



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, January 18, 1984, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of November 15, 1983 Meeting
- II. Determination of Date for March Meeting
- III. Old Business
  - A. Letter to Rayburn LaVigne Concerning Billings/Ira Allen Chapel Project
  - B. Plans for Visitor Center at Chimney Point in Addison - Results of Historic Research on Buildings at Site (11 a.m.)
  - C. Singer Building, 23 Church Street, Burlington
- IV. National Register Final Review
  - A. Pearl Street Historic District, Burlington
  - B. Moore and Thompson Paper Mill Complex, Bellows Falls
- V. National Register Preliminary Review
  - A. Otter Creek Valley Historic District, Wallingford
  - B. Return Brown House, Brownsville, West Windsor
  - C. Governor Horace Graham House, Craftsbury
  - D. Village Hall, Northfield
  - E. West Dover Congregational Church, Dover
- VI. New Business
  - A. FY1984 Work Program



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

MINUTES

January 18, 1984

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

MEMBERS ABSENT: Lawrence Atkin

STAFF PRESENT: Eric Gilbertson  
Jane M. Lendway  
Nancy Boone  
John Dumville

OTHERS PRESENT: Herbert O'Brien, Division of State Buildings

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

- I. The minutes of the November 15, 1983, meeting were reviewed. Mr. Zwynenberg moved their acceptance, and Mr. Fisher seconded the motion. The Council voted unanimous approval of the minutes.
- II. The February meeting was scheduled for the 15th in Montpelier, with the March meeting to be held on the 14th.
- III. Old Business

The Council discussed Mr. Tierney's January 2, 1983 (sic) letter to Ray LaVigne regarding Billings/Ira Allen. The Council would like to remain involved in the project as it goes to the bidding stages so that it may review any changes required. Mr. Tierney will write a letter to Mr. LaVigne asking him to come to the February or March meeting to update the Council on the project.

Chimney Point Welcome Center

Mr. Gilbertson briefly explained the Council's role in the review of this project as part of the Capital Budget. This role is established in 22 V.S.A. Chapter 14.

Mr. Dumville made a presentation on the history of the location and most particularly of the Tenant House, since the plans now before the Council call for the removal of that structure. A copy of this information is attached to the record copy of the minutes. After reviewing the plans, the Council agreed that the building did not have to be removed to accomplish the project, although it may represent a visual problem for sight lines to the parking lot.

Mr. Fisher indicated that he felt that the building was significant to the site and that he thought it was of historical interest that it was moved by the Barnes family from New Haven. He also restated his position that the work could and should go forward without the demolition of this building.

There was continued discussion on the site as a whole, its history and its significance. The Council decided to write a letter to the Director of the Division of State Buildings with the following points:

1. The proposal to utilize and develop the site as a welcome center and museum is fully supported by the Council.
2. The Tenant House is an integral, significant part of the Chimney Point property.
3. The State Buildings Division and the Division for Historic Preservation should work together to develop a project that preserves the building and archeological resources at the site.
4. It is essential to accomplish an archeological survey prior to any excavation at the site.
5. That the retention of the historic and archeological resources on the site will enhance the public value of the property.

The Council asked the Division to try to find additional information on the Tenant House when it was in New Haven.

Singer Building, 23 Church Street, Burlington

Ms. Boone briefed the Council on the Singer Building. The nomination had been approved by the Council, and Part 1 of the Tax Act application was processed and sent to Philadelphia. The National Park Service had twelve questions. The Division answered these questions but the Park Service still felt it was not eligible based on 1920's changes. The owners are now working on a nomination, as that is the only way to appeal a Part 1 denial. The building was a woodframe, gable front, and later made into a three-story building.

Mr. Fisher related the history of the building and said that the 1929 building is significant. He suggested that the Council write a letter, which he will draft, to the National Park Service for Mr. Bruce's signature.

IV. National Register Final Review

A. Pearl Street Historic District, Burlington

Ms. Boone presented the history of the nomination and read the two objection letters. The Council noted that the recently installed mail boxes represent an intrusion in the District.

B. Moore and Thompson Paper Mill Complex, Bellows Falls

Ms. Boone read letters from the New England Power Company and the Town of Rockingham. The New England Power Company did not object to the listing and the Town of Rockingham is in support of the nomination.

Mr. Liebs moved that both nominations be sent to Washington for inclusion in the National Register. The motion was seconded by Mr. Bruce and was unanimously approved.

V. National Register Preliminary Review

A. Otter Creek Valley Historic District, Wallingford

Ms. Boone made a slide presentation. Mr. Fisher thought the boundary should be extended to include the General Robinson House, #17 on the map. He also supported a Multiple Resource nomination with the early 19th century farmhouse, the Robinson House and the Best Farm. The Council recommended that the nomination proceed.

B. West Dover Congregational Church, Dover

Ms. Boone presented photographs on the building. The Council recommended that the Church and surrounding buildings be nominated to the National Register as an historic district.

C. Village Hall, Northfield

Ms. Boone presented the history of the nomination. It has been turned down by the Council twice and also as part of the Depot Square Historic District. The Council felt it is part of a district on the street and does not appear individually eligible for the National Register.

D. Return Brown House, Brownsville, West Windsor

The Council determined that the property appears eligible both individually and within a district.

E. Governor Horace Graham House, Craftsbury

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

The meeting adjourned at 1:00 p.m.

Mr. Bates noted that the materials question should be evaluated in the context of the entire Complex. As people approach along State Street, they see brick which turns to granite as the streetscape approaches the State House.

Mr. Fisher raised the question of connection to other buildings. None is currently contemplated.

Mr. Eaton, Secretary of the Agency of Development and Community Affairs and State Historic Preservation Officer, asked the amount of decrease in floor space due to the sloped roof design. Mr. Wiese replied none. Mr. Eaton asked if the pitched roofs were set as the chosen design. Mr. Bates replied no, that he questions the detailing of the roofs because he is concerned with ice falling off the roofs.

Mr. Gilbertson noted that the State Historic Preservation Office comments on the UDAG application must conform to HUD language options for statements of the project's affect.

Mr. Bates noted that the Capitol Complex plan (last passed in 1974) called for a conference/gallery space on the area near the river and then a parking garage for 350 cars on the currently discussed site.

Mr. Fisher summarized the points that the Council discussed concerning the design concept:

- setback of building from street
- design concept to break up scale and massing of the new building respects the historic structures
- preference for modified pitched roofs because they visually reduce scale
- prefer not to replicate historic style, but use of historic materials is appropriate
- life safety requirements are of concern
- approve concept of allowing for sight lines through peripheral buildings; heightens sense of anticipation as one approaches the Capitol
- agree with concept of minimizing impact of the parking garage
- building should be able to stand alone without eclipsing the adjoining historic structures

The Council thanked the architects and Mr. Bates for the presentation.

- I. The Council motioned to amend the February 15, 1984, meeting minutes to indicate that Dr. Power abstained from the vote on the Winooski Site booklet grant request and to amend the January 18, 1984 minutes to

include the following:

Richard P. Stickney, Jr., the Division's new Grants Manager, was introduced to the Advisory Council members. Ms. Lendway reported that Division staff members were preparing the FY1984 Historic Preservation Fund Application which would be mailed to the National Park Service by February 1. As the instructions for preparing the application were only received at the end of December, the document was not completed and ready for final Advisory Council review at the January 18 meeting. Ms. Lendway briefly discussed the amount of the FY1984 appropriation and general budget categories. The completed application will be distributed to the Council members for their review at the February 15 meeting. The Division will then notify the National Park Service of the Council's review and approval.

Mr. Fisher moved that the minutes be amended as stated. Mr. Bruce seconded the motion, which passed unanimously.

### III. Billings-Ira Allen Chapel Project Update

Mr. Tierney talked to Ray LaVigne before the Council meeting scheduled for last week. The University has been undergoing refinements in the plan for Billings-Ira Allen and they would be willing to share them with the Council. Mr. LaVigne has not yet provided the information. The Council feels strongly that at least some representatives of the Council should meet with Mr. LaVigne. Mr. Fisher will set up a meeting.

#### Winooski Site Disturbance

Dr. Power explained that a former University of Vermont student and Winooski site archeologist discovered that someone had gone into the Winooski site with a backhoe, disturbing one of the most important sections of the site, apparently to get some fill.

Mrs. Giovanna Peebles, State Archeologist, joined the meeting. The hole was 100' x 60'. The Act 250 permit was violated by the backhoing. The developer has agreed to fund data recovery on the exposed area which includes five fire hearths. The developer will put fill back in the hole to prevent future slumpage. Mrs. Peebles is discussing the possibility of donating an easement on the property. A fence might be helpful. The owner's employee apparently unwittingly went against the owner's direction in getting fill from the site.

#### Wilmington Bridge

The bridge is a 1904 iron truss bridge, one of two in the state. The demolition came through on A-95 last year, and it was determined that it appears eligible for the National Register. The town did not want the bridge. The Division worked out a plan for the Division to assume ownership of the bridge, provided the Agency of Transportation convey the money originally slated for demolition for repair of the bridge. The plan awaits approval. The Council confirmed the opinion that the



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, February 15, 1984, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of January 18, 1984 Meeting
- II. Determination of Date for April Meeting
- III. Old Business
- IV. National Register Final Review
  - A. Singer Building, Burlington
  - B. Battery Street-King Street Neighborhood Historic District, Burlington
  - C. Barnet Center Historic District, Barnet
  - D. Brattleboro Retreat, Brattleboro
- V. National Register Preliminary Review
  - A. St. Paul's Church, Orwell
  - B. Gingerbread Apartments, Chester
  - C. Sycamore Inn, Sunderland
- VI. New Business
  - A. Survey and Planning Grant Requests
  - B. Slide Presentation on Shoreham Covered Bridge Project (scheduled for 12 o'clock noon)
  - C. Capital Budget



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

February 15, 1984

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

STAFF PRESENT: Eric Gilbertson  
Nancy E. Boone

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

- I. Dr. Power moved acceptance of the minutes as distributed, and Mr. Fisher seconded the motion. The motion passed unanimously.
- II. The following dates were established for future Council meetings:  
April 18, May 16 and June 20.
- III. Old Business

Mr. Tierney talked with Ray LaVigne about the plans for Billings/Ira Allen. The plans have gone out for bid, and some changes were made in the specifications. Mr. Tierney will set up a special meeting of the Council members who can attend in Burlington in two weeks. They will review the changes with Mr. LaVigne.

Mr. Gilbertson gave a report on Senate Bill 206. He noted that the Legislature made several good changes to the bill. The Agency of Transportation requested that the Division be notified at the earliest stages of planning for a local historic district. A provision for 100 percent owner permission was also changed, and one of less than 50 percent objection, similar to the National Register, was inserted. Mr. Gilbertson noted the crucial role of Steven Kimball and The Preservation Trust in passage of the legislation. It passed with no objections.

Mr. Gilbertson also updated the Council on the Equinox project in Manchester.

The Council took up the issue of plans for the Chimney Point Visitors Center. Mr. Gilbertson wrote Representative William Allen a letter summarizing the Council's position at the last meeting. Representative Allen has not responded. Mr. Gilbertson saw Senator Baker who advised him that the project should proceed, leaving the old Tenant House in place.

Mr. Gilbertson read the draft of the letter that Mr. Fisher had written to the Division of State Buildings regarding Chimney Point, a copy of which is attached to the record copy of the minutes. The letter highlighted the outstanding importance of the archeology of the site, the history of the Tenant House and the Council's support for a project that would ensure the protection and interpretation of the resources. The Council thought that the letter was excellent and recommended that it be sent.

Mr. Atkin inquired about the status of Senate Bill 193 which would allow bonding by the Vermont Industrial Development Authority (VIDA) for downtown rehabilitation projects. Mr. Gilbertson thought it had died. Mr. Atkin asked if the Advisory Council could formally offer support for it in hopes of revitalizing it. Mr. Gilbertson suggested that members write their local legislators. Mr. Gilbertson will mail copies of the bill to Advisory Council members.

#### IV. National Register Final Review

##### A. Singer Building, Burlington

Because of Mr. Tierney's involvement with the Singer Building, Mr. Bruce took over the chairmanship of the meeting temporarily. Mr. Tierney and Mr. Fisher left the meeting room because both were involved professionally in the project. The Council then discussed the nomination.

The owner had requested that the comment period be waived, and the owner and Mayor Sanders had been sent notification letters and waiver forms. Mayor Sanders signed and returned his waiver, but the owners were out of town and had not received the letter and waiver; and, thus, had not returned the waiver.

Copies of the nomination had been sent to the members before the meeting. The Council passed the nomination unanimously and noted that submission would be contingent upon receipt of the owner's waiver. Mr. Tierney and Mr. Fisher, absent from the room, did not vote on the nomination.

After the vote on the nomination, Mr. Tierney and Mr. Fisher rejoined the meeting, and Mr. Tierney re-assumed chairmanship of the meeting.

B. Battery Street-King Street Neighborhood Historic District, Burlington

The Council reviewed the letters received from property owners; one property owner objected and two owners supported the nomination. The Council had been sent copies of the nomination before the meeting. The Council voted unanimous approval of the nomination.

