Bailey House, Middlesex

The Council determined that this property would be eligible as a complex which would include the house and the barn.

D. Lewis Brothers Mill, West Rupert

Ms. Boone showed old and new photographs of this property. Mr. Fisher noted that because of fire and method of rebuilding, the building had lost its integrity. The Council determined that the property did not meet the criteria for inclusion in the National Register.

E. Deane House, South Burlington

Ms. Boone presented information from the State Survey. The Council determined that the property met the criteria for inclusion in the National Register.

VI. New Business

Mr. Gilbertson gave a brief summary of the development grants program created by the Emergency Jobs Bill Act of 1983. The Council will be asked to hold a special meeting some time in July to review and approve the grants.

Mr. Gilbertson also said that at the same meeting, the Division will present the planning grants that have been discussed with people on an ad hoc basis: grants for a walking tour guide for Burlington, a book of HABS quality photos to be done by the Preservation Trust of Vermont, a planning study for Fort Ethan Allen and a grant to Swanton to do further archeological work at Highgate Falls. These were discussed and agreed to by the Council.

Mr. Gilbertson also reported that \$75 million had been marked up for preservation in the Stafford-Randolph Bill.

The meeting was adjourned at 2:30 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

MILTON A. EATON, SECRETARY

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, June 15, 1983, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of May 25, 1983 Meeting
- II. Determination of Date for August Meeting
- III. Old Business
 - A. Presentation by Maxmillian Ferro and/or Jean-Paul Carlhian on Revised Plans for Billings Student Center and Ira Allen Chapel (scheduled for 11:00 a.m.)
 - B. Report on Meeting with Church Street Marketplace Commission
- IV. National Register Final Review
 - A. Manchester Village Historic District
 - B. Chelsea Village Historic District
 - C. Waitsfield Village Historic District
 - D. Springfield Downtown Historic District
 - E. West Newbury Village Historic District
 - F. South Newbury Village Historic District
 - G. Wells River Village Historic District
 - H. Newbury Village Historic District
 - I. Baley Historic District, Newbury
 - J. Oxbow Historic District, Newbury
 - K. West Rutland Town Hall, West Rutland
 - L. Newbury Town Hall, Newbury
- V. National Register Preliminary Review
 - A. Westminster Town Hall, Westminster
 - B. Mack Molding, Arlington
 - C. East-O-Lake Inn, South Burlington
 - D. 61-63 Pearl Street, St. Johnsbury
 - E. 66 Main Street, Richford
 - F. Chapple House, Springfield
- VI. New Business



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

MINUTES

June 15, 1983

MEMBERS PRESENT: Martin Tierney
Courtney Fisher
Marjory Power
Jay Zwynenberg

MEMBERS ABSENT: Lawrence Atkin
Lawrence Bruce
Chester Liebs

STAFF PRESENT: Eric Gilbertson
Nancy Boone

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

- I. Mr. Fisher amended Section V (A) to note that the structure attached to the main block should be included in the nomination. Mr. Zwynenberg motioned acceptance of the minutes as amended, which was seconded by Dr. Power and passed unanimously.
- II. The August meeting was set for the 17th in Vergennes.
- III. Old Business

Messrs. Tierney and Gilbertson reported on their meeting with Penrose Gearin and Janet Stackpole. The Marketplace Commission agreed to allow owners to remove canopies pending final approval by the full Commission on the 23rd of June. Ms. Gearin expressed concern that buildings be determined eligible by the Council before canopies come down.

Mr. Fisher suggested that the Advisory Council review all buildings on Church Street rather than on an individual, piecemeal basis. Mr. Gilbertson noted that it would be important to work with the owner to assure that a Tax Act project would meet the Secretary's Standards after the Council had said that it could be eligible and the owner had taken down the canopy. Mr. Gilbertson also noted that the Marketplace Commission might be more comfortable with ad hoc reviews on an individual owner request basis. Mr. Fisher thought that an informal comprehensive review might be better. Members thought an informal review of Church Street at the next Burlington Council meeting would be appropriate just to provide general background. It would not be a formal review.

IV. National Register Final Review

A. Manchester Village Historic District

The Council reviewed the nomination, photos and map of the district. One comment letter from the Haines' was read in which they expressed their support of the nomination.

B. Chelsea Village Historic District

The Council reviewed the nomination, photos and map of the district. One comment letter from Faith Forbes was read in which she expressed her support.

C. Waitsfield Village Historic District

The Council reviewed the nomination, photos and map of the district. Two comment letters were read. Mr. and Mrs. Woodruff and Allen Uris wrote to support the nomination.

D. Springfield Downtown Historic District

The Council reviewed the nomination, photos and map of the district. Mr. Gilbertson reported on public meeting held in Springfield to discuss the nomination. Two notarized letters of objection from Comptu Associates and the Vermont National Bank were received and read. A letter from the U.S. Postal Service in support of the nomination was also read.

E. West Newbury Village Historic District

The Council reviewed the nomination, photos and map of the district. One comment letter stating that a mobile home had been removed from the district was received and read.

F. South Newbury Village Historic District

The Council reviewed the nomination, photos and map of the district. No comment letters were received concerning the nomination.

