



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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, January 18, 1989, beginning at 9:30 a.m. in the conference room at 13 Baldwin Street, Montpelier.

AGENDA

- I. Minutes of the December 15, 1988 Meeting
- II. Confirmation of Dates for February, March, and April Meetings
- III. Director's Report
- IV. Old Business
- V. State Register Review and Designation
 - A. Designating Archaeology and Architecture Surveys
 - B. Hardwick (sites 0305-121 to 152)
 - C. St. Albans City
 - D. Schwartzman House, Woodstock
- VI. National Register Preliminary Review
 - A. 30 Main Street, Burlington
 - B. Burlington Street Department Building (11:00 a.m.)
 - C. Old Coach Inn, Readsboro
 - D. East Burke Village
- VII. Working Lunch
- VIII. New Business



STATE OF VERMONT
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MINUTES

January 18, 1989

Members Present: Townsend Anderson
Glenn Andres
Barbara George
Martin Tierney (until 12:30)

Members Absent: Chester Liebs
Marjory Power
Larry Brickner-Wood

Staff Present: Eric Gilbertson (until 1:50)
Nancy Boone
Elsa Gilbertson

Visitors: Bert Moffit (10:50 - 11:45)

The meeting was called to order by the Chairman at 9:50 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont.

I. Minutes of the December 15, 1988, Meeting

Ms. George made the suggestion that for each property being discussed its location (town) should be noted in the header line for that item. Ms. George made the motion, which was seconded by Mr. Andres, that the minutes of the December 15, 1988, meeting be accepted. The motion passed unanimously.

II. Confirmation of Dates for February, March, and April Meetings

The following meeting dates were set: February 15 at the Painter House in Middlebury, March 14, and April 12.

(Revised 2/17/89)

ted with the neighboring light industrial and commercial buildings.

B. Burlington Street Department Building, Pine Street

Ms. Boone gave some background information on the potential Pine Street area Historic District and how the issue of the National Register eligibility of the Burlington Street Department building first came up. She and Bert Moffat of the Burlington Street Department explained that in the Burlington Southern Connector project the plan is that the building would be removed in order to reroute rail lines and to put in a temporary ramp. Ms. Boone said that if the building is considered to be eligible for the National Register and it needs to be removed for this project, it would be required that the building be documented before being destroyed. Mr. Moffat noted that the Street Department had many photographs of the building under construction, which he would be happy to make available. Mr. Andres made the motion, which was seconded by Ms. George, that the Burlington Street Department Building is a contributing building in a historic district that is eligible for the National Register of Historic Places. The motion passed unanimously.

V. State Register Review and Designation

B. Hardwick (sites 0305-121 to 152)

Ms. George and Mr. Tierney reviewed the survey forms for sites 0305-121 to 152 in Hardwick. Ms. George made the motion, which was seconded by Mr. Tierney, that sites 121 to 152 in Hardwick be entered on the State Register. The motion passed unanimously.

C. St. Albans City

Mr. Anderson and Mr. Andres reviewed sites in St. Albans City that some Council members had questions about when the St. Albans survey was first reviewed at the November 1988 meeting. Mr. Anderson made the motion that the entire St. Albans City survey be entered on the State Register with the following changes: 14 Center Street and 17-17B Gilman Street be made non-contributing and 5 High and 119 Lincoln Avenue be made contributing. Mr. Andres seconded the motion and it was passed unanimously.

VII. Working Lunch / III. Director's Report

John Carnahan, former member of the Advisory Council on Historic Preservation, joined the Council for lunch. He was thanked for his many years of service.

V. State Register Review and Designation

A. Designating Archeology and Architecture Surveys

Ms. Boone gave a short presentation on the Division's architecture and archeology surveys and the State Register of Historic Places. She and Mr. Gilbertson stressed the necessity of the Advisory Council entering the surveys on the State Register in a timely fashion. This is especially important for when historic resources come up in Act 250 cases.