C. Barnet Center Historic District

Ms. Boone presented information on the district to the Council. This is the first rural district, with a lot of open space, prepared for nomination for some time. The Council had been sent copies of the nomination before the meeting, and it voted unanimous approval of the nomination.

D. Brattleboro Retreat

Copies of the nomination were distributed to Council members at the meeting. Ms. Boone passed around photographs and presented a short history of the Retreat and a description of its architecture. The Council voted unanimous approval.

VI. New Business

At this point in the meeting, Giovanna Peebles and Jane Lendway from the Division joined the meeting.

C. Capital Budget

Mr. Gilbertson summarized the historic preservation concerns in the Capital Budget. He noted that this is not the final budget, but rather the Governor's proposed budget:

- The budget contains a proposal for an addition to the rear of the Pavilion and a glass connector to the State Library.
- Construction of a five-story office on site of Chittenden Trust Company Bank Drive-In.
- Handicapped access on unnamed buildings.
- 136 State Street: demolish rear of building, "cosmetic renovation of exterior," and structural work.
- Landscaping of State House.
- 121 South Main Street, Waterbury: slated for demolition.
- Rutland State Office Building planning project.
- District Courthouse construction in Windsor.
- Repair of sills and foundations of Wilder House.

- Energy conservation in unnamed schools.
- Construction of new highway buildings.

Mr. Gilbertson will bring the complete Capital Budget to the next Council meeting.

Mr. Fisher asked how planning for new building on the site of the Chittenden Drive-In Bank would occur. Both the City of Montpelier and the Division of State Buildings are involved in the project. The Council will be involved in the review.

A. Survey and Planning Grant Requests

Ms. Lendway made presentation of FY1984 Historic Preservation Fund Applications, copies of which were distributed to the Council members.

Total available funding for current year is about \$500,000, including carry-over funds. Also available is \$68,000 for certified local governments, but Vermont doesn't have any currently. One Hundred Seventy-Five Thousand Dollars (\$175,000) will be spent on personal services and operating. Grants are expected to total \$200,000, with current requests on record totalling \$120,000. Ms. Lendway went through the pending grants in each work program category.

Ms. Peebles outlined the archeology grant requests. The Division has requests for \$157,476 and about \$90,000 to award in the archeology survey program area. Ms. Peebles distributed a chart of the grant requests, a copy of which is attached to the record copy of the minutes.

Ms. Lendway presented some specific requests in the planning area:

- Continuation of funding preservationist in regional planning commissions (Central Vermont Regional Planning Commission approximately \$10,000).
- Request from Rutland Regional Commission for \$10,000 to inventory, analyze and do a feasibility study of upper floors in buildings in downtown Fair Haven.
- Request from Ottauquechee Land Trust to do comprehensive preservation plan for Shelburne Farms (approximately \$10,000-\$12,500).

The motion was made by Mr. Liebs to approve the FY1984 application. Mr. Fisher noted that he'd like to see methodology outlined in Fair Haven project so that summary could be distributed to other areas. Dr. Power seconded the motion, which passed unanimously.

Mr. Gilbertson described the Division's interest in and involvement in the National Development Council.

V. National Register Preliminary Review

A. Gingerbread Apartments, Chester

The Council reviewed photographs presented by Ms. Boone and recommended that the nomination proceed.

B. Essex Junction Commercial District

Ms. Boone showed slides of the area, map and historic photographs. Mr. Fisher proposed that the district doesn't include significant buildings outside the area. The developmental history would give perspective on determining significance and eligibility of proposed district. He also noted that better railroad-oriented areas (e.g. Randolph) are already on the National Register. Dr. Power asked that the Division review the Council's past actions on Essex Junction. The Council tabled decision pending receipt of further information.

The Council viewed a slide presentation by William Barnard on the restoration of the Shoreham Covered Railroad Bridge.

Mr. Zwynenberg moved to adjourn the meeting, which was seconded by Mr. Liebs and passed unanimously by the Council.

The meeting adjourned at 1:10 p.m.

Mr. Bates noted that the materials question should be evaluated in the context of the entire Complex. As people approach along State Street, they see brick which turns to granite as the streetscape approaches the State House.

Mr. Fisher raised the question of connection to other buildings. None is currently contemplated.

Mr. Eaton, Secretary of the Agency of Development and Community Affairs and State Historic Preservation Officer, asked the amount of decrease in floor space due to the sloped roof design. Mr. Wiese replied none. Mr. Eaton asked if the pitched roofs were set as the chosen design. Mr. Bates replied no, that he questions the detailing of the roofs because he is concerned with ice falling off the roofs.

Mr. Gilbertson noted that the State Historic Preservation Office comments on the UDAG application must conform to HUD language options for state-ments of the project's affect.

Mr. Bates noted that the Capitol Complex plan (last passed in 1974) called for a conference/gallery space on the area near the river and then a parking garage for 350 cars on the currently discussed site.

Mr. Fisher summarized the points that the Council discussed concerning the design concept:

- setback of building from street
- design concept to break up scale and massing of the new building respects the historic structures
- preference for modified pitched roofs because they visually reduce scale
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- agree with concept of minimizing impact of the parking garage
- building should be able to stand alone without eclipsing the adjoining historic structures

The Council thanked the architects and Mr. Bates for the presentation.

- I. The Council motioned to amend the February 15, 1984, meeting minutes to indicate that Dr. Power abstained from the vote on the Winooski Site booklet grant request and to amend the January 18, 1984 minutes to

include the following:

Richard P. Stickney, Jr., the Division's new Grants Manager, was introduced to the Advisory Council members. Ms. Lendway reported that Division staff members were preparing the FY1984 Historic Preservation Fund Application which would be mailed to the National Park Service by February 1. As the instructions for preparing the application were only received at the end of December, the document was not completed and ready for final Advisory Council review at the January 18 meeting. Ms. Lendway briefly discussed the amount of the FY1984 appropriation and general budget categories. The completed application will be distributed to the Council members for their review at the February 15 meeting. The Division will then notify the National Park Service of the Council's review and approval.

Mr. Fisher moved that the minutes be amended as stated. Mr. Bruce seconded the motion, which passed unanimously.

### III. Billings-Ira Allen Chapel Project Update

Mr. Tierney talked to Ray LaVigne before the Council meeting scheduled for last week. The University has been undergoing refinements in the plan for Billings-Ira Allen and they would be willing to share them with the Council. Mr. LaVigne has not yet provided the information. The Council feels strongly that at least some representatives of the Council should meet with Mr. LaVigne. Mr. Fisher will set up a meeting.

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Dr. Power explained that a former University of Vermont student and Winooski site archeologist discovered that someone had gone into the Winooski site with a backhoe, disturbing one of the most important sections of the site, apparently to get some fill.

Mrs. Giovanna Peebles, State Archeologist, joined the meeting. The hole was 100' x 60'. The Act 250 permit was violated by the backhoing. The developer has agreed to fund data recovery on the exposed area which includes five fire hearths. The developer will put fill back in the hole to prevent future slumpage. Mrs. Peebles is discussing the possibility of donating an easement on the property. A fence might be helpful. The owner's employee apparently unwittingly went against the owner's direction in getting fill from the site.

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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, March 14, 1984, beginning at 9:30 a.m. in the Agency of Development and Community Affairs Conference Room on the Fourth Floor of the Pavilion Building, 109 State Street, Montpelier, Vermont.

Agenda:

- I. Minutes of February 15, 1984 Meeting
- II. Confirmation of Dates for April, May and June Meetings
- III. Old Business
- IV. National Register Final Review
  - A. Clarendon Congregational Church, Clarendon
  - B. Old Bennington Village Historic District, Bennington
- V. National Register Preliminary Review
  - A. Essex Junction Commercial District-Continued Review
  - B. Thomas Peck House, Brookfield
  - C. Maple Grove, St. Johnsbury
  - D. United Methodist Church, Chittenden
- VI. New Business
  - A. Cooperative Project with the Preservation Trust of Vermont to Facilitate National Register Nominations for Structures Owned by Non-Profits-Recommendations for Eligible Structures
  - B. Proposed Building in Capital Complex

C. Review of State Surveys for Nomination to the State Register of Historic Places

D. Annual Meeting



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PAVILION OFFICE BUILDING  
MONTPELIER  
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MINUTES

March 21, 1984

MEMBERS PRESENT: Martin Tierney  
Courtney Fisher  
Marjory Power  
Lawrence Bruce

MEMBERS ABSENT: Chester Liebs  
Lawrence Atkin  
Jay Zwynenberg

STAFF PRESENT: Eric Gilbertson  
Nancy Boone  
Milton A. Eaton

OTHERS PRESENT: Irving A. Bates  
Paul Bruhn  
William Wiese  
Douglas Schner  
Pat Yoe  
Margaret George  
WCAX-TV Staff  
Melinda Artman  
Susan Roberts  
Bobbie Maffahy

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

- VI. The Council viewed slides of the site of the proposed new building at 112 State Street.
- I. The Council reviewed the minutes of the February 15, 1984 meeting. Dr. Power moved that the minutes be accepted, which was seconded by Mr. Bruce. The Council passed the motion unanimously.
- II. The dates for the April, May and June meetings were confirmed, with the May meeting tentatively scheduled to be held in St. Johnsbury.
- IV. Mr. Tierney introduced a presentation on the proposed 112 State Street property.

Mr. Bates, Director of the Division of State Buildings, gave a history of the need for the project. The State currently leases a large amount

of office space. He noted that Heritiage I and II are owned by absentee landlords who live in the Caribbean. This does not provide security for the State. The Chittenden Bank has been looking for more space to serve their growing business.

Mr. Bates showed a map of the areas in the Capitol Complex that are owned by the State. The State owns the property in the vicinity of 112 State Street with the exception of an L-shaped parcel containing the Chittenden Bank drive-in facility. Discussions between the Chittenden and the State have taken place for several years on the topic of re-use of the 112 State Street site. The Chittenden Bank hired Freeman, French, Freeman to work up designs for the project. It was determined that a developer was needed for the project and Pizzagalli was brought in.

Mr. Bates showed floor plans and sketch of the original plans developed by Freeman, French, Freeman. The plan was a five-story, granite-clad structure with a flat roof and ribbon windows.

Mr. Bates noted that input from State officials led to the conclusion that the proposed building was too large and out of scale with the context. The architects revised the building by reducing window area to 20 percent of the facade and looked at alternative materials. The building was reduced in size from 75,000 square feet to 68,900 square feet. The salvage yard property was considered for needed parking space, but the cost was too high-\$750,000. Without the salvage yard site, it was necessary to plan to contain the entire project to the western side of Taylor Street. Mr. Bates noted that it is his opinion that the Chittenden Bank is going to do something on the site, regardless of this project.

Mr. Bates turned the presentation over to Bill Wiese of Freeman, French, Freeman, who presented a model of the latest proposal for the building. He noted that the design has gone through numerous stages already and is still an ongoing process.

Mr. Bates noted that the railroad track must be moved 50 feet south to accommodate the project and that the project could not reach within 20 feet of the river bank due to flooding considerations.

Mr. Wiese explained that originally the thinking on the building was that it should be an important structure and make a strong statement.

Mr. Bates noted that the space created by the setback previous design vied for attention as open space with the State House lawn.

Mr. Wiese explained that in revising the design, they tried to break down the mass of the building into distinct, feasible parts. He showed a block model. The model showed the building broken into two basic parts. One with four stories to match the Personnel Building on the east and the other set back, attached and with seven stories. One program consideration is that the drive-in bank must continue to operate

during construction. The redesigned massing allows better traffic patterns for the drive-in bank operation - exiting and entering onto Taylor Street, accommodating a longer line of cars waiting to do business at the drive-in.

Mr. Wiese noted that the existing buildings to either side of the site tend to read shorter than they are because of their mansard and hip roofs. The revised design suggests using angled upper faces on the upper stories of the new building to achieve a like effect on the new building. The revised plan includes a parking deck behind the building that would double parking capacity from 100 to 200 cars. The deck would be low in profile; the grade of the current parking lot is about three feet below the grade of the proposed building sites. The parking deck would necessitate the demolition of a warehouse on the western end of the site. The deck would be landscaped on the riverside. The parking deck would probably be cast concrete.

Mr. Tierney asked about the treatment of the riverfront and noted that a pedestrian space on the riverfront would be desirable.

Mr. Bates noted that the presentation was being made to the State Historic Preservation Office because of its need to comment on a UDAG application and that the State Historic Preservation Office had asked that the Council be present for the presentation. He noted that the jurisdiction of review of more developed designs was a question that remained to be resolved. He said that he does believe that the Capitol Complex Commission is required by law to consult with the Council.

Mr. Tierney asked what the concept for materials would be for the building. Mr. Wiese replied that standing seam copper had been considered by the architects for the roof; green slate was also a possibility. He noted that the brick of the adjoining buildings differed in color and that dark red, a third color, might be desirable for the new building because it would not visually absorb the historic structures.

Mr. Fisher said that he thinks that the building should be granite so that it doesn't compete with the brick buildings on the other side. He said that he doesn't think that a similar quality of brick masonry could be achieved on a new building. He thought that the use of brick might be too strong an allusion to the historic railroad station on the site and that replication of historic structures should be avoided.