G. Wells River Village Historic District

The Council reviewed the nomination, photos and map of the district. Four comment letters were received and read. Two, from the Masonic Lodge and the Catholic Church, were notarized objections. Ms. Boone reported that the Masons indicated that they may wish to withdraw their objection at a later date. When they voted to object to the nomination, they believed that National Register listing would require that the Lodge be open to the public. The Catholic Church is a non-contributing building in the district. The other two letters, in support of the nomination, were from the U.S. Postal Service and Mary Ployardt.

H. Newbury Village Historic District

The Council reviewed the nomination, photos and map of the district. Six comment letters were received and read. Five, including one from the U.S. Postal Service, supported the nomination. One was in the nature of a technical correction concerning the proper name of a village street.

I. Bayley Historic District

The Council reviewed the nomination, photos and map of the district. One comment letter from Judith Lerner was read in which she supported the nomination.

J. Oxbow Historic District

The Council reviewed the nomination, photos and map of the district. No comment letters were received concerning the nomination.

K. West Rutland Town Hall

The Council reviewed the nomination and photos of the property. No comment letters were received concerning the nomination.

L. Newbury Town House

The Council reviewed the nomination and photos of the property. No comment letters were received concerning the nomination.

Mr. Fisher moved that the above nominations be approved for submission to the National Register of Historic Places in Washington. The motion was seconded by Mr. Zwynenberg and passed unanimously.

V. National Register Preliminary Review

A. Westminster Town Hall

The request for nomination originated from the Town. Ms. Boone presented photos for review by the Council and read a letter from the Town. The Council indicated that it is individually eligible but should be part of a district.

B. Mack Molding, Arlington

The Council noted that the main industrial block appears eligible, but would have to have a site plan with the dates of the buildings and additional photographs of the west facade. The Division will make a decision and will return to the Council if any questions arise.

C. East-0'-Lake Inn, South Burlington

The request for nomination was made by the owner through his architect. The Inn includes a nine-bay auto garage and stucco motel units. The Council raised questions about the aluminum siding which concealed a major aspect of the Queen Anne building. The Council indicated that the aluminum siding obscured a major architectural feature; and, therefore, the building is not eligible unless it is removed.

D. Estabrook Building, 61-63 Pearl Street, St. Johnsbury

The Council indicated that the addition of asphalt siding has obscured the visual quality of the building and a determination of eligibility cannot be made until the quality and condition of the building under the siding material is determined either through documentation or by removal of existing siding.

E. 66 Main Street, Richford

The owner requested the nomination of this property which is currently vacant. The Council indicated that the building is eligible.

F. Chappel House, Springfield

Mr. Fisher indicated he had looked at the interior which is largely intact. Plans exist for condominiums in the rear that will not be seen. The Council indicated that the owner should proceed with the nomination and the letter should encourage restoration.

G. Grouselands, Danville

Ms. Boone showed survey photos indicating a change to the Shingle style property from the third quarter of the 19th century Italianate farmhouse. The Council indicated that the nomination proceed.

III. Old Business (continued)

At this time, Ray LaVigne of the University of Vermont, and Messrs. Jackson and Tacconi of the firm of Shepley, Bulfinch, Rutan and Abbott, joined the meeting.

Mr. Jackson showed the most recent drawings he has worked with regarding fenestration and section designs. The auditorium had been moved back, and the condensor will be in an approximate 8' x 8' space between the stairs and the hyphen. The proposal is to surround it with a fence. Mr. Fisher commented that a continuation of the deck or stair rail as a brick fence might be more appropriate.

The main entrance has paired columns flanking a tripartite entrance with windows flanking a central door. The windows would be multi-paned steel to echo the Chapel windows. Columns would be steel core with wood cladding. The brick would be Flemish bond brick with granite trim. The granite would be selected to match the trim on Ira Allen. The roof would be copper. Mr. Tierney questioned how long it would take the copper to weather to green. Mr. Tacconi thought that chemical additives could accelerate the weathering process. He will investigate it. He said that he plans to provide materials samples to the Council.

Mr. Fisher questioned the design of the portico which attempts to echo the elements of Ira Allen. Mr. Jackson pointed out that the front is

the only place where he can articulate the connection of interior/ exterior space (with windows) since it is above grade. Mr. Fisher thought that the auditorium portico is Beaux Arts and does not combine appropriately with the Colonial Revival Ira Allen Chapel. Mr. Fisher thought that the auditorium's design should be lighter to co-exist better with the Chapel and the Mansfield House.

Mr. Gilbertson noted that the Green facade of the auditorium could be enlivened with variety in materials and texture to alleviate the "plain box" appearance of the addition as viewed from the Green.

Members thought that the vestibule addition on the rear of Ira Allen could be designed to blend with the Chapel in materials and that it need not be transparent since the current door is not articulated decoratively.

Mr. Bruhn questioned the success of the Green elevation as viewed from the street heading east. It is better but is it the best possible?

Mr. Fisher suggested that the landscaping be finally determined after the building is constructed.

Mr. Gilbertson will discuss with Mr. LaVigne having a full range of auditorium designs presented to the Council from contemporary to historic reproduction.

