



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, January 10, 1985 beginning at 9:30 a.m. in the Phi Beta Kappa Room, Room 527 of the Waterman Building, South Prospect Street, Burlington, Vermont.

Agenda:

- I. Minutes of December 14, 1984 Meeting
- II. Confirmation of Dates for February and March Meetings
- III. Old Business
 - Review of Latest Brick Samples for Billings/Ira Allen Project with Project Architects
- IV. National Register Final Review
 - A. Kimball Public Library, Randolph
- V. New Business



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

MINUTES

January 10, 1985

MEMBERS PRESENT: Martin Tierney, Chairman
Lawrence Bruce
Courtney Fisher

MEMBERS ABSENT: Marjory Power
Lawrence Atkin
Chester Liebs
Jay Zwynenberg

STAFF PRESENT: Eric Gilbertson
Nancy E. Boone

OTHERS PRESENT: Otis Robinson; Shepley, Bulfinch
Ray LaVigne, University of Vermont

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

III. Old Business

The Council adjourned to the rear of Ira Allen to view new brick samples. The sample was not entirely dry. Mr. Robinson noted that Type I cement was used instead of Type II. This eliminates the green color in the mortar and leads to a tannish mortar color. The bricks were the same as the previous sample - Cherokee brick. The sample of Cherokee brick included a course of coarse-grained granite (with white/grey/black flecks). (The information on the name of the brick was later corrected; the above brick is actually Old English Cambridge. It was the same brick that was preferred in previous samples, but the names were apparently confused. The sample noted below was Cherokee brick.) A second sample was also available for review next to Ira Allen. It was a machined reddish/brown brick and was unacceptable.

Mr. Tierney noted that achieving a perfect brick for the new construction is very difficult. Mr. Tierney noted that the lighter mortar seemed to eliminate the greenish color. The Council felt that the lighter mortar color will also allow the bricks to be read individually. Mr. Robinson said that the finished joint will be struck with a weather joint with wood.

Mr. Gilbertson noted that someone from the Council should review the brick sample after the mortar has fully dried. Mr. Tierney will do so.

Mr. Gilbertson further suggested that the approved brick sample should be retained for later comparison to the new construction wall to assure that it is indeed the same. The Council decided to write a letter to the University requesting that the Council be notified when construction of about 100 square feet of the new brick wall is completed so that the Council representatives can review it.

The Council felt that the brick struck an acceptable compromise between the colors and textures of the adjoining historic structures, contingent upon the above two favorable reviews.

II. The February meeting was confirmed for Tuesday, February 26 in Montpelier and the March meeting was set for March 19.

III. Mr. Gilbertson had drafted a letter to Milton Eaton thanking him for his support of preservation as Agency Secretary/Vermont State Historic Preservation Officer. Mr. Tierney read the letter aloud. The Council members felt that it was a very nice letter and Mr. Tierney signed it on behalf of the Council.

The Council reviewed the letters that the Division had sent to the National Park Service concerning the Division's support of the proposed rehabilitation of the Masonic Temple in Burlington. The Council reiterated their support of the owner's appeal of the Mid-Atlantic Regional Office's denial of the project for the 25 percent investment tax credit.

IV. National Register Final Review

A. Kimball Public Library, Randolph

The Council had received copies of the nomination prior to the meeting. The Council reviewed the photographs and discussed the nomination. The Council members present recommended that the nomination be approved for National Register designation, which was so moved by Mr. Fisher. Mr. Bruce seconded the motion which passed unanimously.

V. New Business

Mr. Fisher raised the question of the latest Capitol Complex design which involves removing the Pink Lady to construct new offices. Other Council members have not seen drawings or models of the design.

Mr. Bruce raised the idea of recommending to the Legislature and new Administration a specific requirement for Act 250 review be incorporated into the laws governing the Capitol Complex.

The Council decided to write a letter expressing their concern for and legal mandate to review capital construction projects in the Capitol Complex.

The meeting was adjourned at 12:30 p.m.



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Vermont Life Magazine 828-3241

February 21, 1985

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, February 26, 1985, beginning at 9:30 a.m. in Room 209 of the Redstone office building, 26 Terrace Street, Montpelier, Vermont.

Agenda:

- I. Minutes of January 10, 1985 Meeting
- II. Determination of Dates for March and April Meetings
- III. Old Business
 - A. Billings/Ira Allen Chapel Project Update
 - B. Advisory Council Appointments
 - C. RP3 Update
 - D. Masonic Hall Tax Act Certification
- IV. National Register Final Review
 - A. Weston Village Historic District
 - B. Chester Village Historic District
- V. National Register Preliminary Review
 - A. Moretown Town Hall
 - B. Thompson-Dorgeloh House, Sunderland
 - C. Robertson Paper Mill, Bellows Falls
 - D. West Townshend Historic District
 - E. Damon Hall, Hartland
 - F. Bissell House, Putney
 - G. Poultney Village Historic District
 - H. Barton Village Historic District
 - I. Sibley House, North Montpelier
- VI. New Business
 - A. Conflict of Interest Regulations
 - B. Manual for State Historic Preservation Review Boards



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

MINUTES

February 26, 1985

MEMBERS PRESENT: Courtney Fisher
Marjory Power
Jay Zwynenburg

MEMBERS ABSENT: Martin Tierney
Lawrence Atkin
Lawrence Bruce
Chester Liebs

STAFF PRESENT: Nancy E. Boone
Gina Campoli
Eric Gilbertson (half hour before lunch)

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

- I. The Council reviewed the minutes of the previous meeting. Mr. Fisher made the motion to accept the minutes which was seconded by Dr. Power. The motion passed unanimously.
- II. The March meeting date was set for the 28th in Burlington, and the April meeting date was set for the 25th.
- III. Old Business
 - A. Billings/Ira Allen Chapel Project Update
Ms. Boone showed slides of the brick panel that had been chosen for the Billings/Ira Allen project.
 - B. Advisory Council Appointments
Members whose terms are up will notify Mr. Gilbertson regarding their future on the Council.

C. RP3 Update

Ms. Boone reviewed RP3 philosophy and methods with members. The Division will identify and assess resources based on historic contexts and develop protection plans, goals and priorities for identified resources.

- Context development requires public participation. Conference to take place by the end of the summer.
- Public will also be involved with protection planning.

D. Masonic Hall Tax Act Certification

Ms. Campoli summarized the appeal decision of the Park Service concerning the Masonic Hall. Copies of Dr. Connolly's letter were distributed to the Council.

IV. National Register Final Review

A. Dorset Village Historic District

The Council reviewed the nomination to the National Register of the Dorset Village Historic District. Ms. Boone summarized the history of the district. The Council had been sent copies of the nomination form prior to the meeting. Five comment letters were received, four in favor of the nomination and one objecting, and were read to the Council. The objection letter was reviewed for comments. The Council concurred with the Division and felt that the structure had been adversely altered so as to lose its architectural integrity. Mr. Fisher made the motion to approve the nomination, seconded by Dr. Power and approved unanimously.

B. Chester Village Historic District

The Council had been sent copies of the nomination before the meeting. Chester was identified as a potential district several years ago when high priority districts were identified. One comment letter objecting to the district was received. Mr. Zwynenburg made the motion to approve the nomination, seconded by Mr. Fisher and unanimously approved.

VI. New Business

Ms. Boone described the HELP program, which conflicts with preservation. The Public Service Department, which runs the HELP loan program for loans for residential energy improvements, had excluded participation by owners of historic houses. This was in error. Ms. Boone described that, despite the Division's efforts to encourage the

renotification of property owners with the proper information on eligibility, the Public Service Department was not going to renotify. The property owners only had a few weeks to apply for the loans and there seemed nothing that the Division could do to rectify the situation.

- III. Mr. Gilbertson joined the meeting and discussed the Advisory Council appointments. He asked that the members write him with their desire to be reappointed or not.

VI. Gideon King House, Burlington

Mr. Gilbertson described the Tax Act project proposed for the Gideon King House. He noted that he felt that there was a need for an archeological component to the project. The developer does not wish to do archeological work on the property. The Mid-Atlantic Regional Office has stated that they would not support a requirement for archeological work on the property. Mr. Gilbertson noted his frustration at this apparent flagrant lack of compliance with the Secretary's Standards on the part of the enforcement agency.

Gray's Carriage Work, Burlington

Mr. Gilbertson described the work being done on the building that violates grant covenants held by the Division. He noted that he plans to ask Secretary Guest to request legal action from the Attorney General's Office.

Howard's Market, South Barre

Mr. Gilbertson summarized the project that involved federal funding and that included demolition of a historic building. He noted that the building had been demolished without any consultation with the Division. He explained that the outcome is that all of the agency personnel involved in granting federal funds will be informed that if this situation occurs again, the money will be revoked. He noted that since the building lies in a district whose eligibility for the National Register is not clear and since the building is already gone, there does not appear to be a point to pursuing revocation of the federal funds for the project.

V. National Register Preliminary Review

A. Moretown Town Hall

The Council reviewed slides of the building and district. Mr. Fisher stated that a district does exist, but the building is also eligible on its own outstanding merit. The Council recommended that the nomination proceed.

B. Thompson-Dorgeloh House, Sunderland

Council members read the letter received from the applicant and reviewed photographs of the property. Mr. Fisher strongly felt that it was eligible as a good vernacular example, but Ms. Boone questioned its eligibility, asking what it was a good example of. The Council agreed that a decision should be tabled until a quorum is present.

C. Robertson Paper Mill, Bellows Falls

Ms. Boone reported that the town of Bellows Falls is interested in a possible architectural/archeological survey of the entire Island. The current question, however, is whether the mill is individually eligible. Ms. Boone presented the request with slides. The Council discussed whether an amendment to the existing district should be done or whether it could be individually nominated. Mr. Zwynenburg made the motion for an individual nomination, which was seconded by Mr. Fisher and passed unanimously. The survey of the entire island should be encouraged.

D. West Townshend Historic District

Ms. Boone presented district slides. Mr. Fisher questioned the continuity of the district. He thought that it wasn't defined as a village and that it needs justification, connections, other than village identity. Ms. Boone cautioned that it is important not to impose modern perceptions of "village" on historic landscapes that may not have been compact, dense settlements with clearly defined edges. The Council agreed that more information should be presented to the full Council before a decision is made.