Mr. Wiese noted that dark red brick with colored mortar created a modern appearance that would not compete with the historic structures. He noted that granite buildings tend to be strong individual buildings and that that works against the concept of downplaying the scale of the new building.

Mr. Tierney noted that both the scale of the site and the Capitol Complex need to be taken into account in the design. He said that the new building should be able to stand on its own and that the new building should not simply serve as a backdrop to the historic buildings.

Mr. Bates noted that the materials question should be evaluated in the context of the entire Complex. As people approach along State Street, they see brick which turns to granite as the streetscape approaches the State House.

Mr. Fisher raised the question of connection to other buildings. None is currently contemplated.

Mr. Eaton, Secretary of the Agency of Development and Community Affairs and State Historic Preservation Officer, asked the amount of decrease in floor space due to the sloped roof design. Mr. Wiese replied none. Mr. Eaton asked if the pitched roofs were set as the chosen design. Mr. Bates replied no, that he questions the detailing of the roofs because he is concerned with ice falling off the roofs.

Mr. Gilbertson noted that the State Historic Preservation Office comments on the UDAG application must conform to HUD language options for statements of the project's affect.

Mr. Bates noted that the Capitol Complex plan (last passed in 1974) called for a conference/gallery space on the area near the river and then a parking garage for 350 cars on the currently discussed site.

Mr. Fisher summarized the points that the Council discussed concerning the design concept:

- setback of building from street
- design concept to break up scale and massing of the new building respects the historic structures
- preference for modified pitched roofs because they visually reduce scale
- prefer not to replicate historic style, but use of historic materials is appropriate
- life safety requirements are of concern
- approve concept of allowing for sight lines through peripheral buildings; heightens sense of anticipation as one approaches the Capitol
- agree with concept of minimizing impact of the parking garage
- building should be able to stand alone without eclipsing the adjoining historic structures

The Council thanked the architects and Mr. Bates for the presentation.

- I. The Council motioned to amend the February 15, 1984, meeting minutes to indicate that Dr. Power abstained from the vote on the Winooski Site booklet grant request and to amend the January 18, 1984 minutes to

include the following:

Richard P. Stickney, Jr., the Division's new Grants Manager, was introduced to the Advisory Council members. Ms. Lendway reported that Division staff members were preparing the FY1984 Historic Preservation Fund Application which would be mailed to the National Park Service by February 1. As the instructions for preparing the application were only received at the end of December, the document was not completed and ready for final Advisory Council review at the January 18 meeting. Ms. Lendway briefly discussed the amount of the FY1984 appropriation and general budget categories. The completed application will be distributed to the Council members for their review at the February 15 meeting. The Division will then notify the National Park Service of the Council's review and approval.

Mr. Fisher moved that the minutes be amended as stated. Mr. Bruce seconded the motion, which passed unanimously.

### III. Billings-Ira Allen Chapel Project Update

Mr. Tierney talked to Ray LaVigne before the Council meeting scheduled for last week. The University has been undergoing refinements in the plan for Billings-Ira Allen and they would be willing to share them with the Council. Mr. LaVigne has not yet provided the information. The Council feels strongly that at least some representatives of the Council should meet with Mr. LaVigne. Mr. Fisher will set up a meeting.

#### Winooski Site Disturbance

Dr. Power explained that a former University of Vermont student and Winooski site archeologist discovered that someone had gone into the Winooski site with a backhoe, disturbing one of the most important sections of the site, apparently to get some fill.

Mrs. Giovanna Peebles, State Archeologist, joined the meeting. The hole was 100' x 60'. The Act 250 permit was violated by the backhoing. The developer has agreed to fund data recovery on the exposed area which includes five fire hearths. The developer will put fill back in the hole to prevent futureslumpage. Mrs. Peebles is discussing the possibility of donating an easement on the property. A fence might be helpful. The owner's employee apparently unwittingly went against the owner's direction in getting fill from the site.

#### Wilmington Bridge

The bridge is a 1904 iron truss bridge, one of two in the state. The demolition came through on A-95 last year, and it was determined that it appears eligible for the National Register. The town did not want the bridge. The Division worked out a plan for the Division to assume ownership of the bridge, provided the Agency of Transportation convey the money originally slated for demolition for repair of the bridge. The plan awaits approval. The Council confirmed the opinion that the

bridge appears eligible for the National Register. Mr. Bruce made the motion, which was seconded by Mr. Fisher and passed unanimously by the Council.

#### IV. National Register Final Review

The Council reviewed the nominations for the Old Bennington Village Historic District and the Clarendon Congregational Church. They had been sent copies of the forms before the meeting. Ms. Boone read comment letters received on the Old Bennington nomination; all supported the nomination and some noted minor corrections to the nomination. No comment letters were received on the Church nomination.

Mr. Bruce motioned that both nominations be recommended for listing in the National Register. Mr. Fisher seconded the motion, which the Council unanimously passed.

#### V. National Register Preliminary Review

##### St. Paul's Roman Catholic Church, Orwell

The Council reviewed slides of the church and the neighboring rectory and historic background information on the property. The Council noted that the interior of the church is a critical component of its significance. The Council recommended that the nomination proceed.

##### United Methodist Church, Chittenden

The Council reviewed information from the Historic Sites and Structures Survey. The Council tabled its decision pending receipt of more information and photographs of the interior.

##### Thomas Peck House, Brookfield

The Council reviewed the Survey information on the property and the letter and HEAT Energy Audit Report that the owner has submitted. The Council felt that proposed changes would make the building ineligible for the National and State Registers due to extensive loss of historic fabric and accompanying changes in detail, and tabled a decision on eligibility. More information is needed on interior features, i.e. stairs, corner posts, fireplaces, floor plan, before the Council can make a determination.

##### Maple Grove, St. Johnsbury

The Council reviewed photographs but encouraged that the nomination should include mention of the remaining original equipment. The Council recommended that the nomination proceed.

## VI. New Business

Mr. Gilbertson presented two grant requests. One is a request for \$26,000 for a program with the Burlington Vocational Area Technical Center that would contribute to a project of rehabilitating a structure in Burlington in the Vo-Tech studies program. Documentation of the project would be important. Mr. Fisher moved that the grant be made. Mr. Bruce seconded the motion, which was passed by the Council unanimously.

The second request is from The Preservation Trust of Vermont for \$5,800 for the first phase of producing a Volume 2 of the Celebrating Vermont's Architecture book. The Council expressed strong desire to be involved in the final selection of photographs. Dr. Power moved that the grant be made, which was seconded by Mr. Bruce and passed. Mr. Fisher abstained from voting.

Mr. Fisher brought up the Theron Boyd House in Quechee. He would like to see it nominated to the National Register. It may be the oldest standing structure in the state. He will pursue the idea with the owner.

Mr. Gilbertson discussed a proposal to request inclusion of comment letters from the Advisory Council in the proposed budget that goes to the Legislature. This would allow early input from the Council.

### Non-Profit National Register Project

Ms. Boone presented draft criteria for the selection of buildings for the first year of the proposed joint program with The Preservation Trust of Vermont for nomination of structures owned by non-profits. The Council endorsed the concept of the project and reviewed 11 structures which appear to best meet the criteria. The following structures were proposed as the first projects: Starksboro Town Meeting House; United Methodist Church, Highgate; Kimball Public Library, Randolph; Masonic Hall, Poultney; Town Hall, Dover; Union Church, Highgate Springs. In the event that any of these decline participation, the next projects recommended would be: St. Paul's Roman Catholic Church, Orwell; United Church of Barton; Mount Holly Town Hall; Upper Valley Assembly of God Church, Wilder; St. Bartholomew's Episcopal Church, Montgomery. The Council members noted that two buildings should be checked for possible alterations that would disqualify them: Union Church, Highgate and Mount Holly Town Hall.

Mr. Bruce made the motion to adjourn, which was seconded by Mr. Fisher and passed unanimously. The meeting adjourned at 4:00 p.m.



## STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

TWX 710-225-8100

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 18, 1984, beginning at 9:30 a.m. in the Community Room of the Fletcher Free Library, 235 College Street, Burlington, Vermont.

#### Agenda:

- I. Minutes of March 21, 1984 Meeting
- II. Confirmation of Dates for May and June Meetings
- III. Old Business
  - A. Update on Billings/Ira Allen Project
- IV. National Register Final Review
  - A. St. Joseph's Church and Rectory, Burlington
  - B. Charlotte Center Historic District, Charlotte
- V. National Register Preliminary Review
  - A. Weston Village Historic District, Weston
  - B. Weston Island Historic District, Weston
  - C. Essex Junction Commercial District
  - D. Colonel Charles Kathan House, Putney
- VI. New Business
  - A. Presentation on Plans for Waterfront Development in Burlington (Scheduled for 10:30 a.m. at the Alden Corporation Offices, 120 Lake Street, Burlington)
  - B. Survey and Planning Grant Requests



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

MINUTES

April 18, 1984

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

MEMBERS ABSENT: Lawrence Bruce  
Lawrence Atkin

STAFF PRESENT: Eric Gilbertson  
Nancy E. Boone

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

- I. The Council reviewed the minutes of the March 21 meeting. Mr. Gilbertson noted that the Legislature had appropriated \$210,000 for planning for the new building at 112 State Street and that the legislation mandates the involvement of various groups, including the Council, in review of the plans.

Dr. Power noted that on page 5, Winooski Site Disturbance, "crew member" should be substituted for "archeologist."

Dr. Power moved that the minutes be accepted as amended. Mr. Zwynenberg seconded the motion, which passed unanimously.

- II. The May meeting was confirmed for May 16 at St. Johnsbury. The June meeting was confirmed for June 20 at Shelburne Farms. The Division will work out the details. Mr. Zwynenberg offered to host the July meeting in Bennington on July 18. The Council will confirm at the next meeting.

III. Old Business

A. Billings/Ira Allen Project

Mr. Fisher gave a report on his meeting with Ray LaVigne. Mr. Bruce also attended the meeting. The project went to bid, and they were

expecting a \$5 million bid; it came in at over \$6 million. University of Vermont President, Lattie Coor, directed that the budget be cut back but that the historic preservation aspects of the project not be compromised. The utility rooms, which had been planned for underground and, therefore, were expensive, have now been planned for the basement of Billings and the attic area of the new lecture hall. The former has no effect. The latter required a redesign of the lecture hall. It now has a gable roof, a recessed portico and no dormers. (The savings in framing would be about \$300,000.) It will be classically detailed. One other proposed change is to change the weather of the slate shingles from "7" to "5." Mr. Fisher noted that he brought up the idea of substituting thick asbestos imitation slate shingles for slate. Mr. Liebs noted that such a treatment would be totally inappropriate for the project.

Mr. Fisher noted that the Advisory Council would receive samples of the fake "slate" and the cheaper substituted brick before approval. He noted that he thought that the fake slate looks remarkably real. Mr. Fisher also reported that the rear vestibule planned for the basement level of Ira Allen had been scrapped in favor of a Colonial Revival door surround. May 15 is the deadline for the University's resubmission of specifications for bid.

## VI. New Business

### A. Burlington Waterfront Project

The Council adjourned to the offices of the Alden Corporation for a presentation on the Burlington Waterfront project. John Osgood presented slides. The project area is about 24 acres, and the water frontage is about 1500 feet. Most of the area is filled land. Benjamin Thompson Associates is the planning firm for the project. Pease Grain is slated for demolition. The City passed a zoning law that said that it could not operate after 1994.

The project area will include retail, office, inn, housing and an art center. A large parking structure will be included and will be surrounded on three sides by offices to minimize its visual impact. The Naval Reserve functions are proposed for relocation. The old Green Mountain Power building is being considered for use as a museum; contacts have been made with the Discovery Museum. A glass monitor on the roof would house a restaurant. Small two and three-story office buildings would be located to the south and northwest of the Green Mountain Power building. To the west, would be a "festival park." At the front of College Street, there would be a community boat house modeled on the one on the Charles River in Boston. There would be a pond on the south side of it which could be used for skating in the winter. The developers are also concerned with drawing people to the waterfront in the winter.

The retail space would amount to about the equivalent of two blocks of Church Street, about 60,000-65,000 square feet of leasable space. This would be a construction priority. The buildings would be two

stories with glass enclosures for food space facing the lake; the glass enclosures could be "swung up" and out of the way in the summer. There would be a building sticking out into the lake on a pier.

The housing component would be built over about three to five years and would include some subsidized housing and some expensive condominiums.

One rail line would have to be retained for Central Vermont's car switching about three or four times per week.

Transportation alternatives are needed to draw people to the lakefront. Buses may form a special loop between the downtown and the lakefront. Pedestrian linkages are also important.

The developers would like to incorporate a lighthouse somewhere in their plans.

Lake Street would be relocated to the west and would go through the site of Pease Grain. This is necessary to create a lot deep enough to house a parking garage to the east of the rerouted street.

Mr. Fisher voiced the opinion that Pease Grain is an important building that may be eligible for the National Register and thus one that should be preserved.

Mr. Gilbertson summarized the role of the Division and the Council in reviewing plans for projects like this.

Mr. Liebs noted that overall the project should be commended for its sensitivity and thoughtful planning.

Dr. Power questioned whether there would be any access from Battery Park. The developers want to make pedestrian connections, but have not yet specifically planned them.