VI. New Business

Dr. Power reported on a meeting of archeologists with Division staff. They discussed problems archeologists and preservationists face in Vermont. One point discussed was the high amount of money being spent on public archeological research as part of environmental review and the little bit of public education materials that result. The meeting also concerned forming an informal advisory council to contribute to the archeological component of the RP3.

Dr. Power reported that means of disseminating the findings of the archeological projects were discussed, e.g. through articles in popular magazines, journals, etc. State archeologists, professionals and experienced amateurs plan to formalize data that they have collected and classify it according to time, geography, etc. This information could then be incorporated into the RP3 by the State Archeologist. Dr. Power pointed out that the group will be an excellent forum for the exchange of archeological information in Vermont.

Mr. Gilbertson made a presentation on survey and planning grants criteria. He discussed the criteria as outlined in the handout, "Historic Preservation Fund Survey and Planning Grant Criteria" (attached). Pre-development survey and planning grants are not allowable under Federal policy that pertains to the 1983 appropriation.

Mr. Gilbertson distributed a list of current survey and planning grant requests. The projects are: an underwater survey of Lake Champlain by the Champlain Maritime Society; pre-development work on Robinson Hall at Redstone in Burlington; funding for the Billings/Ira Allen Chapel project; a hydro study at the American Precision Museum; planning for 168-170 Battery Street; planning for the Stone School in Pantong; and a study of upper floors in downtown Montpelier.

The Champlain Maritime Society project was approved by the Council. The Robinson Hall project is not fundable because Federal procurement standards could not be met at this stage of the project. The Division has yet to see a dollar amount for a restoration plan for the interiors of Billings and Ira Allen. The Division has funded planning studies for the Precision Museum, and the Division would recommend that other funding sources be investigated for the hydro project.

The Council voted three against and one in favor of the hydro project study. Concerning 168-170 Battery Street, the Division recommended that a grant of \$10,000 be approved. Mr. Fisher motioned that a decision be tabled pending a presentation by the architect on exterior plans at the July meeting. Motion passed unanimously.

The meeting was adjourned at 4:20 p.m.



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

MINUTES

July 6, 1983

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

MEMBERS ABSENT: Courtney Fisher
Chester Liebs

STAFF PRESENT: Eric Gilbertson
Jane M. Lendway

OTHERS PRESENT: Jean-Paul Carlhian
Robert Tacconni
Lawrence Mason
Norman Bishop

The meeting was called to order at 11:15 a.m.

Mr. Jean-Paul Carlhian of the firm of Shepley, Bulfinch, Rutan & Abbott presented the latest drawings for the Ira Allen Chapel addition. The Green side of the addition, near the terrace connecting the Chapel, needs more work, as the condenser needs to be placed in this area. He also presented various sketches of the Colchester Avenue facade which attempted to make the addition facade stand on its own and not try to imitate the Chapel's elements.

The facade sketch showed a horizontal building of brick with brick cornice, and rusticated brick piers with the central section recessed behind square, rusticated brick columns. The two long sides, articulated by the change in brick, forming three parts according to the function inside, and a polygonal vestibule at the rear of the Chapel.

There was a discussion of whether the Colchester Avenue entrance should be bold or quiet, of the roof shapes, and whether there should be one plane or a projecting center section.

The architectural firm will send four copies of the updated sketches to Mr. Ray LaVigne at the University when they are ready; Mr. LaVigne will then distribute them according to the Division's instructions to Advisory Council members.

There was no formal meeting set up with Shepley, Bulfinch, Rutan & Abbott.

Following the presentation of plans for the Ira Allen Chapel and Billings Student Center, a short discussion ensued regarding the Emergency Jobs Act grant applications.

The Council discussed the State's goals and objectives for historic preservation projects and employment intent of the funding. Mr. Gilbertson stated to the Council that plans and specifications will have to be completed by September 30 of this year, so it is important that a manageable number of projects be selected, about 20. The Division will send breakdown sheets of each application to Council members prior to the July 21 meeting at 13 Baldwin Street, Montpelier, at 9:30.

The meeting adjourned at 1:15 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

MILTON A. EATON, SECRETARY

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, July 21, 1983, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of June 15, 1983 and July 6, 1983 Meetings.
- II. Determination of Date for September Meeting.
- III. Old Business
- IV. Review and Approval of FY1983 Development Grants
- V. National Register Preliminary Review
 - A. Underwater Shipwrecks
 1. Phoenix
 2. General Butler
 3. Isle LaMotte Canal Boat
 4. Poultney River Wrecks
- VI. New Business



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

MINUTES

July 21, 1983

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

MEMBERS ABSENT: Chester Liebs

STAFF PRESENT: Eric Gilbertson
Jane M. Lendway
Nancy E. Boone
Milton A. Eaton

OTHERS PRESENT: Paul Bruhn

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

I. Review of Minutes

Mr. Fisher asked the status of the Advisory Council's review of plans for the Billings/Ira Allen project. Mr. Tierney said that Jean-Paul Carlhian will be sending the latest revisions to the Division this week.

Mr. Tierney thought that the minutes should be stronger in noting the Council's concern about the weight of the Colchester Avenue facade and its conflict with surrounding structures. The Advisory Council concurred.