E. Damon Hall, Hartland

The Council reviewed slides of the building and surrounding structures. Although the Council felt that the area may be a potential district, there was agreement that it is individually eligible. Mr. Fisher inquired if the triangle with the Civil War monument is associated with the building's construction; and if so, it should be included with the nomination.

F. Bissell House, Putney

The Council reviewed slides of the property. Mr. Fisher stated he thought it was survey eligible only, to which Dr. Power and Mr. Zwynenburg agreed.

G. Poultney Village Historic District

The Council reviewed photographs of the area and concurred that it is an eligible district. The boundaries will be determined by the Division.

H. Barton Village Historic District

Ms. Campoli summarized the background of the request and presented a map and photographs of the center of the village. Mr. Fisher motioned to add the village to the State Register and to note that it appears eligible for the National Register as a district. Mr. Zwynenburg seconded the motion, which was approved unanimously.

I. Sibley House, North Montpelier

Material submitted by the applicant and information from the Survey were reviewed by the Council. The Council recommended that the nomination proceed.

J. Cuttingsville Historic District

Ms. Campoli presented photographs of the area and noted the proposed bridge replacement project. The Council felt that the district appears eligible for the National Register and that the bridge contributes to the district.

The meeting was adjourned at 3:25 p.m.



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DIVISIONS OF:

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

March 20, 1985

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, March 28, 1985 beginning at 9:30 a.m. in the Phi Beta Kappa Room, Room 527 of the Waterman Building, South Prospect Street, Burlington, Vermont.

Agenda:

- I. Minutes of February 26, 1985 Meeting
- II. Determination of Dates for May and June Meetings
- III. Old Business
 - A. Harford House, Grand Isle
- IV. National Register Final Review
 - A. Pond Road Chapel, Vernon
 - B. Amos Lawrence House, Manchester
- V. National Register Preliminary Review
 - A. Juniper Hill Inn, Windsor
 - B. Blair House, Williston
 - C. Rowley House, Williston
 - D. Pizzagalli House, South Burlington
 - E. Fogg House, Quechee
 - F. West Townshend Historic District (continued review)
 - G. East Braintree Church
- VI. New Business
 - A. Report on NCSHPO Conference



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

MINUTES

March 28, 1985

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

STAFF PRESENT: Eric Gilbertson
Nancy Boone

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

- I. The Council reviewed the minutes of the February meeting and approved them unanimously.
- II. The April meeting was changed to April 30. Mr. Bruce will try to locate a meeting space in St. Albans for the April meeting. The May meeting was set for May 23 and the June meeting for June 20.
- III. Old Business

Harford House, Grand Isle

Ms. Boone explained the history of the nomination. When the Council reviewed the property originally, they thought that the repointing had seriously compromised the architectural significance of the building and thus wanted it nominated on historical significance rather than architectural merit. In the course of nomination preparation, more information on the interior was brought forth and Ms. Boone presented photographs of the interior to the Council. A close-up photo of the exterior stonework was also reviewed. Based on the additional information, the Council determined that the property does have architectural significance that qualified it for the Register. The Council felt that the architectural contribution of the building to the stone building tradition in Grand Isle County is also important.

IV. National Register Final Review

A. Pond Road Chapel, Vernon

The Council reviewed photos of the property. They had been sent copies of the nomination before the meeting. Ms. Boone explained that the wallpaper, which was originally thought to be original to the building, probably dates to the late 19th century. The Council concurred that it is still important historic fabric. Mr. Fisher made the motion to approve the nomination, seconded by Mr. Bruce and passed unanimously.

B. Amos Lawrence House, Manchester

The Council had received copies of the nomination prior to the meeting. The Council discussed the significance of the building. Mr. Atkin noted that the building is one of hundreds and others have been denied National Register approval. Mr. Liebs expressed concern that other people may not be able to understand the merit of the building in a national context and that ultimately the National Register may come under fire for including buildings whose significance is not outstanding to others. Mr. Liebs noted that Vermont is a giant historic district that has been preserved through economic neglect. Mr. Fisher made the motion to approve the nomination, seconded by Mr. Liebs and passed unanimously.

VI. New Business

Mr. Gilbertson discussed philosophical directions of the preservation program and how he has initiated discussions in the Division concerning the future of the state program. He noted a goal that the staff had developed in recent meetings: that the Vermont state-owned historic sites become the best in the country.

Mr. Gilbertson discussed the National Conference of State Historic Preservation Officers meeting. He focused on the nominal group technique workshop on the National Register. The discussion yielded some insights on the purpose of the National Register. Mr. Gilbertson felt that perhaps the best was "an ongoing nationwide public process to build consensus on which historic, archeological and architectural properties are important in American heritage." He also read the other purposes that were identified. Two notable ones were "to provide documentation of the evidence of human activity and a tool to set preservation policies." Mr. Gilbertson noted that he has encouraged the Conference to develop goals and policies for the future of the preservation program at the national level and to compare that agenda to what the federal government is doing. Mr. Liebs commented that it was good that the Conference is taking a leadership role in planning for preservation in the country.

Mr. Atkin asked how the Council can help in the planning process. Mr. Gilbertson responded that they can take part in discussion on planning and that they can contribute to the public participation phase of the planning process.

Ms. Boone summarized the comprehensive planning process. Mr. Liebs noted that there are apparent conflicts between the historic context approach to building evaluation and the more visual, architectural approach. He noted that the historic context approach may deny full consideration of the visual qualities of buildings in their settings and the sense of time and place that they evoke.

V. National Register Preliminary Review

A. Juniper Hill Inn, Windsor

The Council reviewed slides of the buildings and background historical information on the property. Mr. Fisher noted that the importance of the Evarts should be addressed in the nomination. The Council recommended that the nomination proceed.

B. Blair House, Williston

The Council reviewed a photograph of the house. Mr. Liebs noted that the building acts as a gateway to the Burlington area and that it is important as a remnant of the heavily edited rural crossroads environment of Tafts Corners. The Council felt that the building is important as a link to the 19th century. Mr. Liebs noted that the mind can provide historic context even if the present context has been partially destroyed. It identifies the historic intersection and is the last identifiable historic link at the corner of an expanding metropolitan corridor. The Council felt that the Blair House appears eligible for the National Register.

C. Rowley House, Williston

At the last meeting, Mr. Fisher noted that the house was important to the brick building tradition in Williston. Ms. Boone showed photographs of all of the 23 brick buildings in Williston. Ms. Boone raised the question of whether the building would be eligible if it was in a preserved rural context. Some members thought not. Mr. Gilbertson noted the importance of being able to clearly articulate the eligibility or lack thereof of a property. He noted that buildings can have local significance and still be eligible for the National Register. The Council decided to continue the discussion later in the meeting.

D. Pizzagalli House, South Burlington

The Council reviewed photographs of the house and felt that it was architecturally outstanding for Vermont. The Council recommended it for nomination. Mr. Liebs felt that it also has importance as a social statement of Mr. Pizzagalli breaking with conservative architectural trends in the late 1930s in Vermont.

E. Fogg House, Quechee

The Council reviewed photographs and historical information on the building. They noted that the front door, an important feature of the original design, had been removed (and perhaps moved to the side facade). A segment of porch has also been moved. The Council felt that it does not appear eligible for the National Register because its integrity has been severely compromised by the re-arrangement of its architectural features.

F. West Townshend Historic District

The Council reviewed slides of the district and background historical information. At the last meeting, Mr. Fisher had raised the question of whether the proposed district was indeed equivalent to the historic village limits. Ms. Boone presented a copy of an 1856 map that pictured the proposed historic district as the village of West Townshend. Preliminary approval of the district was reached on a split vote; six voted in favor of the nomination, with Mr. Fisher voting against it.

G. East Braintree Church

The Council reviewed a photograph of the building and information on its interior and its history. They recommended that the nomination proceed.

C. Rowley House, Williston - Discussion Continued

Mr. Liebs summarized the pros and cons of the house's eligibility. The pro is its role as a link to the past. The con is that it is not strong architecturally. Mr. Fisher asked if having it on the National Register would enhance its commercial potential and thus its potential for preservation. The Council called to mind the other structures along the Route 2A corridor, and determined that this house is one of only a few historic structures along the route. Mr. Fisher raised the question of whether the highway would later head north and thus potentially take more buildings.

Mr. Fisher noted that the house has merit both architecturally on a thematic basis and contextually as a remnant. Mr. Liebs pointed out that the building is important to two corridors: Route 2A and the Interstate. Ms. Boone pointed out that the Interstate is not a historic corridor and thus the house's importance to that corridor does not make it eligible for the National Register. Mr. Bruce raised question of whether the Council's bottom line was that they wanted to keep the building, to which the members responded yes.

Mr. Gilbertson read the National Register criteria out loud to see how they related to the Rowley House. Local context and regional context are universes in which the house seems to possess significance.

Mr. Bruce moved that the property appears eligible for the National Register based on its historic associations with the 19th century rural environment of the area and its ability to evoke that association, and on its importance to the theme of brick buildings in Williston. Mr. Fisher seconded the motion which passed unanimously.

The meeting adjourned at 1:50 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

April 26, 1985

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, April 30, 1985, beginning at 10 a.m. at the Vermont Federal Bank, 163 North Main Street, St. Albans, Vermont.

Agenda:

- I. Minutes of March 28, 1985 Meeting
- II. Confirmation/Determination of Dates for May, June, and July Meetings
- III. Old Business
- IV. National Register Final Review
 - A. Harford House, Grand Isle
- V. National Register Preliminary Review
 - A. Danville Village Historic District
 - B. West Brattleboro Historic District
 - C. Manchester Highlands Inn, Manchester
 - D. Amendment to Robbins and Lawrence Armory and Machine Shop National Historic Landmark, Windsor
 - E. Park, Lincoln and Pearl Streets at the Five Corners, Essex Junction
- VI. New Business
 - A. Review of proposals for FY85 Survey and Planning Grants



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

MINUTES

April 30, 1985

MEMBERS PRESENT: Martin Tierney, Chairman
Lawrence Bruce, Jr.
Courtney Fisher
Marjory Power
John Carnahan

MEMBERS ABSENT: Lawrence Atkin
Chester Liebs
Jay Zwynenburg

STAFF PRESENT: Eric Gilbertson
Jane Lendway
Nancy Boone

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

Mr. Tierney presented new member, John Carnahan, with his appointment proclamation and welcomed him to the Council.