The Army Corps of Engineers is the lead Federal agency for environmental review of the project. The developers hope to provide enough information to the Corps that it will be determined that an Environmental Impact Statement is not needed. Archeology is one of the areas being currently studied. The Champlain Maritime Society will be doing an underwater survey beginning in June.

Dr. Power raised the question of whether a paleo-geologist would have input into the project. She noted that the shoreline of the inland sea is a unique resource for study and also that important fossils and skeletons may lie in the lake bottom area that will be dredged in the project.

The Council members returned to the Library to resume the regular business meeting. Mr. Zwynenberg left the meeting temporarily to avoid conflict of interest on the next item.

B. Survey and Planning Grant Requests

Mr. Gilbertson summarized the grant request that had been received from the Bennington County Industrial Corporation for \$8,000 to \$10,000. The grant would be used in a study to identify the historically important features of the mill complex and possibly to nominate it to the National Register of Historic Places. The complex would ultimately be re-used as industrial space. The Council reviewed photographs of the complex and agreed that it appears eligible for the National Register. Mr. Liebs moved that the grant be approved. Dr. Power seconded the motion, which passed unanimously.

Mr. Zwynenberg rejoined the meeting.

IV. National Register Final Review

A. St. Joseph Church and Rectory, Burlington

Ms. Boone read three letters from the Parish and the Diocese. The Diocese, official owner of the Church, submitted a notarized objection. The Division noted that the Parish had requested and paid for the nomination and that this was an unusual situation, the first time an owner of a building proposed for individual nomination had objected. The Division recommended that the nomination be held until such time as the Diocese chose to withdraw their objection. The Council concurred.

B. Charlotte Center Historic District, Charlotte

The Council members had been sent copies of the nomination beforehand. Ms. Boone distributed photographs and read the two letters that had been received concerning the nomination (one letter of objection and one letter of support). Mr. Liebs moved that the District be recommended for inclusion in the Register. Mr. Fisher seconded the motion, which passed unanimously.

VI. New Business

Mr. Gilbertson summarized an issue that had been raised by residents of Charlotte Four Corners concerning location of power poles. The Council members, who are familiar with the Four Corners area, expressed concern because they felt that the area appears eligible for the National Register. Mr. Gilbertson will write a letter.

Mr. Liebs raised the matter of possibly contacting the Public Service Board to discuss preservation issues, placement of poles, electric meters, etc.

III. Billings/Ira Allen Project - Continuation of Discussion

Mr. Fisher reported that he had again talked with Ray LaVigne who will send the Council copies of the architect's drawings and samples of possible roofing materials. The utilities room for Billings will be

located underground to the west, not in the basement. Mr. Fisher read the letter he had drafted to Mr. LaVigne as a follow-up to the previously mentioned meetings. The Council wanted to be sure that a letter did not endorse the concept of a fake slate roof on the lecture hall. Several members felt that that was inappropriate. Some members objected to the concept of replicating a period door for the basement of Ira Allen. The members felt that they could not endorse the gable roof without seeing any of the new drawings.

V. National Register Preliminary Review

A. Weston Village Historic District

The Council reviewed slides and a map of the area and determined that it appears eligible for the National Register as a historic district. The Council noted that in the nomination form it should discuss the buildings that had been torn down in the district, too. The Council felt that the Dutton-Pannes House could not be included in the district; it was too far away and Mr. Fisher said that it had been over-restored to a condition that it never had originally.

B. Weston Island Historic District

The Council reviewed slides and a map of the area. They noted that it was difficult to get a sense of how the scattered buildings related as a whole. Ms. Boone commented that it was also difficult to get that sense on site. The Council questioned whether any of the original buildings from the first settlement of the town remained here. Architecturally, the buildings appear to be of a later period. None of the mills remain.

The Council tabled a decision pending receipt of more information on how the extant buildings represented the first settlement of Weston.

Vernacular Gothic Revival House in Lincoln Village

This building is one of the houses to be rehabilitated under the CIG program. The Council reviewed photographs and background history on the building. Ms. Boone relayed information that the interior rear floor was in a collapsed state. The Council felt that this building could be a contributing structure in a possible Lincoln Village Historic District.

C. Essex Junction Commercial District

The Council reviewed the historical overview provided by Hugh Henry and slides of the area. They concluded that too much original fabric had been lost. Council members noted that the district could not include the railroad freight house behind the Lincoln Inn because it was too far away. Mr. Zwynenberg motioned that the Brownell Block

and the former post office building next door be individually eligible. The motion was seconded by Mr. Fisher. Mr. Fisher noted that the old post office appears eligible on its own architectural merit. The motion passed unanimously.

The Council thought that the freight house should be reviewed for eligibility also. The Council also noted that they should review their decision of 1981 in which they found that none of the residential areas in Essex Junction appeared eligible for the National Register.

D. Colonel Charles Kathan House, Putney

The Council reviewed slides and a written history of the building. Mr. Gilbertson noted that the work done would probably not meet the Secretary of the Interior's Standards. The Council felt that it could be part of a district, but only the front part, the main block would be contributing. They noted that the rehabilitation project did not restore the historic integrity of the house; the design was changed on the rear.

The Council noted that it is one of many buildings like it, but does not stand out as particularly outstanding architecturally. The facade makes a contribution to the streetscape, but the building has been substantially changed since Kathan's time and no longer represents the historic fabric occupied by the original owner. The Council recommended that the main block of the house could be a contributing part of a possible district but that the house does not appear individually eligible for the National Register.

Vine Street Bridge, Northfield

Mr. Liebs noted that it is nationally significant and highly eligible for the National Register. The Council concurred.

VI. New Business

B. Survey and Planning Grant Requests

The Council reviewed the Morrisville Action Corporation's request for a grant of \$500 to help fund a Yankee Intern for a downtown revitalization promotion. Mr. Fisher motioned that the project be funded. Dr. Power seconded the motion, and it was passed unanimously.

ANNUAL MEETING

Mr. Liebs nominated Martin Tierney for Chairman. Mr. Zwynenberg seconded the motion which was passed. Dr. Power nominated Lawrence Bruce for Vice Chairman which was seconded by Mr. Liebs and passed by the Council. Mr. Zwynenberg moved that nominations be closed. Mr. Liebs seconded the motion which was passed unanimously.

Mr. Liebs motioned to adjourn the meeting. Dr. Power seconded the motion which passed unanimously.

The meeting adjourned at 4:35 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

May 10, 1984

TWX 710-225-8100

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, May 16, 1984 beginning at 10:30 a.m. in the Conference Room of the Fred Mold Building located to the east of the Fairbanks Museum between Charles and Prospect Streets, St. Johnsbury, Vermont.

Agenda

- I. Minutes of April 18, 1984 Meeting
- II. Confirmation of Dates for June and July Meetings
- III. Old Business  
Ira Allen Plans
- IV. National Register Final Review
  - A. Whittier-Lowell House, Danville
  - B. Peabody Library, Post Mills, Thetford
  - C. Southern Vermont Art Center, Manchester
  - D. Huntington Lower Village Church
- V. National Register Preliminary Review
- VI. New Business  
Tours of Buildings in St. Johnsbury



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

MINUTES

May 16, 1984

MEMBERS PRESENT:           Martin Tierney  
                                  Marjory Power  
                                  Courtney Fisher  
                                  Jay Zwynenberg

MEMBERS ABSENT:           Lawrence Atkin  
                                  Lawrence Bruce  
                                  Chester Liebs

STAFF PRESENT:             Eric Gilbertson  
                                  Nancy E. Boone

The meeting was called to order by the Chairman at 10:45 a.m.

- I. Dr. Power motioned to accept the minutes as presented. Mr. Zwynenberg seconded the motion which passed unanimously.
  
- II. The Council confirmed the June meeting for the 20th at Shelburne Farms. The July 18 meeting was confirmed for the old Academy Library, Old Bennington for the business meeting, then recessing to Mr. Zwynenberg's house for a social gathering.

III. Billings/Ira Allen Project

The Council members examined samples of "Supra-Slate", fake slate shingles and compared it to samples of real Vermont slate shingles. Mr. Tierney noted that since the "Supra-Slate" is consistent in color, on a large surface, color variation would be lost. The Council also noted that the textural quality of real slate far surpasses the texture of the fake slate. Mr. Gilbertson noted that if they are considering alternatives, a standing seam metal roof would be preferable. The Council agreed that real slate was the preferable material for the roof.

Mr. Fisher reviewed the latest drawings on the project with the Council. Mr. Gilbertson noted that the body of the lecture addition is equivalent to the basement level on the Chapel and that putting an entablature and

roof on a "basement" may look rather peculiar. Mr. Fisher responded that in Neo-Classical buildings, rustication of walls (as proposed in the lecture hall) was common for the entire wall surface up to the roof. In Colonial Revival buildings, like the Chapel, that was not the case. Mr. Fisher noted that the front (Colchester Avenue) facade is the only facade that reads as a real building. Mr. Gilbertson noted that the originally planned hip roof softened the gap in the connection between the lecture hall and the Chapel. The gable roof of the revised plan accentuates the separation. Mr. Tierney noted that the building in the new design can stand by itself; it is not subservient to its neighbors.

The Council decided to request additional consideration of several concerns: the banded windows in the connector hyphen and on the walls of the east and west elevations; the scale of the lobby window; the entrance surround of the rear door of the existing Chapel; the color and jointing of the brick; the configuration of the trim. Mr. Gilbertson drafted a letter to Mr. LaVigne summarizing the Council's comments. He read the letter to the Council and it was approved. A copy of this letter is attached to the record copy of the minutes.

#### IV. National Register Final Review

##### A. Whittier-Lowell House, Danville

The Council had been sent copies of the nomination before the meeting. Members reviewed photographs. Mr. Gilbertson described the owner's plans for the structure and the suggestions he made to the owner's contractor at a recent site visit. It may be a Tax Act project.

##### B. Peabody Library, Thetford

The Council had been sent copies of the nomination before the meeting. Ms. Boone read two letters of support that were received.

##### C. Southern Vermont Art Center, Manchester

The Council reviewed a draft of the nomination. (Editing changes had not yet been received from the consultant who prepared the nomination.) The Council also reviewed photographs of the property.

##### D. Huntington Lower Village Church

The Council had been sent copies of the nomination before the meeting. Ms. Boone explained how a legal notice in the newspaper had been used for notification because of the unusual ownership situation. (The National Park Service gave direction on the proper notification procedures.)

Mr. Fisher motioned that all of the above be approved for nomination to the National Register of Historic Places. Mr. Zwynenberg seconded the motion which passed unanimously.

VI. New Business

- B. At the direction of the Council, Mr. Fisher had spent two days at the Division's office reviewing photographs and survey forms of buildings in Rutland County that had been field checked as part of the Publication Project and found to be structures that should be either added to or deleted from (due to alteration or demolition) the State Register. Mr. Fisher explained his work and showed examples of buildings to be removed from the Register.

Buildings that have been demolished are obvious deletions from the State Register. Buildings proposed for removal from the State Register (or changed to non-contributing status in historic districts) are listed on the attached sheet. A total of approximately 1,446 properties (about 1,200 in Rutland City) were proposed for addition to the State Register. All towns in Rutland County were reviewed with the exception of the following towns: Ira, Proctor, Wells and Rutland Town.

Mr. Zwynenberg motioned that all the proposed additions and deletions to the State Register of Historic Places be approved. Dr. Power seconded the motion which passed unanimously.

C. Survey and Planning Grant Request

Mr. Gilbertson read a letter from Anthony Ciaraldi requesting a grant from the Division for a survey of buildings in downtown Morrisville to compile information on renovation costs and feasible uses. The grant request is for \$4,000; the project cost will be \$8,000. Mr. Fisher commented that it would be crucial to hire a qualified person for the project. Mr. Fisher motioned that the grant be approved. Mr. Zwynenberg seconded the motion which passed unanimously.

Old Business

Dr. Power questioned whether any new developments had occurred on the Winooski Site disturbance. Mr. Gilbertson responded that Giovanna Peebles, State Archeologist, had written a letter to the owners outlining the possibility of donating an easement.

V. New Business

The Council members took a walking tour of downtown St. Johnsbury

The meeting was adjourned at 3:30 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

TWX 710-225-3100

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

OFFICE OF THE SECRETARY (802) 828-3211

DIVISIONS OF:

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

May 18, 1984

Mr. Ray LaVigne  
Administrative Support Services  
106 South Prospect Street  
Burlington, Vermont 05401

Re: Ira Allen Chapel

Dear Mr. LaVigne:

The Vermont Advisory Council on Historic Preservation reviewed preliminary sketches for changes to the addition on the Ira Allen Chapel. They felt that the general concept of the design was distinctive and yet did not conflict with the existing building. They examined the supra-slate and thought that although the samples were good duplicates of real slate, the significant differences in texture between absolute conformity of the color of the supra-slate and the slight variations in genuine slate would be particularly evident on a large surface such as the addition.

The Council should review detailed drawings of the addition, as they still had concerns about the entrance surround of the rear door of the existing chapel, the windows in the connecting corridor and on the wall of the east and west elevations. As previously requested, the color and jointing of the brick and configuration of the trim is important to the overall character of the addition and should be examined by the Council.