Mr. Gilbertson reported that at a recent Preservation Trust meeting the Trust decided to send a letter to Lattie Coor expressing their concern with the Billings/Ira Allen project. Mr. Bruhn elaborated that the Trust's letter will state the Board's unanimous objection to construction of the lecture hall/theater.

Mr. Fisher moved to accept the minutes of July 6, 1983, and the motion was seconded by Dr. Power. The minutes were approved with the provision that Mr. Tierney's comments would be incorporated.

Mr. Fisher moved that the minutes of the June 15, 1983 be approved, and the motion was seconded by Dr. Power.

Mr. Atkin brought up review of plans of 168-170 Battery Street in Burlington for a planning grant application.

Mr. Atkin summarized the history of the project. A planning grant was applied for in September, 1982. Mr. Atkin and the owner met with Mr. Pinney in December to discuss preliminary plans. The previous owner had removed interior finishes, ruined the foundation and removed structural members. The structural condition was so poor that it would not have withstood a winter. Planning money was necessary to make the project feasible, and the rents reasonable for the market. To date, the owners have spent about \$20,000 on architectural fees. The project is half done. The Division had a prohibition on allocating planning money which delayed awarding of a planning grant. Mr. Atkin noted that as the project progressed, it became apparent that not as much of the original materials could remain as had been originally planned. Costs, consequently, increased; the project will now cost \$400,000.

Mr. Gilbertson noted that the building is an important component of the streetscape. Mr. Atkin said that he had planned the project in anticipation of a \$28,000 grant and that he would like to receive the full \$28,000 instead of the \$10,000 recommended by the Division.

The Council members reviewed plans, photographs and drawings. Mr. Gilbertson noted that the Division could only fund half the cost of a project and that the Division does not have much planning money right now. Mr. Fisher moved approval of a \$10,000 grant, which was seconded by Mr. Bruce. The motion passed unanimously.

The Advisory Council then took up the review of grant applications.

Mr. Gilbertson explained that employment of the unemployed must be taken into account in the grants in addition to the established State Goals and Objectives for Historic Preservation Projects. Anyone receiving a grant will be required to utilize the Job Service in hiring employees for the grant projects.

The Council reviewed summaries of labor markets and unemployment (see attached). Mr. Eaton pointed out that unemployment rates are constantly changing. Mr. Atkin noted that workers for low unemployment rate area projects may come from other areas. Mr. Gilbertson further noted that the Council is not limited to grants in high unemployment areas but that the unemployment rate is an important factor to take into account in choosing grant projects.

The Council reviewed each grant application and considered how each did or did not meet the State goals for grant projects. Fifty-three (53) projects were eliminated because they did not meet one or more State goals and/or grant considerations. Thirty-four (34) projects were reviewed a second time by labor area and twelve (12) more projects were cut.

The remaining twenty-two (22) projects, the requests for which totalled \$607,953, were reviewed a third time, and twenty (20) final grant recipients were chosen from among them. The two remaining projects were unofficially designated as alternates in the event that one or two of the grants could not be awarded. Each of the twenty projects were cut in budget somewhat in order to stay within the total grant money available.

Attached to the record copy of the minutes is a list of all the grant requests with budget breakdowns and comments made by the Council. Grants which were awarded and the dollar amount of the awards are noted on an attached sheet.

The meeting was adjourned at 5:15 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

MILTON A. EATON, SECRETARY

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, August 17, 1983, beginning at ten o'clock at the American Precision Museum in Windsor, Vermont

Agenda:

- I. Minutes of July 21, 1983 Meeting
- II. Determination of Date for October Meeting
- III. Old Business
 - A. Review of Revised Design for the Addition to Ira Allen Chapel
- IV. National Register Preliminary Review
 - A. Underwater Shipwrecks
 1. Phoenix
 2. General Butler
 3. Isle LaMotte Canal Boat
 4. Poultney River Wrecks
 - B. Shelburne Pond Prehistoric District
 - C. Bellows Falls Petroglyphs
 - D. Peabody Library, Thetford
 - E. Old Brick Church, Clarendon
 - F. First Congregational Church, Royalton
 - G. Old Hotel, Hancock
 - H. Henry House, North Bennington
 - I. Abbott House, Queen City Park, Burlington
 - J. Shaftsbury Village Historic District
 - K. Clark House, Franklin
- V. New Business



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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MILTON A. EATON, SECRETARY

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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, September 27, 1983, beginning at 9:30 a.m. at Equinox on the Battenkill, Manchester, Vermont.