- II. The Council confirmed the meeting dates for May 23 and June 20. The July meeting was set for July 18; there will be no August meeting. The September meeting will be held on September 11.

The May meeting will be held in Montpelier. The June meeting will be held at Shelburne Farms if possible.

- I. The minutes were reviewed. Mr. Fisher moved acceptance, seconded by Dr. Power and accepted unanimously.

III. Old Business

Ms. Boone reported that the University of Vermont had called the Division to say that the latest sample panel of brick at Billings/Ira Allen was ready for review by the Council. The Council members decided to stop in Burlington to view the panel after the meeting.

IV. National Register Final Review

Harford House, Grand Isle - Mr. Fisher moved acceptance of the nomination which was seconded by Dr. Power and unanimously approved.

V. National Register Preliminary Review

A. Danville Village Historic District

The request for nomination came from the Danville Historical Society. The Council reviewed survey photographs of the proposed district and recommended that the nomination proceed.

B. West Brattleboro Historic District

The Council reviewed slides and recommended that the nomination proceed.

C. Manchester Highlands Inn, Manchester

The Council reviewed photographs and historical information supplied by the owner. The Council discussed whether it was in a potential historic district, but decided it was not. Members suggested that it be tabled for further information.

Mr. Gilbertson indicated that he could make a site visit and take more photographs and evaluate the condition of the carriage barn. The Council noted that the building does not appear to be of outstanding architectural integrity.

D. Amendment to Robbins and Lawrence Armory and Machine Shop
National Historic Landmark, Windsor

The Council reviewed photographs of the area surrounding the Robbins and Lawrence Armory and Machine Shop which includes industrial archeological sites and mill housing. They also looked at slides of the Ascutney Mill Dam and adjoining mill buildings which were related to Robbins and Lawrence historically, although about a mile away, geographically.

Mr. Fisher suggested including only mill housing that can be documented as being related directly to owners of mills. This may be difficult to document and may not be visibly related or recognizable. The Council gave preliminary approval to proceed with a thematic nomination but will want to review boundaries determined by the Division after some further historical research on related mill housing.

E. Park, Lincoln and Pearl Streets at Five Corners, Essex Junction

The Council reviewed slides of the Five Corners area and determined that the Route 2A north area does not appear eligible for the National Register. The Council noted, however, that the Brownell Library could be included with Lincoln Hall (previously determined individually eligible) as a small historic district of public buildings.

The Council felt that Route 15 (Pearl Street), heading toward Burlington, might be part of a larger residential neighborhood, including the side streets heading off Pearl Street near the Five Corners which might be eligible for the National Register as a historic district. The Council did not have slides of the side streets to review at the meeting.

The Council adjourned for lunch at 12:15 p.m. and resumed the meeting at 1:30 p.m.

The Council continued its review of the Five Corners area and determined that the River and Park Streets area does not appear eligible for the National Register as a historic district.

VI. New Business

A. Review of Proposals for FY1985 Survey and Planning Grants

Ms. Lendway distributed summary sheets on the grant applications received, copies of which are attached to the record copy of the minutes. She also distributed copies of the Survey and Planning grant criteria. Ms. Lendway explained that this year, for the first time, we do not have enough Survey and Planning money to fund all grant requests; 18 grant requests were received. Mr. Gilbertson summarized and offered comments on each grant. Ms. Lendway noted that the summary sheet is divided into program areas and that each program area corresponds to a distinct source of funding.

Mr. Fisher motioned that all of the grants, except the ones for Fairbanks Museum and Planetarium, Flynn Theatre and American Ventures be approved with the understanding that some minor modifications in the figures of the winning applications would be handled by the Division. Mr. Bruce seconded the motion which passed unanimously.

C. Chimney Point

Mr. Gilbertson explained that the Division has been working on the development of Chimney Point and asked if the Council still supported the Division's position on the demolition of the tenant house. The Council agreed that they still supported the position that it is not appropriate for the State to demolish the structure because of its significance to Chimney Point.

D. Passumpsic Barn

Mr. Gilbertson indicated that he had received a call from Benjamin Mason regarding moving the Round Barn in Passumpsic to Shelburne Museum. The Council felt that they could not support the move.

Mr. Bruce motioned to adjourn the meeting which was seconded by Dr. Power and approved unanimously. The Council adjourned at 2:00 p.m. and three Council members agreed to meet at 2:30 p.m. in Burlington to review the latest brick sample panel at Billings/Ira Allen.

The Council found that the brick was quite different from the sample that had been previously approved. It had far more imperfections and distress marks and had a greenish tint. The gray mortar emphasized the greenness of the brick. The members determined that the sample did not meet the criteria of being crisp, clean and precise in appearance with the color being somewhere between the colors of Billings and Ira Allen. The Council also learned that the University staff's initial reaction to the sample was that it did not match the previously approved sample but the architect had approved it.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

May 16, 1985

DEPARTMENTS OF:

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

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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, May 23, 1985 beginning at 9:30 a.m. in Room 210 of the Redstone Office Building, 26 Terrace Street, Montpelier, Vermont.

Agenda:

- I. Minutes of April 30, 1985 Meeting
- II. Confirmation of Dates for June, July and September Meetings
- III. Old Business
 - A. Update on Brick Choice for Billings/Ira Allen Project
- IV. National Register Final Review
 - A. Weston Village Historic District
- V. National Register Preliminary Review
 - A. Robb House, Stannard
 - B. Quaker Meeting House, Starksboro
 - C. South Shaftsbury Historic District
 - D. Manchester Highlands Inn (continued review)
 - E. 3 Cherry Street, St. Johnsbury
 - F. Caledonia County Jail, St. Johnsbury
- VI. New Business



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

MINUTES

May 23, 1985

MEMBERS PRESENT: Martin Tierney
Courtney Fisher
John H. Carnahan

MEMBERS ABSENT: Marjory Power
Chester Liebs
Lawrence Atkin
Jay Zwynenburg

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Gina Campoli

OTHERS PRESENT: Patricia Potter Yoe
James Lamphere
Mike Caldwell
Ann Vivian

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

The members discussed the matter of member attendance. For the third time in six months, there was not enough members present at the meeting to constitute a quorum. People agreed that occasional absences will naturally occur, but they expressed deep concern over habitual absences which place additional pressures on other Council members and which make it impossible for the Council to carry on its functions in a timely way.

- I. The Council reviewed the minutes of the April 30 meeting. Mr. Fisher noted in a letter which was reviewed at the meeting that he may have a conflict of interest with some of the grants that were approved at the last meeting. He noted that he should have abstained from the vote on the grants. The Chairman requested that the minutes note the matter.

Mr. Carnahan made the motion that the minutes be accepted as amended and was seconded by Mr. Fisher. The motion passed unanimously.

- II. The Council confirmed the dates of upcoming meetings for June 20, July 18 and September 11. Mr. Tierney will try to arrange the June meeting at Shelburne Farms. The June meeting will be primarily devoted to discussion of the Council's role in preservation in Vermont. Hardwick was suggested as a meeting place for a future meeting.

III. Old Business

Mr. Tierney summarized the developments in the Council's review of the brick for Billings/Ira Allen. He noted that after the last Council meeting, several members visited the site to inspect the latest sample brick panel and found it to be unacceptable. The new brick was exaggerated in texture and color to the extent that it appeared totally different. Mr. Gilbertson reported that he and Mr. Tierney and Mr. Fisher had gone to the University of Vermont last week to look at new samples. They agreed that one was acceptable. The University will construct new sample panels for the Council's review.

IV. National Register Final Review

A. Weston Village Historic District

The Council reviewed photographs of the district. They had been sent copies of the National Register form before the meeting. Ms. Boone summarized the significance of the district and read the one comment letter that had been received.

The three members present voted in favor the nomination. Ms. Boone will poll the other members who were not present.

V. National Register Preliminary Review

A. Robb House, Stannard

The Council reviewed photographs of the house and survey photos of the houses in Stannard. They determined that the house does not possess enough architectural distinction or significance to merit inclusion in the Register.

B. Quaker Meeting House, Starksboro

The Council reviewed the survey of the Meeting House and historical information on the building. Ms. Boone explained the background of the nomination request and that it was being considered for participation in the Preservation Trust's National Register non-profit program. The Council determined that it does appear eligible for the National Register and that they would support it for nomination under the Preservation Trust's program.

H. Thompson's Mill Dam, South Woodbury

Patricia Potter Yoe showed slides of the dam and area and explained the known history of the dam and the mill.

The Council noted that the importance of the dam is its location and relationship to the mill pond and the part that the mill complex played in the history of the village. The dam does not appear to have importance for its engineering significance. The Council noted that the dam and mill pond do appear to play a significant, aesthetic role in the historic environmental of the town and therefore should be preserved if possible.

G. Jemery Hall, Winooski

Mr. Gilbertson showed photographs of the building and described the surrounding environment. He said he felt that there was not an eligible district there. The Council then focused discussion on the eligibility of the individual building. The Council decided to review their previous decision on St. Michael's School in Brattleboro before making a decision on this school building.

The Council adjourned for lunch and resumed the meeting at 2:00 p.m.

VI. New Business

B. Proposed Merchants Bank Building, Burlington

Mr. Lamphere and Mr. Caldwell, project architects, and Ann Vivian of the Burlington Design Review Board joined the meeting.

Mr. Tierney explained that he hoped the Council could act as a facilitator and helper in solving the problems associated with the proposed project. Mr. Fisher showed slides of the Follett House and the site and reviewed the history of the preservation of the Follett House. He showed slides of views of the building from various points in the city, illustrating its landmark status on the waterfront streetscape.

Mr. Lamphere explained the history of their involvement in the project. He explained that with the city in the process of developing an ordinance that would restrict building height, the Merchants Bank began about 1½ years ago looking at developing the site with a high-rise building before passage of the ordinance.

Mr. Caldwell described that the architects began with a concept of Burlington as a city/"house" with public corridors (roads) and rooms, some open, some enclosed. They wanted to shape a large "public room" on the block of the Follett House through the addition of two large structures at the Battery Street corners of the site. Mr. Caldwell said that they anticipated public space between the new buildings and the Follett House. He said that they also started with the goal of matching the scale of the Radisson with the building at the northwest corner of the block and tapering down to the scale of the Holloway Block with the building on the southwest corner.