The Council again wishes to thank the University and the architect for their efforts and cooperation in developing the project.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

Eric Gilbertson  
Director/For the Council

EG/cjd

cc Members, Vermont Advisory Council

SITES TO BE REMOVED FROM STATE REGISTER DUE TO ALTERATIONS

<u>Castleton</u>	1103-30
	1103-47
	1103-69
	1103-83
<u>Clarendon</u>	1105-16
	1105-40
<u>Hubbardton</u>	1108-01
	1108-14
<u>Pawlet</u>	1114-71
<u>Poultney</u>	1117-01
	1117-73

SITES TO HAVE THEIR STATUS IN THE STATE REGISTER CHANGED TO NON-CONTRIBUTING  
DUE TO ALTERATIONS

<u>Castleton</u> (Point of Pines District)	1103-12	#20
<u>Pawlet</u> (Pawlet Village)	1114-01	#45
(West Pawlet)	1114-05	#21
	"	#25
	"	#26
	"	#27
	"	#33
	"	#35
	"	#36
	"	#37
	"	#38
	"	#42
	"	#43
	"	#47
	"	#52
	"	#53
(Spruce Gum)	1114-6	# 1
	"	#15
	"	#18
	"	#19
	"	#23

RUTLAND COUNTY - ADDITIONS TO SURVEY

<u>Town</u>	<u>Approximate No. of Sites Added</u>
Benson	3
Brandon	35
Castleton	0
Chittenden	2
Clarendon	15
Danby	38
Fair Haven	25
Hubbardton	3
Ira	Pending (not yet reviewed)
Mendon	0
Middletown Springs	2
Mount Holly	6
Mount Tabor	1
Pawlet	1
Pittsfield	0
Pittsford	45
Proctor	Pending (not yet reviewed)
Poultney	12
Sherburne	1
Shrewsbury	15
Sudbury	18
Tinmouth	0
Wallingford	12
Wells	Pending (not yet reviewed)
West Haven	0
Rutland Town	Pending (not yet reviewed)
Rutland City	<u>1200</u>
TOTAL	1446



## STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

TWX 710-225-8100

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 20, 1984, beginning at 9:30 a.m. in the Main House of Shelburne Farms, Shelburne, Vermont.

#### Agenda:

- I. Minutes of May 16, 1984 Meeting
- II. Confirmation of Dates for July and August Meetings
- III. Old Business
  - A. Revised Plans for Billings/Ira Allen Chapel Project
- IV. National Register Final Review
  - A. Fox Hall, Westmore
- V. National Register Preliminary Review
  - A. Guyette House, Barre
  - B. Putnam Rest Home, Worcester
  - C. Stage Coach Inn, Leicester
  - D. Randolph School, Randolph
  - E. Washburn House, Dorset
  - F. South Londonderry Village Historic District
  - G. Londonderry Village Historic District
  - H. Putney Village Historic District
  - I. Jeffersonville Historic District
- VI. New Business
  - A. Presentation on Shelburne Farms  
(scheduled for 1:00 p.m.)
  - B. Survey and Planning Grant Requests



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

MINUTES

June 20, 1984

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

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

Mr. Tierney, the Chairman, opened the meeting at 9:45 a.m.

- I. The minutes of the May 16, 1984, meeting were unanimously approved as distributed.
- II. Dates for the July and August meetings are scheduled for the following dates and places: July 18 at the Old Academy in Bennington; August 22 in Montpelier.
- VI. Survey and Planning Grant Requests

Jane Lendway presented three Survey and Planning grant requests to the Council: 1) From the Town of Rockingham in the amount of \$1,000 for design and printing costs for a walking tour brochure of the highlights of the National Register Historic District. Their match will come from Community Development funds. 2) From the Town of Wallingford in the amount of \$1,750 for a comprehensive preservation plan of the commercial space in the historic district including documentation of existing conditions, identification and evaluation of significant architectural features (written and photographic) and code compliance analyses. Their match is anticipated to come from the Project Development Grant Program originating from the Department Housing and Community Affairs. 3) From The Preservation Trust of Vermont in the amount of \$1,200 to match six, non-profit sources to complete six individual National Register nominations for properties owned by non-profit organizations. Mr. Liebs motioned to grant these requests which was seconded by Mr. Zwynenberg. The motion was unanimously approved.

### III. Old Business

#### A. Revised Plans for Billings/Ira Allen Chapel Project

The following comments were made: (letter/number notations refer to page numbers of the project drawings)

A8 Discussion of pilasters on front of Ira Allen new entrance to lecture hall; should go all the way to the ground. Header course of brick between pilasters in each outermost bay of entrance should be eliminated.

A8 Discussion of windows at front bay of east side and west side of lecture hall - should be eliminated.

Council discussed the importance of brick and mortar color and indicated their desire to review this.

A8 North elevation of Ira Allen Chapel; ground story-either side of stair. Two windows should be narrowed so wall section on either side of windows is broadened.

A23 Stone beltcourse at bottom of frieze should project beyond brick veneer below, and frieze above should be recessed from the plane of the brick veneer below the beltcourse so that triglyphs do not project beyond face of brick veneer below beltcourse.

Council believes that construction document does not express same concept as design drawing in regard to treatment of roof and cornice; roof appears to float and building is lighter in design drawing. Suggest that color be used to express this lightness.

A8 East elevation - remove proposed pediment from existing opening. Emphasize nature of door as primary entrance with landscaping detail rather than architectural embellishment.

Recommend walk through of demolition plan for library with University of Vermont representative.

A47 Stair 7. New stairway at south of and adjacent to Billings' main entrance; materials and design of stairway should be examined.

#### Specifications:

Masonry cleaning should be carefully specified with careful test patches performed following Preservation Briefs.

Bright aluminum of roofs of Billings addition should be replaced with different material.

Final product has varied from initial intent of project as presented in design drawings.

Finishes and details do not live up to earlier design presentation.

Wish to review all exterior finishes.

Advisory Council would like to go back and review previous drawings with project architect and compare them with construction drawings; would request that representative of the University be present.

Some of details seem to deviate from design drawings and sketches.

Would like samples of materials and samples of test cleaning of masonry available by that meeting.

VI. New Business

A. Presentation on Shelburne Farms

Marilyn Webb, President, Shelburne Farms Resources, Inc., made a presentation on Shelburne Farms and briefly discussed the long-range plan it has undertaken over the upcoming year with assistance of a matching Survey and Planning grant from the Division. The Council took a brief tour of the formal gardens and Ms. Webb pointed out restoration needed there.

Mr. Gilbertson called Ray LaVigne, Director of Administrative Support Services, University of Vermont, about arranging a meeting with architects on Billings-Ira Allen Chapel. Mr. LaVigne will contact the architects and contact Mr. Gilbertson on Friday, June 22 about date and time to meet at Billings.

IV. National Register Final Review

A. Fox Hall, Westmore

The Council reviewed the National Register nomination and photographs. Mr. Fisher motioned that the nomination be forwarded to the National Register. Mr. Bruce seconded the motion which passed unanimously.

V. National Register Preliminary Review

A. Guyette House, Barre

The Council determined that this building would be a contributing structure in a historic district, but lacks sufficient architectural merit to be nominated individually to the National Register.

B. Putnam Rest Home, Worcester

The Council determined that this building would be a contributing structure in a historic district, but lacks sufficient architectural merit to be nominated individually to the National Register.

C. Stage Coach Inn, Leicester

Mr. Gilbertson explained to the Council that in 1976 the building had been moved 100 feet and oriented at a 90 degree angle from its original site. This move was undertaken to avoid the demolition of the building. This action by the Highway Department was taken as a result of the Section 106 procedures. Despite the move, the Advisory Council decided the building merited inclusion in the National Register.

D. Randolph School, Randolph

The Council determined that this building would be a contributing structure in a historic district, but lacks sufficient architectural merit to be nominated individually to the National Register.

E. Washburn House, Dorset

There was a discussion of the owner's plans and how it will affect original materials and design of the building. The building appears to be 18th century, so it has importance because of its age. The Council needs more information before it can make a preliminary determination of eligibility, e.g. photographs, as-built drawings, changes made before owners began work and changes proposed. The Council is concerned that enough of the original fabric remain so that it qualifies for the National Register.

F. South Londonderry Village Historic District

There was a discussion of the boundary; a definite boundary will be determined through research, but is basically eligible.

G. Londonderry Village Historic District

The Council felt that it no longer retains enough architectural integrity due to loss and alterations of buildings to express a sense of time and place. Many buildings are altered and no sense of history is left. The Lorenzo Duncan house lacks sufficient architectural merit to be eligible individually for the National Register. In addition, alterations are evident from Congdon's photograph of the building in the 1930's.

H. Putney Village Historic District

The Council discussed the difference between this proposed district and the Londonderry district and felt it was much more cohesive. The Council recommended that the nomination proceed.

I. Jeffersonville Historic District

The Council recommended that the nomination proceed. There was a discussion of the Jeffersonville Town Hall. It was nominated individually several years ago, but work on the building since that time has jeopardized its eligibility. The Council recommended that a letter be sent to the owner stating this.

J. Harford House, Grand Isle

The Council requested more information on this property. The Council would consider it eligible if the question of exterior "stucco" was resolved.

The meeting was adjourned at 3:45 p.m.



STATE OF VERMONT

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OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

July 13, 1984

\* \* \* \* IMPORTANT \* \* \* \*

Following the Advisory Council meeting on July 18th, Jay Zwynenberg has invited Council members and their spouses/companions and families to a social gathering at Jay's house in Old Bennington. Jay has generously offered to provide lunch, swimming, tennis and general good times in the afternoon following the meeting.

Could you please call Nancy at the Division (828-3226) by Tuesday morning to confirm how many people will be accompanying you so that we can pass on the information to Jay? Thank you.

\* \* \* \*



STATE OF VERMONT

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July 13, 1984

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, July 18, 1984, beginning at 10 a.m. at the Old Academy Building, 30 Monument Avenue, Old Bennington, Vermont.

Agenda:

- I. Minutes of June 20, 1984 Meeting
- II. Determination of Date for September Meeting
- III. Old Business
- IV. National Register Preliminary Review
  - A. Harford House, Grand Isle - continued review
  - B. Pond Road Chapel, Vernon
  - C. Leicester Meeting House, Leicester
  - D. Cornwall Historic District, Cornwall
  - E. West Dover Historic District, Dover
  - F. Brookline Apartments, Springfield
  - G. Maxfield House, Fairfax
- V. New Business
  - A. Pittsford Covered Bridge



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

MINUTES

July 18, 1984

MEMBERS PRESENT: Martin Tierney  
Lawrence Atkin  
Courtney Fisher  
Jay Zwynenberg

MEMBERS ABSENT: Marjory Power  
Lawrence Bruce  
Chester Liebs

STAFF PRESENT: Nancy E. Boone

The meeting was called to order at 10:45 a.m. by the Chairman.

IV. National Register Preliminary Review

A. Harford House, Grand Isle

The Council continued its review of the building. Ms. Boone reported that Eric Gilbertson had visited the site and noted that it has been repointed with cement mortar that overwashed onto the stone a great deal. Mr. Gilbertson also noted that most of the interior had been remodeled in the early 20th century.

Mr. Fisher stated that the house's strongest architectural element is its Isle LaMotte stone construction, which has been compromised by the repointing.

The Council felt that the house's architectural strengths had been compromised by the cement repointing, adversely impacting its architectural significance. The lack of an original interior supplemented this. The Council concluded that if the owner can establish a direct link between the house and the development of Gordon's Landing, it may be eligible under historic significance. If the cement can be safely removed, it could be architecturally eligible. The Council recommended that test patches be done with mild methods and in consultation with the Division.

B. Pond Road Chapel, Vernon

The Council reviewed slides and historic background of the Chapel. It felt that the interior features (wallpaper, furniture, rugs, stove) were determinant in making the building significant, and they should be preserved.

C. Leicester Meeting House, Leicester

The Council reviewed photographs of the building, and voted 3 to 1 in favor of recommending it for inclusion in the National Register. The Council also wanted to encourage the Town to nominate the old schoolhouse, because it felt that it is also eligible.

D. Cornwall Historic District, Cornwall

The Council reviewed photographs of the buildings in the village. The Council felt that the Town Hall, the church and the DAR building are individually eligible for the National Register and that there is no eligible district there.

E. West Dover Historic District

The Council reviewed slides of the village and determined that it appears eligible for inclusion in the National Register.

F. Brookline Apartments, Springfield

The Council reviewed slides of the building and its context. Ms. Boone read two letters that had been received in support of its nomination. The Council thought that the building is eligible on its own merits, architecturally, and stylistically distinctive enough from surrounding residences to stand on its own. It is not part of a downtown commercial/industrial district.

G. Maxfield House, Fairfax

The Council reviewed the survey form and photo and determined that it appears to lack sufficient architectural merit to be eligible for the National Register.

H. Old East Randolph Schoolhouse

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

V. New Business

A. Pittsford Covered Bridge

The Council reviewed plans for the bridge and expressed concern that the slate roof be repaired with slate. Otherwise, the design solution seemed to meet preservation goals.