Agenda:

- I. Minutes of July 21, 1983 Meeting
- II. Determination of Date for November Meeting
- III. Old Business
 - A. Review of Revised Design for the Addition to Ira Allen Chapel
- IV. National Register Final Review
 - A. Goodrich Memorial Library, Newport
 - B. Wilder House, Weston
- V. National Register Preliminary Review
 - A. Peabody Library, Thetford
 - B. Old Brick Church, Clarendon
 - C. First Congregational Church, Royalton
 - D. Old Hotel, Hancock
 - E. Henry House, North Bennington
 - F. Four and Six Birch Lane, Queen City Park, Burlington
 - G. Shaftsbury Center Historic District
 - H. Clark House, Franklin
 - I. Dorset Village Historic District, Dorset
 - J. Joslin Farm and Round Barn, Waitsfield
 - K. Brook Farm, Cavendish
 - L. Currier Park Historic District, Barre
 - M. Fox Hall, Westmore
 - N. Gregory House, Essex
 - O. 235 and 239 Barre Street, Montpelier
 - P. Dan Wood Farm, West Rupert

VI. New Business

A. Grants Update

VII. Tour of the Equinox House Complex



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

MINUTES

September 27, 1983

MEMBERS PRESENT: Lawrence A. Bruce
Lawrence Atkin
Courtney Fisher
Jay Zwynenberg
Chester Liebs
Marjory Power

MEMBERS ABSENT: Martin Tierney

STAFF PRESENT: Eric Gilbertson
Nancy Boone

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

- I. There was no meeting in August, so minutes are not available.
- II. The date for the November meeting was set for the 15th in either Windsor, Vergennes or St. Albans.
- III. Mr. Fisher stated that the windows and vents on the east side of Ira Allen Chapel should be plain and the rear entrance of the existing chapel should be simple. He also thought a list of material for surfaces was necessary.

IV. National Register Final Review

A. Goodrich Library, Newport

The Council reviewed the nomination which had been sent to them beforehand, and unanimously approved its inclusion in the National Register.

B. Wilder House, Weston

The Council reviewed the nomination which had been sent to them beforehand, and unanimously approved its inclusion in the National Register.

V. National Register Preliminary Review

A. Peabody Library, Thetford

The Council reviewed information and photographs of the Library and determined that it was eligible for the National Register.

B. Old Brick Church, Clarendon

The Council reviewed information and photographs of the Church and determined that it was eligible for the National Register

C. First Congregational Church, Royalton

The Council reviewed information and photographs of the Church and determined that it would be eligible as part of a historic district.

D. Old Hotel, Hancock

The Council reviewed information and photographs of the hotel and determined that it was eligible for the National Register.

E. Henry House, North Bennington

The Council reviewed information and exterior photographs of the house, but requested interior photos to see what changes had been made.

F. Four and Six Birch Lane, Queen City Park, Burlington

The Council indicated that the significance lies with architecture and social history of the area. The integrity of architecture and setting have been altered to the extent that they do not reflect this significant architecture and history. Buildings do not appear eligible.

G. Shaftsbury Center Historic District

The Council reviewed information and photographs of the district and determined that it was eligible for the National Register. The Council also pointed out that the rural character of this district is unique in this part of the state because it consists of large farms with impressive buildings widely spread.

H. Clark House, Franklin

The Council reviewed information and photographs of the house and noted that although the history of family ownership of the house is important, the house and the tenant house have been altered and do not constitute a significant example of their type and period. The added fan tries to evoke an earlier appearance for the house. The Council determined that it did not meet the criteria for inclusion in the National Register.

I. Dorset Village Historic District

The Council reviewed information and photographs of the district and determined that it was eligible for the National Register.

J. Joslin Farm and Round Barn, Waitsfield

The Council reviewed information and photographs of the property and determined that it was eligible for the National Register.

K. Brook Farm, Cavendish

The Council reviewed information and photographs of the farm and determined that it was eligible for the National Register.

L. Currier Park Historic District, Barre

The Council reviewed information and photographs of the district and determined that the district was eligible for the National Register.

M. Fox Hall, Westmore

The Council reviewed information and photographs of the property and noted that the main house and ice house appear eligible for the National Register. They questioned whether later camp structures on the property contribute to its significance and hence should be included in the nomination. The Council requested that the Division staff review the camp buildings, determine their significance and report back to the Council at the next meeting.

N. Gregory House, Essex

The Council reviewed information and photographs of the property and thought that because it is the last remaining historic structure in an area of dense modern development and appears to be unaltered, it appears to meet the criteria for inclusion in the Register. They noted that it would be important to document in the nomination form the history of the house and the people associated with it.

O. 235 and 239 Barre Street, Montpelier

Ms. Boone presented information and photographs of the properties and read letters from the present owner, proposed owner and the City of Montpelier. The Council determined that the structure does not appear eligible as an individual nomination. The Council reviewed the State Survey Historic District in the area, including the railroad shops and the bridge and noted that it appears eligible for the National Register. The Council also felt that the building next to 235-239 Barre Street should not be torn down, as it is one of many vernacular, yet integral, components in the district.

VI. New Business

Mr. Fisher brought up the matter of the addition on 43 Elmwood Avenue in Burlington as not being compatible and wants to discuss the issue further at the next meeting.