Ms. Boone reported that according to State Archeologist Giovanna Peebles there are over 1,000 archeological sites that need to be reviewed to enter them on the State Register. Mr. Tierney suggested inviting other qualified archeologists in the state to review the sites and report their findings to Ms. Power, who would then make recommendations on designation to the Council. Mr. Anderson suggested the possibility of doing a one page summary of each site and sending it to Council members before a review meeting. Mr. Gilbertson said all these suggestions would be discussed with Ms. Peebles and that a solution for expediting the review and designation of archeological sites would be proposed to the Council.

For the architecture survey Council members present agreed to each spend a day at the Division office to review a survey. They would then make a recommendation on entering them on the State Register at the next Council meeting. Mr. Tierney volunteered to review the City of Burlington in time for the February meeting. Mr. Anderson will review Essex County on February 7th, Ms. George will review Orange County in March, and Mr. Andres will review a survey in April or June.

D. Schwartzman House, Woodstock

Ms. Gilbertson presented photographs and information on the Schwartzman House in Woodstock. Mr. Andres made the motion, which was seconded by Mr. Anderson, that the building be designated to the State Register of Historic Places. The motion passed unanimously.

VI. National Register Preliminary Review

A. 30 Main Street, Burlington

Ms. Boone showed slides of the International Harvester Building at 30 Main Street, Burlington, and of the neighborhood around the building. After discussion, which noted recent changes in the window glazing, the Council came to the consensus that the building does not appear to be eligible individually for the National Register but that it would be eligible as a contributing building in a lower Main Street Historic District. They noted the building is closely associa-

ted with the neighboring light industrial and commercial buildings.

B. Burlington Street Department Building, Pine Street

Ms. Boone gave some background information on the potential Pine Street area Historic District and how the issue of the National Register eligibility of the Burlington Street Department building first came up. She and Bert Moffit of the Burlington Street Department explained that in the Burlington Southern Connector project the plan is that the building would be removed in order to reroute rail lines and to put in a temporary ramp. Ms. Boone said that if the building is considered to be eligible for the National Register and it needs to be removed for this project, it would be required that the building be documented before being destroyed. Mr. Moffit noted that the Street Department had many photographs of the building under construction, which he would be happy to make available. Mr. Andres made the motion, which was seconded by Ms. George, that the Burlington Street Department Building is a contributing building in a historic district that is eligible for the National Register of Historic Places. The motion passed unanimously.

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VII. Working Lunch / III. Director's Report

Mr. Gilbertson noted that the January-February 1989 issue of Historic Preservation magazine included a feature on John Dumville, Historic Sites Operation Chief, and his home, which he is restoring, in Royalton, Vermont.

(Revised 2/17/89)

Mr. Gilbertson noted that the January-February 1989 issue of Historic Preservation magazine included a feature on John Dumville, Historic Sites Operation Chief, and his home, which he is restoring, in Royalton, Vermont.

He reported that as of now the Capital Budget includes money to acquire the Theron Boyd House in Quechee, although it does not include all the money to complete the work necessary on the building.

Mr. Gilbertson said that the Division for Historic Preservation is a part of the Economic Development Planning Process. The first hearing will be held in Bennington on January 26 from 8:00 a.m. to 10:00 p.m. Mr. Gilbertson will testify about the economic impact of historic preservation.

Mr. Gilbertson handed out to each Council member a letter he wrote to Mr. F. Lawrence Oaks, president of the National Council of State Historic Preservation Officers, along with an essay he wrote on "Historic Preservation's Changing Program Needs." He spoke about the need to convince the public that historic preservation is important. Mr. Andres suggested that the Division have discussions with or sponsor a conference for professional builders. Mr. Gilbertson asked the Council for ideas on how the Division can educate the public about historic preservation.