I. Minutes

Mr. Tierney proposed a correction to the last item on page 2 of the June 20 minutes to read as follows: "Finishes and details do not appear to live up to earlier overall design concepts." With this correction, Mr. Fisher motioned to accept the minutes, seconded by Mr. Zwynenberg and passed unanimously.

II. The date for the September meeting will be the 19th to be held at the Precision Museum in Windsor.

V. New Business

Ms. Boone reported on handicapped access conference planning. The date is set for September 13, 1984. Ms. Boone noted that the Division, the Vermont League of Cities and Towns and the Preservation Trust of Vermont are seeking another co-sponsor to represent handicap interests. The Division plans to talk with the Architectural Barriers Board, one possible co-sponsor. Ms. Boone described the planned format for the conference, with a design charrette on specific cases in the afternoon.

Mr. Atkin requested that at the next meeting, the Council discuss its role in historic preservation in Vermont and think about expanding its activities to include more active, positive contributions to the field. The Council agreed to schedule the topic for the August meeting.

Mr. Fisher motioned to adjourn the meeting, seconded by Mr. Zwynenberg and unanimously passed. The meeting adjourned at 1:10 p.m.



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

JULY 26, 1984

MINUTES, SPECIAL MEETING

MEMBERS PRESENT: Martin Tierney  
Courtney Fisher  
Lawrence Bruce

MEMBERS ABSENT: Lawrence Atkin  
Chester Liebs  
Marjory Power  
Jay Zwynenberg

STAFF PRESENT: Nancy E. Boone

OTHERS PRESENT: Jean-Paul Carlihan  
Ray LaVigne  
Lawrence Man  
Norman Bishop

The Council members met on-site at Billings-Ira Allen Chapel and reviewed issues noted in the minutes of the June 20 Advisory Council meeting.

The Council addressed the question of the pilasters on the front of the lecture hall. Mr. Carlihan said that the "sillcourse" of headers was proposed to allow for a straight foundation under the front facade.

Mr. Man noted that the skin of the front wraps around the corner in a three-dimensional expression.

Mr. Carlihan indicated that the three bays in the center of the facade relate to interior plan and the end bays must be opaque because they do not relate to interior spaces. The sill detail on the end pilasters honestly differentiates them as different than the central "real" bays.

The next item discussed was the side windows on the front end of the lecture hall. The Council felt that they were too small in scale. The windows are there to light the interior of the lecture hall portico interior, but their effect on the aesthetics of the exterior is negative.

Mr. LaVigne said that while he would welcome the cost reduction of the elimination of a feature like the little windows, he was very concerned about the darkness in the entry foyer that would result.

Mr. Tierney asked if the window could be elongated to better the scale. Mr. Man said that there is a heating element on the floor on the interior, but it is on the floor. He showed a drawing that illustrated interior elevation of the wall with paneling. Changing the proportion of the window would destroy the scale of the interior treatment.

Mr. Man noted that from the inside, the window frames a view to the exterior of the roof of the house next door (on the east side).

The Council felt that the arguments in favor of the windows appeared to outweigh its disadvantages.

The next issue discussed was brick color. Mr. Calihan said that the Council will have the opportunity to review samples of the brick. He thought that it would be important to have the Billings building cleaned before comparing brick colors to it. Messrs. Fisher and Carlihan both noted that it would be important to match brick to the color of Billings rather than to Ira Allen.

Mr. Man noted that the back wall of Billings will be cleaned as part of this project.

Mr. LaVigne said that the whole building will be cleaned in the next month or so. He is getting specifications for the cleaning from Carlihan and Max Ferro and is talking with contractors. Making any sample panels of the new brick would have to wait until the cleaning was done.

Mr. Carlihan said that the mortar will be tinted to match the brick.

The Chesnut brick mentioned in the specifications was used only for cost estimates and is not final.

The next issue was the large windows in the basement level of Ira Allen, facing north. Mr. Carlihan said that the windows were there to light an interior lounge. He said that aesthetically, he did not care for them and would be happy to remove them.

Mr. LaVigne noted that the lounge was necessary to give commuting students a place to go, to socialize or to study when the upstairs of Billings is closed. Mr. LaVigne said that the retention of the windows in the design is not "sacred."

The architects and the Council and Mr. LaVigne agreed that they could be eliminated.

Mr. Man noted that the lounge was not hooked into the complex's overall air conditioning system and that eliminating the windows would necessitate the introduction of mechanical means to get fresh air to the room.

Mr. LaVigne and the architects will investigate the cost of air conditioning the lounge and eliminate the windows if the net cost is less.

The topic of the triglyph projection was discussed. Mr. Carlihan indicated the guttae represented tears. It would be bad construction practice to have the triglyphs sitting on a projecting "sill" that would trap water and encourage rotting of the triglyphs and guttae.

The color of the entablature band is brick with wood triglyphs painted white and the band above is subtle gray granite. The question arose whether the pediment should be a darker value of the trim color. People agreed that that would be desirable.

The discussion turned to the door on the rear of Ira Allen and its appropriate design. Mr. Tierney noted that he was concerned that the new entrance not be designed so as to confuse new construction with old elements. Mr. Tierney asked if the door trim could pick up on the associative classical treatment on the front of the lecture hall for the treatment of the door. Mr. Carlihan noted that he would like to do something simplified, rather than clumsily classical with the entrance. Mr. Tierney said he agreed. The idea of having a taller door arose. Mr. LaVigne noted that if the doors are too high, they will need power assist openers for the handicapped. Mr. Carlihan proposed removing the pediment and keeping a simplified entablature band.

The next topic was the stair (A-7). Mr. Man noted that it was a fire stair. The drawings were confusing because they made it look like an open pipe-rail stair. The stairwell is not open; it has a wall up the middle. The Council noted that since it is part of the Billings building and a major traffic stair, it should be treated sensitively. They thought there should be a wood rail rather than pipe. Mr. LaVigne said that he had no problem with that.

The topic of bright aluminum skylights came up. They are not going to be bright aluminum. Mr. Carlihan noted that he was surprised that the Council would think that Shepley, Bulfinch would suggest such a thing.

The Council next discussed the new elevator stair hall. The current stair to the lower level will cease to be a main circulation stair. The wall enclosing it will be paneled. A door will open to the former stairwell where access to the elevator will be found. Handicapped persons will have a key to the elevator and will be able to go up to the mezzanine and down to the new cafeteria. Others will only be able to take the elevator to the mezzanine level. The stairs to the lower level will no longer be available at this location. This was part of the original program for the project - to get the students out of having to walk through Billings to get to the stairway to the lower level.

Mr. Carlihan asked the Council what their reaction would be to shrinking the size of the lecture hall. Mr. Man showed a color sketch of the building reduced in size. The drawings showed a slightly narrower and shorter

building. The triglyphs would be lost. The Council lamented the loss of the triglyphs rather than a shrinking in size.

Mr. Carlihan noted that since Mr. Fisher suggested supra-slate, they have found out that the material is not guaranteed and does not hold up well in Vermont. Mr. LaVigne noted that the idea of fake slate has been scrapped and the proposed roof covering is back to real slate.

Mr. Tierney noted that the Council would follow up on the meeting with a letter.

The meeting adjourned at 11:25 a.m.



STATE OF VERMONT

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

August 15, 1984

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, August 22, 1984, beginning at 9:30 a.m. in the Fourth Floor Conference Room of the Pavilion Building, 109 State Street, Montpelier, Vermont.

Agenda:

- I. Minutes of July 18, 1984 Meeting
- II. Determination of Date for October Meeting
- III. Old Business
  - A. Report on Review of Latest Plans for Billings/Ira Allen Chapel Project
- IV. National Register Final Review
  - A. Windham Village Historic District
- V. National Register Preliminary Review
  - A. Williamstown Village Historic District
  - B. Wheelock-Boardman House, Townsend
  - C. Marshfield Village Historic District
- VI. New Business
  - A. Searsburg/Wilmington DOT Project
  - B. Survey and Planning Grant Requests
  - C. Discussion on the Role of the Advisory Council



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

MINUTES

August 22, 1984

MEMBERS PRESENT: Marjory Power  
Jay Zwynenberg  
Courtney Fisher  
Lawrence Atkin

MEMBERS ABSENT: Martin Tierney  
Chester Liebs  
Lawrence Bruce

STAFF PRESENT: Eric Gilbertson  
Nancy Boone  
Milton A. Eaton

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

- I. The minutes of the July 18, 1984, meeting were reviewed. Mr. Zwynenberg made the motion to accept the minutes. Mr. Fisher seconded the motion, which passed unanimously.
- II. The date for the September meeting was discussed. The originally discussed date of September 19 conflicts with a recently scheduled RP3 conference which staff must attend. It was rescheduled for Thursday, September 27, in Windsor. The meeting will begin at ten o'clock.

The date for the October meeting was scheduled for Thursday, October 25 in Montpelier.

III. Old Business

The Council discussed the minutes of the special meeting on July 26, 1984, concerning Billings/Ira Allen Chapel. Mr. Fisher made the motion to accept the minutes of the special meeting. Mr. Zwynenberg seconded the motion, which passed unanimously.

Denial of National Register Listing for Singer Building, Burlington

The Council reviewed the letter from the National Park Service on the reasons why the Singer Building was rejected for inclusion in the

National Register. Mr. Gilbertson noted that the building is exemplary of the changes occurring on Church Street in the 19th century - from gable-front domestic house types to multi-story commercial design. Mr. Atkin noted that the letter does not clearly state why it was not eligible. Mr. Gilbertson noted that it is his feeling that in borderline cases like this, the Park Service should defer to the states, who have professional staff and qualified review boards much more familiar with the state's architecture.

VI. New Business

C. Discussion of the Role of the Advisory Council

The Council and Division staff discussed problems perceived in federal review and involvement in Tax Act projects. Both expressed frustration in the contradictory interpretations of the Secretary of the Interior's Standards. Council members discussed what possible role the Council could play in causing changes in federal regulations and policies.

Mr. Fisher brought up the possibility of the Council taking an active role in Tax Act project review. Mr. Gilbertson noted that it would create administrative problems to involve the Council in each and every review. Perhaps a letter approach would be to bring generic problems for Council discussion. The Council could also continue to review large projects on an informal basis.

Mr. Atkin suggested that the Council and the Division staff hold a meeting to further discuss the role of the Council and how to change policies and systems to allow for a less reactive role for the Council.

Mr. Gilbertson showed drawings of the Waitsfield project, and Council members offered comments.

IV. National Register Final Review

The Council reviewed the nomination form and photos for the Windham Village Historic District. Ms. Boone read the one comment letter received which concerned a correction in the name of a road in the District. Mr. Fisher made the motion to accept and forward the Windham Village Historic District nomination to the National Register. Dr. Power seconded the motion, which passed unanimously.

VI. New Business

Mr. Gilbertson reviewed the draft 1986 Budget with the Council and explained proposed new expenditures and their need.

Survey and Planning Grant Requests

Vermont Metal Bridge Inventory Project - Of the two proposals received, the one that will probably be chosen will require a project cost of \$41,000.

Certified Local Government Regulations Project - The Division is contracting with The Preservation Trust of Vermont for the preparation of Vermont's Certified Local Government Regulations.

Springfield Downtown Preservation Plan - The Town of Springfield has made an initial request for a \$5,000 grant to prepare a downtown preservation plan. The exact scope of services will be prepared in the near future.

Middletown Springs Historic District National Register Project - The total cost is \$2,400. The Town is providing \$1,000 of the match and the historical society will provide \$200 match.

Champlain Maritime Society Services Grant - To coordinate activities between the Division and the Champlain Maritime Society for public information, publications and for consultation on underwater resources. Thirteen thousand dollars (\$13,000) will be provided by the Champlain Maritime Society and a grant of \$13,000 will be provided by the Division.

Preservation Trust Services Grant - A \$4,200 grant to coordinate activities between the Division and the Trust for public information, publications, and for consultation on historic resources.

Mr. Fisher made the motion that all of the above grant projects be approved. Mr. Zwynenberg seconded the motion, which passed unanimously.

V. National Register Preliminary Review

C. Marshfield Village Historic District

Pat Yoe of the Central Vermont Regional Planning Commission showed slides of the village. Larry Atkin noted that Route 2 through the village is a highly distracting feature that detracts from the sense of villageescape. The Council members felt that the architecture of the village is good, however, and that with some maintenance and repair, the buildings could show to their best advantage. The Council recommended that the nomination proceed.

A. Williamstown Village Historic District

The Council reviewed slides of the village presented by Pat Yoe. Council members thought that although there are pockets of intact, good buildings within the village, they are isolated by enough intervening non-contributing buildings that the village no longer retains

an intact historic sense of time and place as a historic village unit. The Council felt that the village does not appear to meet the criteria for inclusion in the National Register.

Mr. Fisher raised the question of nominating the three churches, the parsonage and the town hall as a small district representative of the traditional grouping of public buildings on a commonly held piece of ground. Ms. Boone questioned whether this could be done within National Register guidelines.

The Council decided to table a final decision pending more information about the history of the five buildings and information on whether such a district would be acceptable to the National Register.

B. Wheelock-Boardman House, Townsend

The Council reviewed photographs and some information on the history of the house that had been provided by the owner. The Council recommended that the nomination proceed. Mr. Fisher raised the possibility that the house may have been remodeled from an earlier dwelling because of proportion and existing fireplaces.