VII. The Council and Division staff members toured the main house of the Equinox House Complex with the developer.

The meeting was adjourned at 4:30 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

MILTON A. EATON, SECRETARY

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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 Tuesday, October 25, 1983, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of September 27, 1983 Meeting
- II. Determination of Date for December Meeting
- III. Old Business
 - A. Camp-related buildings at Fox Hall, Westmore
- IV. National Register Final Review
 - A. "Grouselands"-Waterman Farm, Danville
- V. National Register Preliminary Review
 - A. Underwater Shipwrecks
 1. Phoenix
 2. General Butler
 3. Isle LaMotte Canal Boat
 4. Poultney River Wrecks
 - B. Shelburne Pond Prehistoric District
 - C. Bellows Falls Petroglyphs
 - D. Barnard Village Historic District
 - E. Old Town Hall, Ira
- VI. New Business
 - A. Staff report on National Conference of State Historic Preservation Officers meeting in Cincinnati



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

MINUTES

October 25, 1983

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

MEMBERS ABSENT: Chester Liebs

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Giovanna Peebles

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

- I. The minutes of the September 27, 1983 were reviewed and accepted.
- II. There will be no December meeting. The January meeting is tentatively scheduled for the 18th, and the Director of the Division for Historic Preservation suggested the November meeting be held in Vergennes.
- III. Old Business
 - A. Camp-Related Buildings at Fox Hall, Westmore

Ms. Boone presented slides, photographs and maps of the property. She stated that the Division had given serious consideration to the entire property but finally recommended that the house (Fox Hall) and ice house be nominated. The camp buildings are not related to the period of greatest significance for the property. Mr. Fisher recommended that the camp structures be documented as part of the Survey process, as they are not very common in Vermont. He agreed that they were not architecturally significant.
- IV. National Register Final Review
 - A. "Grouselands"-Waterman Farm, Danville

Ms. Boone presented the nomination to the Council and asked if any of

the members had any questions about it. Copies of the nomination had been sent to the members before the meeting. Mr. Fisher moved that the nomination be forwarded to Washington for inclusion in the National Register. Mr. Zwynenberg seconded the motion, which was passed unanimously.

V. National Register Preliminary Review

A. Underwater Shipwrecks

Giovanna Peebles, State Archeologist, gave a presentation of the financial problems of archeological nominations. The subjects of cost, owner benefits, and the definition of "site" were all discussed. She also stated that the information gathered on the underwater sites was done by the Champlain Maritime Society.

1. Phoenix

The Phoenix was the third steamship built on Lake Champlain and the tenth built in America and is significant for its construction and artifactual remains.

2. General Butler

The General Butler, when discovered, was structurally intact; its design is an unusual hybrid between a sailing vessel and canal barge and is significant for its information on mid-19th century ship construction and every day sailing life.

3. Isle LaMotte Sloop

Taken with the General Butler, this vessel can provide little known information on ship construction and commerce patterns on Lake Champlain for comparative purposes.

After presentations on these three wrecks, the Division was advised that they appeared eligible for inclusion in the National Register and to proceed with the nominations.

Mr. Fisher suggested some form of standardization for determination of boundaries for underwater properties be instituted.

4. Poultney River Wrecks

Mrs. Peebles gave an account of how the wrecks came to be in the Poultney River; two are in New York and one was moved to Vermont in the 1950's. Mr. Fisher suggested they be nominated as a district, and the Council advised the Division that they appeared eligible for inclusion in the National Register as a district and to proceed with the nomination.

B. Shelburne Pond Prehistoric District

Mrs. Peebles discussed the geographical context of Shelburne Pond, which existed at the time of the Champlain Sea; and, therefore, represents an ideal area for finding prehistoric sites, the earliest of which are 6,000 years old. The boundary discussed was the 340' contour which will

avoid land areas that are owned by many owners and do not contain sites.

The Council determined that the Shelburne Pond Prehistoric District meets the criteria for inclusion in the National Register and indicated that the Division should proceed with its nomination.

C. Bellows Falls Petroglyphs

Mrs. Peebles showed slides of the petroglyphs and explained their context. Although some of them have been "enhanced", many still exist that have not been. The Council determined that the Bellows Falls Petroglyphs meet the criteria for inclusion in the National Register and indicated that the Division should proceed with the nomination.

D. Barnard Village Historic District

Ms. Boone presented slides and a map of the district. The Council determined that the district meets the criteria for inclusion in the National Register and recommended that the Division proceed with the nomination.

E. Old Town Hall, Ira

Ms. Boone presented slides and a map of Ira and the Old Town Hall. The Division proposed that Building Numbers 2, 3, and 4, or Building Numbers 1, 2, 3, 4, and 5 on the attached sketch map be nominated as a small historic district, to which the Council concurred. The Council also determined that the Town Hall appears individually eligible for the National Register.

Mr. Tierney and Mr. Gilbertson reported on their meeting with Jeffrey Ames-toy, Commissioner of the Department of Labor and Industry, concerning building codes. Top department personnel will be meeting at Shelburne Farms with Mr. Tierney and Mr. Gilbertson to discuss the beginning of this project.