Mr. Caldwell showed drawings of some other design options that had been considered. One option had a nine-story building. Another was a four-story option.

He said that he had investigated other instances of where views had been protected and concluded that most related to public buildings fronting on a public space, like City Hall in Burlington. He said that he did not feel that the case with the Follett House was similar, in that it was not a public structure. He, therefore, concentrated on turning the Follett House inward on a public space created behind the highrise. Mr. Lamphere noted that the architects see great value in the potential for public use of the plaza area next to the new highrise.

Mr. Tierney complimented the architects on their sensitivity to consideration of the development of the site, but noted that he thinks that the Council may differ in that the Council thinks that the Follett House is a public structure, that a lot of public money has gone into its preservation, and that it is the Council's job to protect the public's investment in the building.

Mr. Lamphere noted that the board of the bank has approved the current scheme.

The architects brought a model of the site, with models of the two new buildings. The building in front of the Follett House appeared as a six-story-plus-basement, square main block with pyramidal hip roof, situated nearest Battery Street; and a four-story barrel vault-roofed wing extending back to the rear. The plaza between the two buildings provides a non-axial view of the Follett House, up from the lake. The building on the south corner has a reversed mass, with the lower "wing" running along Battery Street and a stepped-back, hipped roof "main block" engaging the "wing" at the corner and extending back up Main Street. A smaller pyramidal roof also marks the north end of the otherwise flat-roofed "wing." Both buildings have a ground-story colonnade along the Battery Street and southern facades.

Mr. Lamphere noted that the foundation costs for the structure are very high - \$16 to \$18 a square foot - and, therefore, to make the project feasible, they must get plenty of rental space in the building; i.e. they must build a tall structure.

Mr. Gilbertson noted that the Follett House is among the "best" ten or twenty buildings in the state. He noted that its siting contributes to its Greek Revival style allusion to a Greek temple. He also brought up the idea of the Advisory Council and the Division discussing a land swap idea with the adjacent land owned by the State. Mr. Lamphere reported that the bank had been in contact with the State concerning a land swap and that the State had concluded that it was less expensive to develop office space in their current office building than in a potential new Merchants Bank building and had consequently dropped the idea.

Several members stressed the importance of investigating all other alternative options before proceeding with the project.

Mr. Lamphere stated that he thinks that the public space that might emerge from a reworked plan that used State land would likely be inferior.

The Council noted that letters from both the chairperson of the Burlington Design Review Board and Ernest Pomerleau had been received, asking for assistance in reviewing the Merchants building project.

The Council drafted a letter to Governor Kunin requesting her assistance in re-investigating the possibility of moving the development to the site of adjacent State-owned land.

A. Grant Request for West Townshend Village Historic District Nomination

Ms. Boone summarized the grant request. Mr. Carnahan made the motion to accept, which was seconded by Mr. Fisher and unanimously passed.

V. National Register Preliminary Review

F. Caledonia County Jail, St. Johnsbury

Ms. Campoli showed slides of the jail and summarized its history. Adjoining the brick jail structure are a jailer's house and a barn that has been converted to a garage. Ms. Campoli noted that the jail was constructed to plans of the Pauley Jail Company, a mail order building plan firm. The Council determined that the complex does appear eligible for the National Register.

E. 3 Cherry Street, St. Johnsbury

Ms. Campoli explained that the request for National Register consideration stems from a plan to use Federal funds to convert the property to a community care home. She also showed survey photographs of

surrounding buildings on the street. Mr. Fisher noted that the entire village should be nominated to the National Register, a working class district on Cherry, Maple and Pearl, a managerial class district west of Main Street, and a working class district south of Eastern Avenue.

The Council felt that the area of Cherry, Pearl and Maple does appear eligible for the National Register, although they noted that not all members were present and not all slides were available for their review.

G. Jemery Hall, Winooski

The Council continued their review of Jemery Hall. They looked at photographs of St. Michael's School in Brattleboro which had been turned down for eligibility in October, 1984. Mr. Fisher commented that he felt that St. Michael's probably should have been determined eligible. The members decided that not enough members were present to effectively make a valid determination. They tabled a decision until the next meeting.

D. Manchester Highlands Inn, Manchester

The Council reviewed additional slides of the property. The Council felt that the building lacked sufficient architectural merit to be eligible for the National Register. They noted that the porch enclosure compromised an important feature of the building. The carriage house had also been altered.

C. South Shaftsbury Historic District

The Council reviewed slides of the buildings in the area. Mr. Gilbertson explained that the review was generated by an owner's request to use Federal funds to sheath their Queen Anne building in synthetic siding. The building does not appear individually eligible for the National Register. The Council determined that the area does not appear eligible for the National Register as a historic district, although they noted that they hoped that the owner would not compromise the architectural integrity of the house by covering the multi-textured original sheathing of the house.

The meeting adjourned at 4:55 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

June 14, 1985

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, June 20, 1985, beginning at 9:30 a.m. at the Main House of Shelburne Farms, Shelburne, Vermont.

Agenda:

- I. Minutes of May 23, 1985 Meeting
- II. Confirmation of Dates for July/August and September Meetings
- III. Old Business
 - A. Update on Proposed Merchants Bank Building, Burlington
 - B. Attendance at Meetings
- IV. National Register Final Review
 - A. Greenwood House, Chester
- V. National Register Preliminary Review
 - A. Tip Top Inn, Shrewsbury
 - B. Jemery Hall, Winooski (continued review)
 - C. Irasburg Town Hall
- VI. New Business
 - A. Review of Criteria for State Grant Program
 - B. The Role of the Advisory Council and Future Directions of Council Activities



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

MINUTES

June 20, 1985

MEMBERS PRESENT: Martin Tierney
Lawrence Atkin
Marjory Power
John Carnahan
Courtney Fisher
Jay Zwynenburg

MEMBERS ABSENT: Chester Liebs

STAFF PRESENT: Eric Gilbertson
Jane Lendway
Nancy Boone

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

- I. The Council reviewed the minutes of the May 23 meeting. Mr. Carnahan made the motion to accept the minutes which was seconded by Mr. Fisher and passed unanimously.
- II. The July meeting was confirmed for July 18 and will be held at Mr. Zwynenburg's camp. The August meeting was set for Wednesday, August 7, in Montpelier. August 14 was set as a second meeting date if one is needed for reviewing State grant applications. The September meeting was confirmed for Wednesday, September 11.
- III. Old Business
 - A. Update on Proposed Merchants Bank Building

Mr. Fisher summarized the history of the project. He reported that the Burlington Design Review Board had turned down the project design at a meeting on June 4. He said that the Board had turned it down on design issues. Subsequent meetings following up on the Council's letter to Governor Kunin on the land swap idea looked promising. The State seems willing to consider the land swap concept. Mr. Gilbertson noted that State officials saw problems with

actually selling the State's land next to the Merchants Bank site, but that they were exploring the feasibility of a land swap. The Council discussed its potential role in future planning for the project. Mr. Tierney cautioned that the Council keep in mind their lack of legal standing in the project since no federal or Act 250 involvement is present. The Council hopes to facilitate a solution by acting as a third-party intermediary. Mr. Fisher raised the idea of a master plan for the block as a logical next step in planning. The Council supported the idea, which could be utilized if the land swap concept seems feasible to State officials. Mr. Lamphere is exploring the feasibility of a design concept of a lot redefined through land swap transfers.

B. Attendance at Meetings

Mr. Tierney noted that in addition to the reasons noted in the minutes of the last meeting, he felt that lack of attendance compromises the credibility of the Council and also deprives the public of the expertise of absent members. Mr. Gilbertson reiterated the points.

VI. New Business

A. Review of Criteria for State Grant Program

Ms. Lendway summarized the new State Grant Program and handed out a list of draft criteria for the grant program (see attached). Mr. Gilbertson read from the language of the act that created the program. He noted that the Division is asking the Attorney General for a clarification on the act's language on matching on a "one-to-one" basis. He said that the Division hopes that it means at least a one-to-one basis.

Mr. Fisher raised two questions. He asked if in Criterion 5, "historic" could be added to "qualities" and "architectural" to "features" to make it more clear. The Council concurred. On Criterion 8, he asked for clarification on the meaning, and Ms. Lendway explained that it is rarely used and that it applies more as a 'points-off' criterion.

The Council agreed that publicity of the projects would be very important, and Ms. Lendway and Mr. Gilbertson replied that the Division plans to do extensive publicity on the program and the individual grants projects.

Mr. Fisher made the motion to accept the criteria as amended, which was seconded by Dr. Power and passed unanimously.

C. Survey and Planning Grant Applications

1. Archeological Work at Newbury

There are eroding archeological sites along the Connecticut River, and this project will survey those sites. The project

is being proposed by the Fairbanks Museum on behalf of the Town of Newbury. The grant amount is \$10,000.

2. Planning Work for Flynn Theatre Block

Mr. Fisher noted his potential conflict of interest and his intent to abstain from the vote on this project. The project involves master planning for the block around the Flynn Theatre and is part of the City Hall Park Historic District. The grant amount is \$4,000.

Mr. Carnahan made the motion to accept the Newbury grant which was seconded by Mr. Fisher and passed unanimously. Mr. Zwynenburg made the motion to accept the Flynn Theatre Block grant, which was seconded by Mr. Atkin and passed unanimously with Mr. Fisher abstaining.

IV. National Register Final Review

A. Greenwood House, Chester

The Council had been sent copies of the nomination prior to the meeting. The Council had no questions concerning the nomination. Mr. Fisher made the motion to accept the nomination for inclusion in the National Register, which was seconded by Mr. Atkin and unanimously passed.

V. National Register Preliminary Review

A. Tip Top Inn

The Council reviewed photographs and historic information on the building. They noted that the building appears to have undergone a series of renovations throughout its history and that today it is an amalgam of three different architectural periods and does not represent a strong example of any. Mr. Fisher questioned whether the wing was actually the earlier part of the building. The Council concluded that the building does not appear eligible for the National Register based on architectural merit or known historical significance.

B. Jemery Hall, Winooski

Mr. Fisher summarized the Council's review of the building at the last Council meeting. He made the point that this building and St. Michael's School in Brattleboro are examples of a vanishing type and style that in the early 20th century identified upper grade schools. The Council felt that although the building does not appear individually eligible for the National Register, it may be eligible as part of a thematic nomination of early 20th century romantic revival school buildings.