VI. New Business

A. Searsburg-Wilmington DOT Project

On further consideration of this project, it was found that Council review was not required.

C. Further Discussion of the Role of the Advisory Council

Mr. Atkin expressed concern that the Council is only reactive and does not make innovative, positive steps to add value and make a positive contribution to historic preservation in Vermont. One example is the National Register process; the Advisory Council reacts to requests rather than seeking out the best buildings and districts in Vermont. Ms. Boone said that staff limitations made that impossible, even though that approach is ideally the best approach.

The meeting was ajourned at two o'clock.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

September 21, 1984

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, September 27, 1984, beginning at 10 a.m. in the library of the American Precision Museum, 195 South Main Street, Windsor, Vermont

Agenda:

- I. Minutes of August 22, 1984 Meeting
- II. Determination of Date for November Meeting
- III. Old Business
  - A. Act 250 Permit for Billings/Ira Allen Chapel Project
  - B. Singer Building, Burlington
  - C. Discussion of Investment Tax Credits
- IV. National Register Final Review
  - A. Gale-Bancroft House, Plainfield
  - B. Orleans County Courthouse and Jail Complex, Newport
  - C. Stagecoach Inn, Leicester
  - D. Wallingford Main Street Historic District
- V. National Register Preliminary Review
  - A. Williamstown "Common" (continued review)
  - B. Sears Barn, Pawlet
  - C. White House, Barnet
  - D. St. Michael School, Brattleboro
  - E. Brandon High School, Brandon
  - F. Brownsville Historic District, West Windsor
- VI. New Business
  - A. Discussion of Certified Local Government Regulations
  - B. Regulations on Conflict of Interest
  - C. Tour of The Precision Musuem



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

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DIVISIONS OF:

Administration 828-3231

Historic Preservation 828-3226

Vermont Travel Division 828-3236

Vermont Life Magazine 828-3241

October 18, 1984

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, October 25, 1984, beginning at 10 a.m. in the library of the American Precision Museum, 195 South Main Street, Windsor, Vermont.

Agenda:

- I. Minutes of August 22, 1984 Meeting
- II. Determination of Date for November and December Meetings
- III. Old Business
  - A. Act 250 Permit for Billings/Ira Allen Chapel Project
  - B. Singer Building, Burlington
  - C. Discussion of Investment Tax Credits
- IV. National Register Preliminary Review
  - A. Williamstown "Common" (continued review)
  - B. Sears Barn, Pawlet
  - C. White House, Barnet
  - D. St. Michael School, Brattleboro
  - E. Brandon High School, Brandon
  - F. Brownsville Historic District, West Windsor
  - G. Lareau Farm (review of changes to building)
- V. New Business
  - A. Discussion of Certified Local Government Regulations
  - B. Regulations on Conflict of Interest
  - C. Tour of the Precision Museum
  - D. Charlotte Covered Bridge - floor replacement
  - E. Role of Advisory Council



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

October 25, 1984

MINUTES

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

MEMBERS ABSENT: Courtney Fisher  
Chester Liebs

STAFF PRESENT: Eric Gilbertson  
Nancy Boone

OTHERS PRESENT: Bertie Sprague, St. Michael's Parish  
Brattleboro

The meeting was called to order by the Chairman at 10:35 a.m.

- I. The Council reviewed the minutes of the August 22, 1984, meeting. Mr. Gilbertson noted one typographical error on page 2, paragraph 3; "letter" should be "better." Mr. Zwynenburg motioned acceptance, Dr. Power seconded the motion and the motion passed unanimously.
- II. The November meeting was set for Thursday, November 29 in Montpelier. The January meeting was set for Thursday, January 10, 1985, in Montpelier.
- IV. National Register Preliminary Review

D. St. Michael's School, Brattleboro

Mr. Gilbertson gave background information on the environmental review of St. Michael's School. He said that the Division's review was prompted by Section 106 since federal funds were being used to replace windows on the school. Mr. Sprague discussed the development of the complex. Circa 1860, the church lot was purchased and a church constructed.

In 1869-1874, The Wardner House (pre-existing) was used as the rectory. In 1874, 150 Catholic children were expelled from public

school for going to mass on a holy day and leaving school. The following year, the original school was constructed behind the Wardner House. The nuns moved into the Wardner House in 1874. It served them from 1874 to c.1929. In 1879, the rectory was purchased (existing house next to church), moved back and expanded in the 1880s. In 1926, the Wardner House was torn down to make way for the new school. The new convent (former Fisk House) expanded with a dormitory wing in 1948. The area today is surrounded by parking lots and an oil company. The rectory has been classified as a fire trap by the Fire Marshall. It may be demolished or the top unsafe floor may be removed. The convent is no longer used by nuns. The school has not undergone much change since its construction other than interior modernizations. The sides of the school now have bronze aluminum doors. The parish does not believe that the complex meets the criteria for National Register listing.

The school is used by the parochial school on the first floor and the public school on the second floor. A study was done to recommend energy improvements. One recommendation was window replacement with bronze anodized aluminum double or triple glazed windows about 40% reduced in size from the original openings, with a bronze panel above. Mr. Sprague said that the frames/casings are very deteriorated; the sash is not as bad. Mr. Sprague said that if the original windows were restored, the payback period would be lengthened to such an extent that the grant might be rescinded. (The grants are awarded competitively based on payback time of energy improvement.) Mr. Sprague indicated that the parish is very concerned about costs; they have been struggling economically to keep the school open.

Mr. Gilbertson noted that it is likely that other schools of the era will be proposed for similar projects and that this case may be precedent setting. He also noted that ultimately the eligibility question could be resolved through the 106 process.

The Council reviewed photographs of the school and slides of the school and neighboring buildings. They also looked at St. Peter's-Mount St. Joseph complex as an example of a religious complex that is on the National Register.

Mr. Gilbertson noted that in one sense, changing the window sash is reversible because the window opening does not change. The Council discussed the possibility of working with the Energy Office on a project of working with schools early in the process of planning window retrofits.

Mr. Bruce motioned that the building does not appear eligible individually based on architectural merit and that the religious buildings do not form an eligible complex. Mr. Atkin seconded the motion which passed unanimously.

### III. Old Business

#### A. Act 250 Permit for Billings/Ira Allen Chapel Project

The permit was granted August 29, 1984. Mr. Gilbertson noted that the permit made mention of the Council's involvement in the project.

### IV. National Register Preliminary Review

#### A. Williamstown "Common"

The Council continued its discussion of National Register eligibility of public buildings in Williamstown. Ms. Boone noted that she had talked with the National Register and that they will accept small core concentrations of public buildings as historic districts. The town has discussed demolition of the town hall. Pat Yoe of the Central Vermont Regional Planning Commission met with concerned citizens and with selectmen and they voted \$500 for a study of rehabilitating the town hall. They will contact the Preservation Trust for help.

The Council recommended that a district nomination proceed; however, if the town hall is demolished, it would be ineligible as a district.

#### B. Sears Barn, Pawlet

Barns are generally not included unless they are outstanding or part of a complex. The Council thought the barn was nice, but it did not have any qualities that make it unique or outstanding. Therefore, the Council concluded that the barn was not eligible for the National Register or the State Register.

#### C. White House, Barnet

The Council recommended that a nomination proceed; however, information on the interior should be included in the nomination.

#### E. Brandon High School, Brandon

The Council stated that the building would be eligible as an amendment to the existing Brandon Village Historic District.

#### F. Brownsville Historic District, West Windsor

The Council recommended that the nomination proceed.

#### G. Lareau Farm

Ms. Boone explained that preliminary approval had been given but changes had been made since then. She visited the site and observed the following changes: moving, replacing or introducing windows and doors in the woodshed wing and alteration of hayloft door and gable light in the attached barn.

After an explanation, the owners reversed some of the actions, but there are still changes. The Council approved the nomination, viewing the farm in its context to the valley, and indicated that the changes were not severe enough to render it ineligible for the National Register. The Council did, however, urge the owners to proceed with caution.

#### H. Craftsbury Village Historic District

The Council looked at the map and photographs from the State Survey and recommended that the nomination proceed.

#### I. 24 Church Street, Burlington

The Council reviewed photographs of exposed decorative features and recommended that the nomination proceed.

#### J. Gladstone Building, Winooski

The Council examined photographs and recommended that it be considered eligible as an amendment to the Winooski Falls Mill Historic District.

#### 1822 House, Weston - Resolution of Boundary

Ms. Boone discussed the problem with possible boundaries and the inclusion of the 1822 house which has had a major restoration in the last 15 years.

The Council felt that the 1822 house was located too far from the concentrated historic district to be included and that the boundary should be drawn at the intersection excluding the building at the fork of the "Y" but including the farm. The Council recalled its previous discussion on the district and the inclusion of the house at the fork and the 1822 house in the district. There was concern about the large amount of rehabilitation that had taken place on the 1822 house and that the end of the house gave a "saltbox" impression rather than that of an "I" house. The Council also expressed some concern with the addition of large multi-pane windows at the rear and the front door treatment. The Council also felt that the historical association with the village was not strong enough to include the house.

#### K. Westminster Village Historic District

The Council recommended that the nomination proceed.

#### L. Hattie Hanks House, Royalton

The Council reviewed photographs of the house and surrounding buildings in Royalton Village. It recommended that the house be nominated as part of a village district.

### III. Old Business

#### C. Discussion of Investment Tax Credits

The Council discussed the philosophy of the investment tax credit program and how the Secretary's Standards are being interpreted by the National Park Service.

Mr. Atkin expressed concern that the tax credits would not be used if they become cumbersome for architects, attorneys and accountants. The Division reiterated its concerns with interpretation of the Standards and the Director expressed concern that decisions made under the Tax Act should be understandable to the public. The Council concurred in the Division's concern.

### V. New Business

#### A. Discussion of Certified Local Government Regulations

The Division Director briefly explained the CLG process and asked if the Council had any questions on the regulations. They expressed their support for the concept and will forward any comments to the Division before the November 5 deadline.

#### B. Regulations on Conflict of Interest

The Division Director summarized the necessity for the Advisory Council adopting a code of conduct concerning conflict of interest and passed out copies of the conflict of interest section in the new National Register programs manual. He suggested that the Advisory Council adopt a code of conduct in regard to conflict of interest that includes three items: 1) that each Advisory Council member make any potential conflict of interest known at the beginning of a topic of discussion; 2) the Council member can then give a recommendation and make comments on the proposed project; 3) that the Council members with conflict of interest not vote on the project.

The Division will draft proposed regulations for action at the next Council meeting. The Council concurred with the outlined approach.

#### D. Charlotte Covered Bridge

The Division Director summarized the problems that have been identified with the Charlotte Covered Bridge. The Highway Department feels that the bridge is not safe for heavy loads. There has been considerable local interest, pro and con, concerning preservation of the bridge. The Director reported that he had visited the site and met with the Highway Department and that he had proposed the investigation of a flexible steel beam under the deck. Mr. Gilbertson had spoken with several structural engineers about the bridge and one was going to be asked to visit the site and make recommendations for a creative solution for strengthening the bridge without destroying original fabric of the bridge. Mr. Gilbertson noted that the solution might also be applicable to other covered bridges with similar problems.

C. Tour of Precision Museum

Ed Battison conducted a tour of the museum for Advisory Council members and noted recent preservation work on the facility and proposed program expansions.

F. Archeology and the State Register

The Division Director summarized the recommendations of the State Archeologist concerning the placement of archeological sites on the State Register. The Advisory Council has not reviewed the State Archeological Inventory like it has most of the Vermont Historic Sites and Structures Survey; and, therefore, the eligible Archeological Inventory sites have never been officially entered on the State Register. The State Archeologist suggests that Marjory Power, the archeologist on the Council, review all of the Inventory sites and recommend eligible State Register sites to the Council for their review and approval. To aid in this review, the State Archeologist drafted, "Criteria for Listing Archeological Sites on the State Register", a copy of which is attached to the record copy of the minutes. Copies were distributed to the Council members. The Council will discuss the matter further at the next meeting.

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



**STATE OF VERMONT**

*AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS*

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

November 16, 1984

**TWX 710-225-8100**

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 Tuesday, November 20, 1984, beginning at 9:30 a.m. in Memorial Lounge on the main level of the Waterman Building, South Prospect Street, Burlington, Vermont.

Agenda:

- I. Minutes of October 25, 1984 Meeting
- II. Determination of Dates for January and February Meetings
- III. Old Business
  - A. Review of Brick Cleaning Test Patch and Sample of New Brick for Billings/Ira Allen Project
- IV. National Register Preliminary Review
  - A. 70 Prospect Street, Barre
  - B. Alther House, Hinesburg
- V. New Business



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

MINUTES

November 20, 1984

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

MEMBERS ABSENT: Jay Zwynenburg  
Lawrence Atkin

STAFF PRESENT: Nancy Boone  
Gina Campoli

OTHERS PRESENT: Lucinda M. Jones  
Barre Neighborhood Housing Services

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

- I. The minutes of the October 25, 1984, meeting were not available for review. The Council will review them at their next meeting.
- II. The January meeting was confirmed for Thursday, January 10, in Montpelier. The February meeting was set for Thursday, February 21, in Burlington.
- IV. Preliminary National Register Review

B. Alther House, Hinesburg

The Council reviewed Survey photos and interior and exterior photos submitted by the owner. Mr. Fisher indicated that the interior is gutted and said the front facade is the only feature with merit. Mr. Fisher and Mr. Liebs suggested a possible rural district in that area which is rich in Federal period brick homes. Mr. Liebs further indicated that anything that is as old as 1803 and intact should be nominated. Ms. Boone noted that the question of individual eligibility should be addressed since that is the request from the owner. The Council could, in addition, recommend a district. Mr. Liebs suggested that the Council's decisions be computerized to assist in future decision making. Mr. Liebs moved that the building is eligible individually and eligible as part of a rural district on

Silver Street. Mr. Bruce seconded the motion. The motion passed, but Mr. Fisher voted in the negative saying that it would be eligible only as part of a district, not individually.