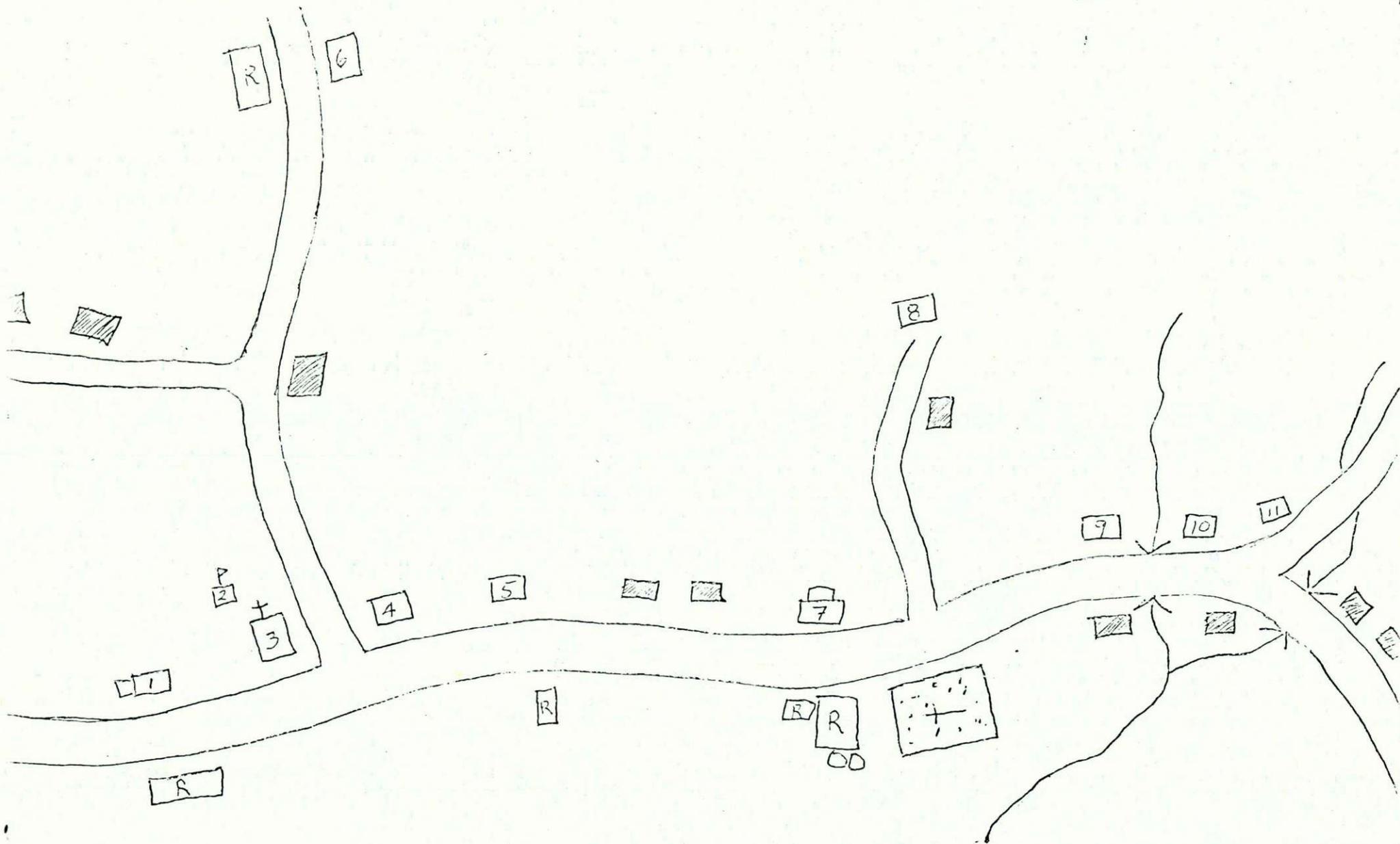
The meeting was adjourned at 3:00 p.m.

POOR QUALITY

ORIGINAL c/o

IRA

-  Structures on Survey
-  Related Structures
-  Structures on Survey





STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

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DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, November 15, 1983, beginning at 9:30 a.m. in the Council Room of City Hall, Main Street, Vergennes, Vermont.

Agenda:

- I. Minutes of October 25, 1983 Meeting
- II. Confirmation of Date for January Meeting
- III. Old Business
- IV. National Register Final Review
 - A. Allenwood Farm, Plainfield
 - B. Lee Tracy House, Shelburne
- V. National Register Preliminary Review
 - A. Henry House, North Bennington
 - B. Kimball Public Library, Randolph
- VI. New Business
 - A. Presentation by Representative William Allen of Vergennes and State Buildings Director, Irving Bates, on plans for a Visitor Center at Chimney Point in Addison. (The presentation is scheduled for ten o'clock and will include a visit to the site.)



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

MINUTES

November 15, 1983

MEMBERS PRESENT: Lawrence Bruce
Courtney Fisher
Jay Zwynenberg
Marjory Power
Chester Liebs (joined at 12:00 noon)

MEMBERS ABSENT: Martin Tierney
Lawrence Atkin

STAFF PRESENT: Eric Gilbertson
Nancy Boone
John Dumville

OTHERS PRESENT: Senator Douglas Baker
Representative William Allen
Irving Bates
Herbert O'Brien
Paul Bruhn
Dave Cullen
Linda Stearns

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

The Council moved directly to the New Business item on the Agenda. Mr. Gilbertson introduced the guest speakers and gave a brief summary of the background of the visitor center project at Chimney Point.