C. Irasburg

The Council reviewed photographs of the buildings around the green and determined that the area does appear eligible for the National Register as a historic district. The Division will determine exact boundaries.

VI. New Business

C. Survey and Planning Grant Applications

Dr. Power raised the question of the National Register eligibility of the barge canals in Burlington. She said that current plans for the Southern Connector include filling in the canals. Mr. Fisher said that he thought that the Connector design has been changed since the Division signed off on the project three or four years ago. Mr. Gilbertson will investigate the matter.

B. Role of the Advisory Council and Future Directions of Council Activities

The Council engaged in a far reaching discussion of its present and potential roles and activities. They reviewed the State act which outlines the legal responsibilities of the Council.

Members expressed a desire to take a more active leadership role in preservation in Vermont, perhaps by initiating model projects or by defining and then soliciting proposals for model projects. Mr. Gilbertson cautioned that the Division's small staff is already very overworked and that the Division's ability to provide staff support to major new Council activities would, of necessity, be limited. The Council decided to give some more thought to specific project ideas and continue the discussion at the next meeting.

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

DRAFT STATE HISTORIC PRESERVATION GRANTS ELIGIBILITY CRITERIA

1. The property must be owned by a non-profit organization or political subdivision of the state.
2. The property must be listed in OR eligible for listing in the National Register of Historic Places in Vermont either individually or as part of a National Register Historic District.
3. The project must be for restoration work.
4. The applicant must match the grant with cash on no less than a one-to-one basis.
5. The project must best preserve the ^{historic} qualities and ^{architectural} features of the property that make it eligible for the National Register of Historic Places.
6. The project must be ensured of completion and sustained benefit through the capabilities of the owner.
7. Priority will be given to properties which are important local landmarks which are regularly open to and used by the public.
8. Priority will be given to projects which promote the best long-term use of the property.
9. Geographic distribution may be considered as a factor in project selection.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

July 10, 1985

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, July 18, 1985, beginning at 10 a.m. at the Zwynenburg Camp, off of Lake Road, Milton, Vermont.

Agenda:

- I. Minutes of June 20, 1985 Meeting
- II. Confirmation of Dates for August, September and October Meetings
- III. Old Business
 - A. Update on State Comprehensive Preservation Plan
 - B. Update on Proposed Merchants Bank Building, Burlington
 - C. Update on State Grants Program
- IV. National Register Final Review
 - A. Middletown Springs Historic District
- V. National Register Preliminary Review
 - A. Long Run Inn, Lincoln
 - B. District No. 5 Schoolhouse, Underhill
- VI. New Business



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

MINUTES

July 18, 1985

MEMBERS PRESENT: Martin Tierney
Lawrence Atkin
John Carnahan
Courtney Fisher
Chester Liebs
Marjory Power
Jay Zwynenburg

STAFF PRESENT: Eric Gilbertson
Nancy Boone

The meeting was called to order by the Chairman at 10:40 a.m.

- I. The Council reviewed the minutes of the June 20 meeting. Mr. Zwynenburg made the motion to accept the minutes, which was seconded by Dr. Power.
- II. The August meetings were confirmed for August 7 and 14. The September meeting was confirmed for the 11th, possibly in Hardwick. The October meeting was confirmed for October 23. Mr. Carnahan suggested a Brattleboro location.
- III. Old Business
 - A. Update on State Preservation Plan

Ms. Boone summarized the progress that has been made on the State Plan. Council members expressed a strong desire to take an active role in the development of the historic contexts and the conference.
 - B. Update on Proposed Merchants Bank Building

Mr. Tierney asked the Council's opinion on what the Council's role should be in reviewing the project. He noted that the Council's role is a preservation one and not a design review role. Mr. Gilbertson added that the Council has no legal standing in reviews of

the project. He said that the Burlington Planning Commission has asked the Council to play a facilitator role in the project. Mr. Fisher read a memorandum from the Planning Commission concerning the project. It raised the idea of amending the zoning ordinance to include a building height bonus if a new development project fosters historic preservation. This could specifically aid the Merchants Bank project's consideration of the Follett House by allowing a project out of the front of the Follett House to be higher than otherwise allowed under zoning.

The project architect has asked the Council for written comments on its concerns regarding the project. Mr. Gilbertson distributed a draft letter of response to the architect. Mr. Gilbertson thought that it should be more direct and succinct.

The Council reviewed the latest architectural drawings for the project. Mr. Fisher reviewed the many views to the Follett House available from different points in the city. He defined the most important view as the axial view from the lake and lakeshore. Historically, this view was part of the original context of the structure.

The Council reviewed the original and revised models of the placement of buildings on the site. The first blocked the view of the Follett House. The second shifted the new structure off axis to the south. Mr. Liebs and Mr. Atkin noted that the axial corridor was still not there and that the design created the impression of a stage set. The corridor was not centered on the Follett House.

Mr. Tierney cautioned that if the Council developed a formula that too narrowly defined design parameters for the site, it could preclude some potentially creative design solutions for the site. Other members agreed.

If the State land swap occurs, some members questioned whether the design for the block could be preferable. Mr. Fisher said that the State Armory building was too valuable due to over \$500,000 of recent renovations to be torn down for new construction of the bank building on part or all of the site. Mr. Liebs questioned whether the Armory could be incorporated into the new bank building.

Mr. Fisher summarized three general guidelines that seemed to be of greatest concern to the Council: 1) preserve the axial views from the lake, the lakeshore, College Street and Battery Street in front of the Follett House; 2) that the axial corridor to the west of the Follett House be centered on the Follett House and be defined in width by the distance to the curblin on the north; 3) that pedestrian views to the west facade of the Follett House from Battery Street be retained. The Council agreed and also noted

that the letter to the architect should include a specific comment that the proposed corridor in front of the Follett House is not wide enough and that the idea of a master plan for the block is a good one. Mr. Fisher asked if the Council also wanted to note that the scale of the new building should be appropriate in relation to the Follett House, without stymying the design process by specifying measurements of scale. The members agreed.

C. Update on State Grants Program

Mr. Gilbertson reported that the Division was receiving an excellent response to the grants program.

D. White River Junction Courthouse

Mr. Gilbertson reported on the Division's involvement in the issue of the location of the new White River Junction courthouse. The plans originally called for locating it outside the downtown, near the interstate. Some local citizens have been trying to get the building located in downtown. Mr. Gilbertson attended a legislative hearing on the project, and since the locals could offer an alternative site in downtown, the matter will be considered by the Legislature in January.

E. Newbury Archeological Project

Mr. Gilbertson reported that the archeological project in Newbury is proceeding and that the Governor plans to visit the site tomorrow.

F. Underwater Park Preserves

Mr. Gilbertson reported that the underwater park had opened. The Council asked for copies of the new brochures on the underwater sites. Mr. Liebs asked if we could make a slide presentation on the wrecks at a future meeting.

G. National Conference of State Historic Preservation Officers Conference - Wichita

Mr. Gilbertson reported on the conference and informed the Council of the debate on the 106 process. It has been resolved, and new simplified federal regulations on 106 are expected soon.

H. Federal Historic Preservation Budget Proposal

Mr. Gilbertson reported on the budget proposal currently in Congress which calls for about a \$1 million cut, about \$20,000 per state. He also summarized the recent legislative developments concerning the 25 percent tax credit.

I. Barge Canals - Burlington

Mr. Tierney asked if any further information was available on the Barge Canals in Burlington. Mr. Gilbertson said that he had checked with State Archeologist, Giovanna Peebles, and she said that none of the Canals are being filled in as part of the Southern Connector project and that Art Cohn has looked at the potential for underwater site disturbance and found none. Mr. Fisher and Dr. Power stated that they would like to see an official determination by the Council on the eligibility of the Canals.

J. Part 1 Certification of Amos Lawrence House

Ms. Boone reported that this property has been listed on the National Register of Historic Places, thus overturning the denial of Part 1 certification for the project.

IV. National Register Final Determination

A. Middletown Springs Historic District

The Council reviewed the nomination form and photographs. Ms. Boone read the comment letters that had been received concerning the nomination. Two were objection letters; one from the Roman Catholic Diocese of Burlington was not notarized. Ms. Boone summarized the letter that had been sent to the Diocese in response to the objection.

The Council also reviewed a letter from a property owner in the District who argued that his property had been wrongly classified as non-contributing in the District. The Council reviewed photographs of the building, historic photographs and the Division's justification for the non-contributing status. The Council concluded that the property (two structures) should be non-contributing.

Mr. Fisher made the motion to approve the nomination as proposed, which was seconded by Dr. Power and passed unanimously.

V. National Register Preliminary Review

A. Long Run Inn - Lincoln

Ms. Boone read the owners letter and passed around photographs. The Council noted that the new porch was not an accurate restoration. Mr. Fisher felt that there may be a district in the area and Mr. Liebs wondered whether the interior was intact. The Council decided that they needed more information to determine the eligibility of the district.

Current information does not lead to a conclusion of eligibility. Strong historic association or special architectural features for possible inclusion in a district are needed. The Division will request more information from the owner.

B. District No. 5 Schoolhouse, Underhill

Ms. Boone read a letter from the Chairman of the Board of Selectment and passed around current and historic photographs. A second story was added to the building in 1915-1916. The Council felt that it does appear eligible for the National Register.

C. Forest Haunts, Winhall

The stone cabin was built by Pearl Buck's sons in 1950. The request comes from Stratton Mountain, the current owner. Ms. Boone reported that she had contacted Bruce MacDougall about the cabin's eligibility. He noted that for it to be eligible, the link between the building and Pearl Buck's philosophy should be very strong, that the stone house is highly significant in relation to other Pearl Buck sites, that Pearl Buck's significance is well documented in the nomination and that her period of significance extends to 1950.

Ms. Boone read from information supplied from several of Pearl Buck's books concerning her philosophy as exemplified by the house. The cabin has undergone some modernization. A wing with a bathroom was added in back.

Mr. Fisher felt that the cabin may be a tangible manifestation of a philosophy and that it has to be preserved intact. The cabin was built in 1950 with the specific purpose of not having water, electricity, etc.; therefore, modern conveniences are intrusive.