A. 70 Prospect Street, Barre

Lucinda Jones described the background of the Neighborhood Housing Services loan program project on this house. The owner wants to get a loan to have the house sided with vinyl siding. Since federal funds are involved in the loan program, it needs to be determined if the house is eligible for the National Register. Ms. Campoli showed slides of the house and the neighboring buildings.

Mr. Fisher commented that he thought there might be a small district in the Branch Street area. Mr. Liebs commented that when the Barre Main Street Historic District was done several years ago, the Council discussed the nomination of residential districts in the future.

Ms. Jones noted that the woman who owns 70 Prospect Street originally wanted to destroy the historic trim in applying the siding. Ms. Jones' office convinced her to save the trim.

The Council members discussed the possibility of a community paint-up program in the Branch Street area. Mr. Liebs noted that it might be a project that the Preservation Trust of Vermont would be interested in. It might also be a good project for a Yankee Intern program. The Council expressed an interest in working with and supporting a community painting project and other projects to support community pride and preservation in conjunction with the Neighborhood Housing Services.

Ms. Boone raised the question of whether this area represents an intact historic immigrant neighborhood or whether it is a fragment of a much larger neighborhood which has lost its integrity through alteration.

Mr. Fisher motioned that the area appears eligible for the National Register as a district. Mr. Bruce seconded the motion, which passed unanimously.

C. Rowley House, Williston

The Highway Department preferred alignment for the Essex Bypass project would take the house. Ms. Boone noted that there is little known historically about the house. It appears on historic 19th century maps and was a tenant house recently (main farmhouse burned). In 1869, this was one of several farms owned by Chauncey Wells Brownell, a prosperous local citizen. Brownell lived in a more elaborate brick Federal house in the southwest part of town.

The Council members discussed the importance of the structure as one of the few indications in the developed Tafts Corners area that the area was once an agricultural landscape. Mr. Fisher noted that the house is part of a larger brick building tradition in Williston and thus possesses merit in that context. The house is not architecturally outstanding on its own.

Mr. Liebs indicated that it was possible to express serious concern over a building rather than officially determining eligibility. The Council members concurred that at this point, they would like to express serious concern over the possible demolition of the house because it may merit inclusion in the National Register. The Council noted that they hoped that a different alignment for the bypass could be found.

### III. Old Business

#### Review of Billings/Ira Allen Project

The Council reviewed on-site the cleaned stone on Billings and the panel of proposed brick for the addition to Billings. Mr. Mastro explained the cleaning process that had been tested. The chosen method was a hydroflouric acid chemical cleaning. Mr. Mastro said that three mild solutions had been tried and they did not clean the stone. Mr. Mastro showed the Council the sample brick panel which was placed beside a cleaned patch of stone on Billings. The brick was wet and the Council noted that it was difficult to assess the color in its wet state. The brick showed significant color variation within each brick - from reddish to tannish brown. The surface of the brick is distressed to simulate an antique finish. University of Vermont personnel moved the sample panel to Ira Allen so that the Council could also view it in relation to Ira Allen's brick. It appeared to be a relatively close match to Ira Allen's brick in its dirty state. Ira Allen is not currently scheduled for cleaning according to University personnel. The Council wondered about the advisability of choosing brick to complement cleaned stone on Billings and dirty brick on Ira Allen. In general, the Council was not pleased with the brick choice. They thought that it appeared to be trying to match the color of the historic structures (and failing) instead of complementing the historic structures with a non-matching color. The mortar was greyish in color. Mr. Mastro gave Mr. Tierney a copy of the brick consultant's letter specifying brick choice and mortar color. The brick in the sample panel was Cherokee Brick and the mortar had brown and yellow color additives.

Mr. Carlihan did not indicate this brick would be the one. Mr. Liebs suggested that his students make photos for comparison. They would be good for the record. Mr. Fisher indicated that color slides are more color correct. Mr. Liebs' students will take slides and color photos of Bilings, Ira Allen and the sample brick panel (dry) and will construct a photographic model of the visual impact of the mass of new brick connecting the two historic buildings. Mr. Tierney noted that the decision on the brick has to be made quickly, to which Mr. Bruce agreed.

Mr. Bruce suggested a possible special meeting to view more samples and discuss the choice of the new brick. The Council decided to hold a meeting next week on November 29 or 30 if Jean Paul Carlihan or his representative could attend then. Mr. Liebs will also call

Max Ferro in the meantime to discuss the brick. Mr. Liebs said that the Council shouldn't necessarily reject this brick. He said that the Council needs more information. They have serious questions about it and need to know what the architectural concepts of the brick are. Mr. Bruce noted that it is important to let the University know that the Council is not ready to approve the proposed brick and that the Council seriously questions the brick choice. Mr. Tierney will contact Ray LaVigne with the information and the Council's request to meet with the architect next week. The Council also wants to discuss the final design for the lecture hall when they meet with the architect.

#### IV. National Register Preliminary Review

##### D. Highland House Inn, Londonderry

The Council's review of the building is in response to two concerns: 1) the owners want to have the building nominated to the National Register; and 2) there is an Act 250 project planned for the property and a determination needs to be made on whether it is eligible for the State Register.

The Council reviewed two postcard photos that had been submitted by the owners' contractor. Ms. Boone also relayed information on the interior of the building as described by the contractor. The interior has been sheathed in sheet paneling which the current owners are removing to find original plaster walls and woodwork. The house has no fireplaces. It has accordinian lathe, horsehair plaster, a chunky turned newel post and square nails. The owners believe that the house is an early 1800s stagecoach inn. The contractor reported that it is of post and beam construction; he said that no corner posts are visible on the interior.

Ms. Boone presented xerox copies of historic (turn-of-the-20th-century) photos of the building. The photos show that the house at that time had a full width, one-story porch on the main block and wing with Gothic slotted posts; the porch no longer exists. The photos also show a door enframingent of pilasters and cornice lintel (now gone) and a curved fascia board treatment on the gable ends.

Ms. Boone and the Council felt that architecturally the building appears to date from the 1850s or 1860s. A building does appear on maps of 1856 and 1869 in the vicinity of this structure.

The Council determined that the building does appear eligible for the State Register. Based on the information presented, it does not appear eligible for the National Register due to a lack of architectural merit and loss of architectural elements. The Council noted that if evidence was presented to corroborate an early 1800 date for the building, they would reconsider its National Register eligibility.

The meeting adjourned at 12:00 noon.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

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

December 3, 1984

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Friday, December 14, 1984 beginning at 11 a.m. at the office of the Director of Administrative Support Services, 109 South Prospect Street, University of Vermont, Burlington, Vermont.

Agenda:

I. Minutes of October 25, 1984 and November 20, 1984 Meetings.

II. Old Business

Discussion of Brick choice for Billings/Ira Allen Project  
with Architect Jean Paul Carlihan.



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

MINUTES

December 14, 1984

MEMBERS PRESENT: Martin Tierney, Chairman  
Lawrence Atkin  
Lawrence Bruce  
Courtney Fisher  
Chester Liebs

MEMBERS ABSENT: Marjory Power  
Jay Zwynenburg

STAFF PRESENT: Eric Gilbertson  
Nancy Boone  
Gina Campoli

OTHERS PRESENT: Jean-Paul Carlihan) Of Shepley, Bullfinch,  
Otis Robinson ) Richardson and Abbott  
Ray LaVigne

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

I. Mr. Bruce motioned that the minutes of the October 25, 1984, and November 20, 1984, meetings be accepted as proposed. Mr. Fisher seconded the motion, which passed unanimously.

II. Discussion of Brick Choice for Billings/Ira Allen Project

Mr. Carlihan gave a summary of the consideration that has been given to the choice of the brick. Mr. Carlihan sees the design problem as bringing the two buildings together in the rear addition through the use of brick.

Mr. Carlihan agrees that the brick sample does look the same as the cleaned patch on Billings and that that is not acceptable to him either. It does not fulfill the design goal of being different than the historic building colors.

Mr. Carlihan noted that he thinks that the brick sample is subtly different than Ira Allen and, therefore, good. The cleaning of

Billings has not been completed. Mr. Carlihan noted that the test patches have yielded two colors - a lilac on the south wing and an orangy color on the east facade of the north wing. Mr. Carlihan wondered if Richardson had used the same stone for the north wing when it was extended several years after the original construction of the building.

Mr. Carlihan said that the original concept was to have a brick lighter than the color of Billings and darker than the color of Ira Allen.

Mr. Robinson said that when he specified the Cherokee brick for the sample panel, he was expecting that Billings would be orangy-colored, not lilac.

Mr. Liebs noted that it was odd to be selecting brick to complement one cleaned masonry building and one uncleaned one. Mr. Fisher noted that the new addition and lecture hall should probably be more complementary to Ira Allen, because Billings will continue to stand as an independent landmark with four important facades. Since Ira Allen is brick, the new construction will appear more as an outgrowth of Ira Allen.

The Council and the architects went to the site to review the brick samples against the building. The Council agreed that the cleaned east wall of the north wing does appear different in color than the rear (east) cleaned patch of the south section of the building. The architects noted that the connection of the new addition will hit Billings on the orangy section of the east wall, which is visually cut off from the south end of the east wall by the rear (east) pavilion of the building. Mr. Robinson noted that the brick budget is \$300,000. He said that the Cherokee brick is made in forms lined with paper which gives them a rounded face. The distressed finish is part of the manufacturing process. Mr. Carlihan said that it picks up the light and makes the surface of the brick lively.

Mr. Robinson also had several other samples of brick panels set up next to the building. The mortar is a Type II dark cement with a little bit of brown and yellow color. It was suggested that the orangy color of the cleaned stone on Billings may be an oxidation of the stone.

Mr. Fisher asked about how the brick coursing of the new construction will abut Ira Allen and Billings. Mr. Dickenson said that the brick coursing will match at the Ira Allen joint; it then shifts at the patio stair (where it won't be obvious) so that it can make the transition (2-1/8" difference) to match the coursing of Billings. Mr. Fisher asked if the mortar joints will be consistent (based on Ira Allen's joints) throughout. Mr. Robinson answered that he prefers the mortar joints to be tighter than looser.

Mr. Carlihan showed photographs of Billings and Ira Allen to the Advisory Council members.

The sample brick panel of Cherokee brick was then moved to lean against Ira Allen. It looked muddy and slightly green next to the brick of Ira Allen. Mr. Fisher thought that if the mortar joints were lightened, it would look better. Mr. Gilbertson thought that the joints could be struck with more of a profile. The muddiness of the brick may also be partially due to the round edges of the brick.

The Council continued the meeting over lunch.

The Council members had received and read copies of the Division's FY1985 Work Program prior to the meeting. Mr. Gilbertson summarized the Work Program and asked if any of the members had any questions, which they did not. Mr. Liebs motioned that the Division's FY1985 Work Program be approved. Mr. Fisher seconded the motion, which passed unanimously.

## II. Discussion of Brick Choice for Billings/Ira Allen Project-continued

Mr. Robinson and Mr. Carlihan noted the areas in which there seemed to be agreement between the Council and the architects: basic brick color and texture; the need for more definition of joints through profile and color.

The Council agreed that it should be the architects' task to find the solution to the problem of the "muddy" appearance of the brick. Mr. Gilbertson noted that mortar and joint characteristics can significantly affect the appearance of brick and that a final approval of the brick should wait until new sample panels are reviewed by the Council.

The architects will construct new sample panels for the Council's review.

## New Business

Mr. Gilbertson and Ms. Campoli described the Shimon Shalit property in Manchester Center and the Council reviewed photographs of the house. Mr. Bruce noted that because the Act 250 request may go to appeal, he would abstain from both the discussion and vote on the property.

Mr. Liebs motioned that the property be included in the State Register of Historic Places. Mr. Fisher seconded the motion, which passed unanimously, and with Mr. Bruce abstaining.

Several of the Council members and the Division staff then went to the Masonic Hall where they met with Peter Collins and toured the building. Mr. Gilbertson described the proposed rehabilitation of the building and the problems that the National Park Service's Mid-Atlantic Regional Office had cited in denying certification of the project for the 25 percent tax

credit. The Council members noted that the proposed rehabilitation does not appear to destroy significant interior fabric. Mr. Liebs noted that the interior does not appear to possess any special architectural significance. Mr. Tierney will draft a letter to Peter Collins stating the Council's support of the appropriateness of the proposed rehabilitation.

The meeting adjourned at 3:45 p.m.