Mr. Bates presented two drawings of the project and noted that the small building was deteriorated and would be eliminated and a parking lot would be created. Mr. Zwynenberg asked what would happen to the small building, and Mr. Bates responded that it would be eliminated from the site but what would happen to it had not been determined yet. He indicated it might be moved. Mr. Bates stated that the appropriation for the project is \$35,000. Mr. O'Brien, also of the State Buildings Division, presented an old drawing of the project and photographs.

Mr. Fisher asked if any historical research had been done to establish connection between the small building and the Tavern. Mr. Gilbertson said that no deed research had been done, but it appears to date from 1850-1870. Mr. Fisher further inquired if the information center would be open year round. Representative

Allen responded that if funds are available, the schedule would follow the Agency of Development and Community Affairs information center schedule - part of the year, excluding winter.

Mr. Gilbertson stated that the small building is not winterized, and is wired for electricity but not connected to power. Mr. Fisher asked if alternative plans had been considered. Mr. Gilbertson responded that he had had discussions with the State Buildings Division and the proposal being presented was the result. Mr. O'Brien noted the sills and floor joists are in poor shape, interior walls need work, electricity needed and probably toilet facilities needed.

Mr. Bruce asked if space for proposed parking is needed. Mr. Bates responded that alternative parking sites could be possible and also expressed concern for safe access from the bridge ramp.

Mr. Gilbertson briefly described the evolution of the tavern building. The summer kitchen area is unfinished on the interior and the new information center is being proposed for that area.

Representative Allen discussed his views on the use of the property. He noted that several years ago, the Legislature requested that the Division prepare use plans with priorities for state-owned historic sites and sees this proposal for use of Chimney Point as an information center as a step in that direction. The Tavern was used as a hotel in the early 1900's. He believes that the tenant house poses a traffic hazard for visitors turning into the Tavern site and further believes that the tenant house has no historic significance.

Mr. Fisher recommended that more research should be done to establish whether it has any significance. He noted that the Advisory Council is not just interested in preserving buildings of one era.

Dave Cullen, President of the Vergennes Chamber of Commerce, noted that the bridge is a major access from New York State for tourists and for shoppers seeking a lower sales tax shopping area. He would like to see a welcome center equivalent in quality to the one in Brattleboro on Interstate 91. Linda Stearns of the Addison County Chamber of Commerce addressed the Council and expressed her concern about the traffic hazard at the information center. The County Chamber would like to see the information center located in the main building and the main building renovated.

The Council and guests recessed to the site. (Representative Allen and Mr. Cullen did not accompany the Council to the site.)

The Council reconvened at the City Hall in Vergennes at 11:50 a.m. Mr. Bruce requested comments. Mr. O'Brien clarified that the \$35,000 appropriation is solely for renovation of the summer kitchen in the Tavern for use as a visitors center. It does not include site work.

Mr. Fisher summarized the feelings of the Council. He said that it is the Council's position to consider all buildings for possible significance and that consideration extends into 20th century resources. He noted that additional

documentation is necessary before the Council can assess significance of the tenant house and take a position on the preservation of the structure. Mr. Fisher reported that Dr. Power noted the site has great archeological potential and that this should be taken into account in any project planning. The Council supports the concept of having a visitor center at the property and of encouraging visitation to the Tavern.

The main problem of the project appears to be highway access. The Council is not opposed to moving the structure to another appropriate site. The Council has not ruled out the potential of supporting demolition. The project could probably proceed without resolution of the tenant house question.

Dr. Power reiterated her concern for archeology at the site. Mr. Gilbertson noted that some preliminary archeological work has already been done.

Mr. Gilbertson stated that the Division's long-range goal is to use the site for interpretation of the French and Indian influence in Vermont.

Mr. Bates voiced concern over the impression that might be created in the Legislature's mind over the fact that the summer kitchen is renovated before the tenant house question is resolved. Since the tenant house is so visually prominent, it would be important to assure that it contributes (by renovation or removal) to the overall attractive appearance of the visitor center. Council members praised the cooperative effort involved in this review.

The Council adjourned for lunch and reconvened at 1:30 p.m.

- I. Dr. Power moved acceptance of the minutes which was seconded by Mr. Zwynenberg and passed unanimously.
- II. The January meeting was confirmed for the 18th.
- IV. National Register Final Review

The Council reviewed the nominations for Allenwood Farm in Plainfield and the Lee Tracy House in Shelburne. The members had been sent copies of the nomination forms prior to the meeting. Mr. Liebs moved approval of both nominations to the National Register of Historic Places which was seconded by Mr. Fisher and unanimously approved.

- V. National Register Preliminary Review

A. Henry House, North Bennington

The Council previously considered this property at their September meeting and at that time requested additional photographs of the interior of the house. The owner submitted the additional photographs, and the Council reviewed them. The Council recommended that the owner proceed with a nomination and noted that it appears to meet the criteria for inclusion in the National Register.

B. Kimball Public Library, Randolph

The Council reviewed photographs and historic background information on the Library and determined that it appears to meet the criteria for inclusion in the National Register.

C. Clough and Parker Tavern, East Montpelier

The Council reviewed photographs and historic background information on the property and determined that it appears to meet the criteria for inclusion in the National Register.

The meeting adjourned at 2:25 p.m.