Mr. Gilbertson felt that he would not approve a Tax Act project that added utilities to the building. Members noted that the house is a transition building from suburban to camp architecture.

Mr. Fisher made the motion that the property appeared eligible as the physical representation of Pearl Buck's philosophy as stated from her writing at the time; Mr. Liebs seconded the motion. After further discussion, Mr. Fisher amended his motion to table a decision of eligibility until the Division Director has inspected the site to determine what modern services have already been added to the building, when and by whom. He will also report on the building's setting. The Council decided unanimously to table the decision.

D. Baptist Church, Burlington

Mr. Gilbertson requested that Mr. Fisher clearly state his roles in the discussion. Mr. Fisher summarized the background of the request.

The Church has decided to stay downtown, but wants to improve their facilities by upgrading or building adjacent structures that would be linked to the Church by an elevator tower. Mr. Fisher said that

the issue of the historic significance of the building had come up before the Burlington Planning Commission and some people had questioned its significance. Mr. Fisher, as head of the Historic Preservation Committee of the Planning Commission, thought that asking the Advisory Council for an opinion on eligibility would be desirable. Mr. Fisher said that he would refrain from voting on the eligibility because of potential conflict of interest. The Council felt that the building is clearly eligible individually and that the building should be preserved.

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



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

August 1, 1985

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, August 7, 1985, beginning at 9:30 a.m. in the Agency of Development and Community Affairs Conference Room, Fourth Floor, Pavilion Building, 109 State Street, Montpelier, Vermont.

Agenda:

- I. Minutes of July 18, 1985 Meeting
- II. Confirmation of Dates for September and October Meetings
- III. Old Business
 - A. Update on Blair House, Williston
 - B. Southern Connector Project-Barge Canal
- IV. New Business
 - A. Review of Applications for State Grants Program



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

MINUTES

August 7, 1985

MEMBERS PRESENT: Martin Tierney
Lawrence Atkin
John Carnahan
Courtney Fisher
Chester Liebs
Marjory Power
Jay Zwynenburg

STAFF PRESENT: Eric Gilbertson
Jane Lendway
Giovanna Peebles
Nancy Boone

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

- I. Review of the minutes was postponed until later in the meeting.
- II. The September meeting date was confirmed for September 11. The October meeting will be held October 23. Mr. Carnahan will locate a meeting place in Brattleboro. The November meeting was tentatively scheduled for Wednesday, November 20.

III. Old Business

A. Update on Blair House, Williston

Mr. Gilbertson thanked the Advisory Council members for responding to the request that they attend the Act 250 hearing on the Blair House. He noted that the resolution of the problem is proceeding.

B. Southern Connector Project, Barge Canal

Ms. Peebles distributed a map showing the Barge Canal. She noted that the Connector project had been underway since 1976. Since that time, the Barge Canal was determined eligible for the National

Register. In September of 1984, the Division received a letter saying that a major toxic waste problem had been identified at the Canal which was going to cause redesign of the project. The resolution for preserving the Canal was to set up a 20-foot buffer zone all around the Canal. A snow fence would mark the buffer boundary. This May, other State agencies told the Division that there would be an outflow of the treatment plant into the Canal. Ms. Peebles arranged for Art Cohn to review the shipwrecks in the Canal, and he concluded that since the outflows occur above the waterline, the shipwrecks would not be endangered by the project.

IV. New Business

A. Review of Applications for State Historic Preservation Grant Program

Sixty-nine applications totalling nearly \$140,000 were received. Mr. Gilbertson noted that he would like to see about 12 grants awarded and that he hoped that the Advisory Council would award full funds for each grant awarded, rather than cutting individual grants. Ms. Lendway passed out a map showing the distribution of grant applications. The only county that did not have a grant application was Grand Isle. Ms. Lendway also handed out a computer printout summary of the grants.

Ms. Lendway reviewed the State Historic Preservation Grants Eligibility Criteria and showed slides and summarized the application material for the buildings for which applications had been received. Approximately ten applications were rejected for failing to meet the criteria in one way or the other, such as lack of matching share, application for new construction, etc. Ms. Lendway noted that the Lunenburg Congregational Church wished to withdraw their application due to insufficient matching funds. The summary of applications was reviewed two more times according to the Criteria. When the field of applications was narrowed to 26, geographic distribution was examined.

Division staff and Council members both remarked on the number of excellent projects and the difficulty in selection. Fourteen projects were finally selected with the understanding that the Division would make adjustments in the grant amounts to equal a total award of \$25,000. The fourteen projects selected are on the list attached to the record copy of the minutes. Six alternate projects were selected which are: Roxbury Town Office Building; Phelps House, Middlebury; First Congregational Church, Orwell; United Methodist Church, Danville; Wells Jackson House Fence, Burlington; East Poultney Baptist Church. Mr. Fisher moved approval of the grants, which was seconded by Mr. Zwynenburg. The grants were unanimously approved.

It was agreed that if any of the 14 projects awarded did not materialize for one reason or the other, the Roxbury Town Office Building project would be the first alternate. If any other alternate projects were funded, the Division would make the selection from the remaining five alternate projects, probably based on geographic distribution.

The Division agreed that as possible they would provide technical assistance to the projects which were not selected, especially to the Stoughton House in Windsor which requested funding for sandblasting.

A copy of the 1985 State Historic Preservation Grant Manual, Summary of Applications, and map of geographic distribution of applications are attached.

The Council reviewed the National Register eligibility of the draft grant recipients. Of those not already on the National Register, they made the following determinations:

1. East Randolph Community Center (district)
2. Florona Grange (individually eligible)
3. Holland Historical Society (individually eligible)
4. Wilder Assembly of God Church (individually eligible; may be part of a district)
5. Salmond Covered Bridge (individually eligible)

III. Old Business

B. Southern Connector Project, Barge Canal

Mr. Fisher noted that he thought it would be helpful to have an official determination of the eligibility of the Barge Canal by the Council.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, 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, September 11, 1985, beginning at 9:30 a.m. at Alpha Warner's Restaurant, Main Street, Hardwick, Vermont, in the upstairs dining room.

Agenda:

- I. Minutes of July 18, 1985 and August 7, 1985 Meetings
- II. Confirmation of Dates for October and November Meetings
- III. Old Business
 - A. Update on Small Grants Program
- IV. National Register Final Review
 - A. West Dover Village Historic District
 - B. Starksboro Village Meeting House
 - C. South Starksboro Friends Meeting House
- V. National Register Preliminary Review
 - A. Ritchie Building, Bennington
- VI. New Business
 - A. Update on Bridge Survey



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

MINUTES

September 11, 1985

MEMBERS PRESENT: Lawrence Atkin
Chester Liebs
Marjory Power
Jay Zwynenburg

MEMBERS ABSENT: Martin Tierney
Courtney Fisher
John Carnahan

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Gina Campoli

The meeting was called to order at 10:00 a.m. Mr. Zwynenburg was selected to chair the meeting in the absence of the Chairman.

III. Old Business

Mr. Gilbertson reported on the progress of the Small Grants Program and distributed a memo and list of the grants. He noted that the Division plans to request \$50,000 for the program next year.

VI. New Business

A. Update on Bridge Survey

Mr. Gilbertson described the initial findings of the Bridge Survey. He noted that the consultants have found 25 highly significant bridges, mostly pre-1900, that are individually eligible for the Register. There are also two groups (1900-1927 bridges, and 1928-1930 bridges built in response to the 1927 Flood) which are eligible thematically. Mr. Gilbertson explained that the Division is working with the Agency of Transportation to select a sample of the thematically eligible bridges for preservation.

III. Old Business

Mr. Gilbertson reported on the Windsor-Cornish Covered Bridge. New Hampshire has come to the conclusion that raising the bridge four feet is too expensive and they want to abandon the project. Secretary Crampton has met with New Hampshire highway officials and is trying to work out a solution.

I. Minutes of July 18, 1985 Meeting

Dr. Power moved that the minutes be accepted as proposed, which was seconded by Mr. Liebs and passed unanimously.

II. The October meeting date was changed to the 16th because several members had a conflict with the previously set date of the 23rd. It will be held in Montpelier. The November 20 meeting date was confirmed. The meeting will probably be in Brattleboro.

III. Old Business

Ms. Boone reported on the plans for the Preservation Plan Conference. She distributed a packet of information on the Conference. She summarized the Steering Committee meeting and explained the organizational framework that had been developed for the Conference. The Council members agreed to act as Critical Listeners for the workshops and chose which workshops they wanted to participate in. The Council members will meet on the day of the Conference at 9:00 a.m. to discuss any questions.

D. New Haven Railroad Station

Mr. Liebs asked about the status of the railroad station. Mr. Gilbertson explained that the insurance settlement had been delayed because the railroad has two different insurance carriers--one for the track and one for the rolling stock--and there is disagreement about where responsibility lies for the accident. Mr. Gilbertson reported that the repair work is now out to bid and that the Division would like to find a good tenant for the building.

IV. National Register Final Review

A. West Dover Village Historic District

Ms. Boone presented background history of the nomination, layout and appearance of the village and non-contributing buildings. The Council reviewed the nomination form and photographs of the district. Ms. Boone read Dewhurst Wade's letter and letters from property owners--Post Office, Mrs. White, the Mitchells, the Snow Den Inn and Phyllis Shippee (on behalf of the Congregational Church)--all of which were positive. Dr. Power moved to accept the nomination, which Mr. Liebs seconded and which passed unanimously.

B. Starksboro Village Meeting House

Ms. Boone presented background information on the building, and the Council reviewed the nomination form and photographs of the building. Mr. Liebs moved to accept the nomination, which was seconded by Mr. Atkin and unanimously approved.

C. South Starksboro Friends Meeting House

Ms. Boone presented the history and architecture of the building. The Council reviewed the nomination form and photographs of the building. Mr. Liebs moved to accept the nomination which was seconded by Dr. Power and unanimously approved.

V. National Register Preliminary Review

A. Ritchie Building, Bennington

Ms. Boone presented background information on the building; the building is of 1895 construction date and is of good preservation. Mr. Liebs wondered about other buildings on Main Street and whether or not they are eligible. He noted a building several doors away from this one that he thinks is clearly eligible for the National Register. The Council determined that the Ritchie Building appears eligible for the National Register individually.

B. Shors Museum, Lyndon Center

Ms. Campoli presented slides of the building and possible Lyndon Center district. All members of the Council agreed that individual nomination was in order at this time, but a possible district exists around the Lyndon Institute green and along Route 122.

C. Griswold House, North Springfield

Ms. Boone presented background history and architecture of the building. The Council reviewed photographs provided by the owner. Mr. Atkin indicated he felt that it was not eligible. Mr. Gilbertson cautioned that if this structure is the oldest house in North Springfield, it might be eligible for that reason. Architecturally, the building could be an early 19th century house. It was decided that a Division staff person should visit the site. The Council tabled a decision because there is still too much confusion with given documentation.

D. Thompson Mill, Bennington

Tordis Isselhardt notified Mr. Gilbertson about possible new ownership. The Catholic Church was going to buy the building, demolish it and use the space for parking. Mr. Liebs visited the site and feels it is significant--one of the best industrial complexes in the state, relates to housing, the ethnic Catholic Church and other mills. The Council reviewed a photo and concluded that the mill does appear eligible for the Register. Mr. Atkin suggested that the Advisory Council give their support, to which Mr. Gilbertson replied that he would write a letter.

E. Howe Scale Works

Mr. Gilbertson brought up the Howe Scale Works issue and described recent development threats. The Council members knew of the complex and felt that it is eligible for the National Register.

III. Old Business

E. Blair House, Williston

Mr. Gilbertson described his visit with Peter Judge. The project will probably be a 20 percent tax credit project. Mr. Liebs voiced concern about the possible moving of the building. He said that its proximity to the road makes it interesting.

VI. New Business

Ms. Campoli gave a slide presentation on preservation activities in Hardwick. The Council then took a walking tour of downtown Hardwick. The members found the building rehabilitations impressive. They noted a concern for the historic traffic "dummy" at the main intersection in town. It is apparently scheduled for removal and the Council members felt that they wanted to voice support for its retention and preservation.

The meeting adjourned at 2:30 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, 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, October 16, 1985, beginning at 9:30 a.m. in the Agency of Development and Community Affairs conference room, fourth floor, Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Minutes of July 18, 1985 and September 11, 1985 meetings
- II. Confirmation of dates for November and December meetings
- III. Old Business
- IV. National Register Preliminary Review
 - A. Old Brick School, Bridgewater
 - B. Gilman Block, Hinesburg
 - C. Vernon Grange, Vernon
 - D. The Lind Houses, South Ryegate
- V. New Business
 - A. FY 1986 Survey and Planning Grant Applications



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

MINUTES

October 16, 1985

MEMBERS PRESENT: Martin Tierney
 John Carnahan
 Courtney Fisher
 Marjory Power
 Jay Zwynenburg

MEMBERS ABSENT: Lawrence Atkin
 Chester Liebs

STAFF PRESENT: Eric Gilbertson
 Nancy Boone
 Jane Lendway
 Richard P. Stickney, Jr.
 Giovanna Peebles

OTHERS PRESENT: Nancy Hartman

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

- I. The Council reviewed the minutes of the August 7 and September 11 meetings. It was noted that Mr. Fisher had moved acceptance of the grants at the August 7 meeting and Mr. Zwynenburg had seconded. Mr. Fisher moved acceptance as amended, which was seconded by Mr. Zwynenburg and unanimously approved.

- II. The Council confirmed the November meeting for the 20th in Brattleboro. The December meeting was set for Wednesday, December 11, in Montpelier. Mr. Carnahan noted that he has made preliminary arrangements for meeting space in the Municipal Building in Brattleboro with lunch at the diner on Elliot Street. Mr. Carnahan is going to invite members of the local preservation community to lunch and will also arrange for visits to local preservation projects.

III. Old Business

Ms. Boone summarized plans for the reconvening of the Preservation Plan Conference on November 1, 1985.

Mr. Gilbertson informed the Council of the upcoming Program Review by the National Park Service on November 12, 13 and 14. Mr. Carnahan asked if it would be helpful for Advisory Council members to be present for the review. Mr. Gilbertson replied that if it seems like it would be a worthwhile effort for the members, he would let them know.

Mr. Gilbertson reported on the Division's federal funding for FY1986. It looks like the Division will be receiving about \$4,000 less than FY1985.

Mr. Gilbertson reported on the status of the Tax Act.

Mr. Gilbertson reported that the Division will probably be moving to 58 East State Street in Montpelier.

Mr. Gilbertson reported that the Division has reached an agreement with the Agency of Transportation to fund an environmental review staff person to review highway projects.

IV. National Register Preliminary Review

A. Old Brick School, Bridgewater

Ms. Boone showed photographs of the building which was constructed c.1806 with a major addition in the 1840s. In 1914, it was used as offices, but has been abandoned in recent times. The Council felt that the building had been compromised by later additions, but it does have some architectural merit as the later additions, i.e. the brick second story and the wooden stair tower, were complementary to the original architecture. The Council felt that because it was an early school, enlarged to meet growing needs, it represented the broad patterns of social history. They recommended that the nomination proceed.

B. Gilman Block, Hinesburg

Ms. Boone read a letter describing the building, which was built in 1875 by the Christian Advent Society. It was moved and remodelled c.1903.

Mr. Fisher stated that he had a conflict of interest, as he was hired as a consultant to determine whether it was eligible as a Tax Act project.

Mr. Fisher provided the following information on the building. The building was raised three to four feet to match road level on a new poured concrete foundation. They removed the porches and they will not be replaced. They are restoring some late high style Greek Revival detail. There is a question of what the north facade looked like. They have added a typical door, centered on the facade. Mr. Fisher thought that originally it was either a large center window and two doors or two windows and one door. Mr. Fisher left the room.

The Council felt that they should be commended for rehabilitating the structure, but that it was not eligible for the National Register.

C. Vernon Grange, Vernon

The Council reviewed photographs and history of the building supplied by the owner. The Council felt it was eligible for the National Register.

D. The Lind Houses, South Ryegate

Seven row houses built not by a company but by someone to lease to mill workers. The Council reviewed information and photographs supplied by the owner. They were originally built in 1908 by E. S. Lind to house granite workers.

The Council found that the seven buildings are individually eligible but that the entire Pleasant Street District is also eligible and nomination of the entire district be encouraged. The Council noted that the owner's presentation was excellent.

V. New Business

B. Nancy Hartman of Shelburne joined the meeting and inquired if the Council is interested in landscape preservation. She noted that preservation of historic landscapes is important. She noted that in 20 years, if we do not attempt to restore the landscape, the oceans will rise and flood cities along lowlying coastal areas. Ms. Hartman noted that she is interested in preserving the landscape of the Burlington waterfront as a wetlands park. She generated a petition to have a park on the waterfront awhile ago, but the City has not responded. She wondered if the Council is interested in discussing such a project. Mr. Fisher noted that he thought it would be inappropriate for the Council to take a stand on specific projects like the Burlington waterfront. She agreed and said that she is interested in general policy on landscapes. Mr. Gilbertson pointed out that the Division and the Council's concerns center on manmade environment or landscape.

Ms. Hartman said that she is also very interested in transplanting vegetation between central latitude countries. She said that she would like to see Barre and Montpelier purchase and restore land along the Winooski River. The Council asked Ms. Hartman to send information for the Council to review and she said that she would.

C. Mr. Gilbertson read the Council a letter from the Agency of Transportation concerning the historic significance of a large, white pine tree in Searsburg that is scheduled for cutting. Mr. Gilbertson will investigate it further.

A. FY1986 Survey and Planning Grant Applications

Mr. Gilbertson summarized the limitations that affect our ability to award and administer grants. He noted that he sees it as critical that the statewide organizations that do preservation work continue to function and to assist the Division. He said that the grant applications are, on the whole, for very good, worthwhile projects. He also noted that the grants awarded will not become effective until the Division receives its federal allocation. There is about \$60,000 to \$70,000 available for Survey and Planning grants. Ms. Peebles noted that there should be flexibility in grant amounts, i.e. some projects could be partially funded.

Ms. Lendway handed out summary sheets on the grants and briefly reviewed each one. She stated that staff members had reviewed each application with certain criteria in mind, such as: broad public benefit, the project is consistent with the Division's planning process effort, decentralizing preservation responsibility to other organizations and individuals in the state, manageable by staff. Council members asked questions about several projects during the initial review. They then discussed the criteria in general and noted specifically that the request for the individual National Register nomination and sponsorship of an architect to the ICCROM did not meet the criteria. These two projects were both rejected.

Mr. Fisher noted his conflict of interest in regard to grant applications from the Preservation Trust of Vermont because he sits on the Trust's Board of Directors. Mr. Carnahan noted his conflict of interest on the Vermont Historical Society application because he sits on their Board. The Chairman, Mr. Tierney, then asked if the Division had any specific recommendations to make. Ms. Lendway went through the list one more time and supplied the recommendations which the Division staff had made during their review of the applications.

Mr. Carnahan made a motion to recommend acceptance of the grants, a copy of which is attached to the record copy of the minutes, with priorities among grants being left to the discretion of the Division Director with assistance from the Advisory Council Chairman if necessary. Mr. Zwynenburg seconded the motion, but Mr. Fisher added an amendment that the Vermont Historical Society Interiors Project be added to the list as a possible project if funding allows. The Council voted unanimously to approve the motion as amended.

D. Mr. Fisher presented the Council with a statement from the Burlington Planning Commission concerning the Commission's requiring a new environmental impact statement on the effect of the Southern Connector on the King Street neighborhood. He wanted to know if the Council would be willing to comment on the Environmental Impact Statement. Mr. Gilbertson and Ms. Peebles noted that the Division has signed off on the Connector project and that if any changes in the project are contemplated, the Division would have to be involved in reviewing them under Section 106 anyway.

The meeting adjourned at 2:45 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, 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, November 20, 1985, beginning at 9:30 a.m. in the Second Floor Conference Room of the Brattleboro Municipal Building, 230 Main Street, Brattleboro, Vermont.

Agenda:

- I. Minutes of October 16, 1985 Meeting
- II. Confirmation of Dates for December and January Meetings
- III. Old Business
 - A. Thompson Mill, Bennington
 - B. Nancy Hartman
- IV. National Register Preliminary Review
 - A. Airplane Hangar, Springfield
 - B. Wright Art School, Stowe
- V. New Business
 - A. Field Visit to Local Preservation Projects
 - B. CCC Shelter, Coolidge State Park



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

MINUTES

November 20, 1985

MEMBERS PRESENT: Martin Tierney
Lawrence Atkin
Courtney Fisher
John Carnahan
Jay Zwynenburg

MEMBERS ABSENT: Chester Liebs
Marjory Power

STAFF PRESENT: Eric Gilbertson
Nancy Boone

OTHERS PRESENT: Nancy Hartman
Susan Small, Rutland Herald

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

- I. The Council reviewed the minutes of the October 16, 1985, meeting. Mr. Carnahan made the motion to accept the minutes as reviewed, which was seconded by Mr. Zwynenburg and unanimously approved.
- II. The December meeting was confirmed for the 11th in Montpelier. The January meeting was set for Wednesday, January 20, possibly in Rutland or Brandon. The February meeting was tentatively scheduled for the 19th in Montpelier.
- III. Old Business
 - B. Nancy Hartman

Ms. Hartman summarized the purpose of her petition, copies of which had been distributed to the Council. The legislation upon which the petition is based dates to the post-Civil War era and was passed

in 1880. The petition originated with the United Church of Christ Mission organization. The petition proposed a wetlands park on the Burlington waterfront. Ms. Hartman explained that the park would be used by school children for educational purposes. Ms. Hartman quoted a standard of open space per 1,000 of population--there should be 78 acres of open space of all kinds per 1,000 people--14 of those acres should be public open space parks. She noted that using this guideline, Burlington should have over 3,000 acres of parks--it has only 400. Ms. Hartman said that the park could be a memorial to George Perkins Marsh who has no other appropriate memorial. She passed around many books, brochures, etc., on environmental topics.

Mr. Tierney asked Ms. Hartman to state her question for the Council. She said that she wants the Council to formally endorse the wetlands park project. Mr. Gilbertson stated that he didn't think that the Vermont Historic Preservation Act gives the Council responsibility in the area of natural landscape recreation. The Council is directed to address concerns related to manmade elements of the landscape. Mr. Gilbertson noted that he felt that it does a disservice to projects to involve non-related agencies and organizations.

Ms. Hartman said that she disagreed that the wetlands project falls outside of the Council's jurisdiction. She said that the waterfront was a stopping site for migrating fowl before Burlington was populated and that, therefore, it was an archeological site--for another species. Mr. Gilbertson said that we are limited to human archeological sites.

Ms. Hartman said that municipal land use laws allow "rural" towns in Vermont a space for an educational component in their plans. She said that towns can vote to be called "rural" even if they do not fit the normal definition of having a population under 2,500. She said that, therefore, Burlington could vote to be a "rural" town and the wetlands park could be an educational component of Burlington's land use planning.

Mr. Tierney thanked Ms. Hartman for her presentation. She said she would send a one-page summary for the Council's review.

IV. National Register Preliminary Review

A. Airplane Hangar, Springfield

Messrs. Gilbertson, Tierney and Fisher and Ms. Boone stopped at the Hangar on the way to the meeting. Mr. Gilbertson summarized the background of the review request. This is a state project and apparently does not include federal money. Mr. Gilbertson described the design construction and condition of the door. The hangar

appears to be the oldest such structure in Vermont and perhaps in the northeast.

The Council felt that the hangar appears eligible for the National Register based on age, integrity and historical association with air travel development in Vermont and with Governor Hartness. The Council encouraged the Agency of Transportation to rehabilitate rather than replace the door. They commented that the door is the most important architectural feature of the structure. They also commented that the longevity of the historic door and track system seemed to confirm the quality of its design. Mr. Carnahan added that the Agency of Transportation staff should be commended for contacting the Division and allowing the Council the opportunity to comment.

Mr. Fisher put the above in the form of a motion which was seconded by Mr. Zwynenburg and passed unanimously.

III. Old Business

A. Thompson Mill, Bennington

Mr. Gilbertson summarized the significance of the mill and the background of the Division's involvement in the plans for the building complex. The Catholic Church does plan to continue with demolition.

Mr. Gilbertson expressed concern that there seems to be a pattern evolving concerning the Catholic Church's treatment of historic structures. Mr. Fisher said that he felt that it would be appropriate for the Council to send a letter expressing serious concern over the Church's intent to demolish the mill. The Council members agreed. Mr. Fisher will draft a letter.

IV. National Register Preliminary Review

B. Wright Art School, Stowe

The Council reviewed photographs and historic background information on the complex. They noted that most of the structures have been dramatically altered. They determined that the complex does not meet architectural criteria for inclusion in the Register and also noted that one structure, the schoolhouse, had been moved from its original location.

The Council felt that despite its move, the schoolhouse appears eligible for the State Register because it is apparently the only one-room school still intact in Stowe. The Council directed the Division to add the school to the State Register, and to request further information from the owners concerning the circumstances and methods of the move.

V. New Business

A. Field Visit to Local Preservation Projects

The Council visited the Brattleboro Museum and Art Center, the Latch's Theater and several Tax Act project buildings in Brattleboro with local preservationists.

B. CCC Shelter, Coolidge State Park

Mr. Gilbertson showed historic and contemporary photographs of the shelter. State Parks is planning to demolish the structure. The Council noted that the structure appears to have serious structural problems. The Council thought that State Parks should inventory all park structures and develop a plan for the preservation of the significant structures. The members felt that given its condition and the existence of more intact similar examples, the shelter could be demolished. They added that if possible, the stone chimney should be left standing.

IV. National Register Preliminary Review

C. North Pownal Inn, Pownal

The Council reviewed exterior and interior photographs of the building along with background historical information provided by the owners.

The owners believe that the structure dates to before 1834. A late 19th century photograph pictures it as an inn. The Council determined that architectural evidence as pictured in the photographs does not support an early 19th century date. The building does not appear on the 1869 Beers map and more likely dates to the late 19th century. The Council determined that the building, which has lost its Italianate porch, does not appear architecturally or historically eligible for individual inclusion on the Register.

D. Paddock House, Barre

The Council reviewed photographs and background historical information on the house. They concluded that it appears individually eligible for the National Register based on architectural merit. They added that the 1950s wood graining and marbleizing of interior woodwork is significant as a good example of folk art and that it should be preserved.

Mr. Carnahan made the motion to adjourn the meeting which was seconded by Mr. Atkin and unanimously approved. The meeting adjourned at 3:15 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

DEPARTMENTS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, December 11, 1985, beginning at 9:30 a.m. at the new offices of the Division for Historic Preservation, 58 East State Street, Montpelier, Vermont.

Agenda:

- I. Minutes of November 20, 1985 Meeting
- II. Confirmation of Dates for January and February Meetings
- III. Old Business
- IV. National Register Final Review
 - A. Putney Village Historic District
- V. National Register Preliminary Review
 - A. VT - BE - 59 (Washboard and Clothespin Factory and Sawmill Site), Searsburg
 - B. VT - BE - 60 (Tannery Site), Searsburg
- VI. New Business



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

MINUTES

December 11, 1985

MEMBERS PRESENT: Martin Tierney
Courtney Fisher
Marjory Power
John Carnahan

MEMBERS ABSENT: Lawrence Atkin
Chester Liebs
Jay Zwynenburg

STAFF PRESENT: Eric Gilbertson
Nancy Boone

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

- I. Mr. Carnahan made the motion to accept the minutes as presented which was seconded by Mr. Fisher and passed unanimously.
- II. The January meeting was set for January 21, Tuesday. The February meeting was changed to Tuesday, February 18. March's meeting was set for the 18th. April's date is the 7th, a Thursday. The Division will pursue setting up the January or February meeting for Rutland.
- III. Old Business

Council members reviewed a letter to Bishop Marshall concerning the Thompson Mill in Bennington and also discussed their concern with the Catholic Church's pattern of blanketly objecting to National Register nominations. The Council expressed hope that misunderstandings could be discussed and resolved at a meeting with the Bishop or his representative.

V. National Register Preliminary Review

- A. Vt-BE-59 (Washboard and Clothespin Factory and Sawmill Site)
- B. Vt-BE-60 (Tannery Site)

Ms. Peebles described that these two sites were discovered during review of a proposed highway project. Dr. Thomas' evaluation was that they appear eligible for the National Register. If they are eligible, the

Agency of Transportation will nominate them to the Register. Ms. Peebles described that Vt-BE-59 is likely to yield important information about such factories because it was abandoned for economic reasons rather than destroyed by a flood or fire, etc. She noted that Criteria C and D would apply to the site; we know very little about sites such as these. The site would not be affected in the road project.

Ms. Peebles then described the significance of Vt-BE-60, the Tannery Site. Although there were hundreds of tanneries in Vermont in the early to mid 19th century, very few are left, if any, as standing structures. Therefore, the opportunity exists to learn a lot about tannery sites in this example. She noted that it was built in 1842 and burned in 1866, thereby providing a very good intact example for study. Ms. Peebles noted that the highway project would require some data recovery on one corner of the site. It was also apparently buffered from the effects of flooding.

The Council concluded that both sites appear eligible for the National Register.

C. Bennington Railroad Station

The Council reviewed the 1974 survey photo of the structure. They felt that it looks eligible for the National Register. Some members questioned whether the station had been substantially changed since the survey photo was taken; and, therefore, whether it would still be eligible for the National Register. The Council asked Mr. Gilbertson to look at the building on his next visit to Bennington and to determine if it had lost National Register eligibility through alteration.

IV. National Register Final Review

A. Putney Village Historic District

Members had been sent copies of the nomination prior to the meeting. The Council reviewed photographs, historical information and comment letters on the district. Mr. Fisher made the motion to approve the nomination which was seconded by Dr. Power and unanimously passed.

VI. New Business

Mr. Gilbertson reported on the meeting of the National Conference of State Historic Preservation Officers. He discussed the pros and cons of the idea of including in the revised National Historic Preservation Act a provision to house historic preservation activities in a new independent office outside of the Park Service. He also noted other highlights of the meeting's agenda and decisions.

- I. Mr. Fisher noted that on page 4 of the November minutes, the Council's direction to the Division should have stated that the Council recommended that the Division work with Forests and Parks to develop a plan for inventorying and preserving structures in the State Parks.

The meeting adjourned at 1:00 p.m.