V. State Register Review and Designation

E. Fair Haven Airport

Ms. Gilbertson presented photographs and historic information provided by the Fair Haven Historical Society on the Fair Haven Airport. The Council asked what the runway is made of. The Council felt the airport is a rare surviving resource and that it appears eligible for the State Register. They did not take official action to place it on the State Register because a quorum was not present. They also noted that although the hangar was built in the early 1950s, it is significant as a structure uniquely designed to accommodate airplanes.

VI. National Register Preliminary Review

C. Old Coach Inn, Readsboro

Ms. Gilbertson presented historic information and postcards showing the Old Coach Inn, which were supplied by the owners. The Council requested that the owners be contacted for a more recent photograph of the property and information on the integrity of the interior of the inn.



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January 18, 1989

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Glenn Andres
Barbara George
Martin Tierney (until 12:30)

Members Absent: Chester Liebs
Marjory Power
Larry Brickner-Wood

Staff Present: Eric Gilbertson (until 1:50)
Nancy Boone
Elsa Gilbertson

Visitors: Bert Moffat (10:50 - 11:45)
John Carnahan (12:15 - 2:00)

The meeting was called to order by the Chairman at 9:50 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont.

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E. Wetherby Farm, Fair Haven

Ms. Gilbertson presented photographs and historic information on the Wetherby Farm, which were supplied by the Fair Haven Historical Society. The Council felt this c.1815 house would not be eligible individually for the National Register for its

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E. Wetherby Farm, Fair Haven

Ms. Gilbertson presented photographs and historic information on the Wetherby Farm, which were supplied by the Fair Haven Historical Society. The Council felt this c.1815 house would not be eligible individually for the National Register for its

architectural significance. They did note its association with the Underground Railroad and thought it would possibly be eligible for the National Register as part of a thematic nomination of Vermont properties tied to the Underground Railroad.

D. East Burke Village, Burke

Ms. Gilbertson presented background information, slides, and photographs of East Burke Village. The Council noted the important connections of the village with Elmer Darling. It was the consensus of the Council that the village is eligible for the National Register as a historic district. They felt this district should be separate from the nearby Burklyn Rural Historic District, determined eligible for the National Register at the December 15, 1988, Advisory Council meeting.

IV. Old Business

Mr. Anderson spoke on the need for publicity on the importance of Historic Preservation and would like the Council to give the Division its full support for such publicity efforts.

Mr. Andres said he thought it would be of great benefit if the Division would sponsor a workshop for professional builders and architects on the theme of historic preservation in building projects, stressing that historic preservation is a constructive force in Vermont. The information would then be passed from the contractors and architects to their clients. He said this would be a very effective way to reach people about the positive impacts of historic preservation, and for the amount of effort may reach more people than if the Division aimed its publicity and education efforts at the grass roots level. Mr. Andres suggested this would have a greater impact if there was one such workshop a year, perhaps targetted to slightly different audiences each year. He pointed out that Vermont can achieve so much more in such an effort than other states because of the manageable scale of the state.

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

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D. East Burke Village, Burke

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AGENDA

- I. Minutes of the January 18, 1989 Meeting
- II. Confirmation of Dates for March, April, and May Meetings
- III. Director's Report
- IV. Old Business
 - A. Brookfield Paving Project
 - B. Grassemount, Burlington
- V. National Register Final Review
 - A. Parley Davis House, East Montpelier
 - B. Montpelier Historic District Amendment
- VI. National Register Preliminary Review
 - A. Pifko Block, West Rutland
 - B. Mad River Valley Rural Historic District, Waitsfield and Moretown
 - C. Joseph Wing/Clough Parker Tavern, East Montpelier
- VII. State Register Review and Designation
 - A. Poor Farm, Enosburg
 - B. Review and Designation of Bradford, Brookfield, Corinth, Newbury, Fairlee, and Orange surveys
 - C. House, Cavendish
- VIII. Working Lunch
- IX. New Business



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MINUTES

February 15, 1989

Members Present: Townsend Anderson
Glenn Andres (arrived 10:15)
Barbara George
Chester Liebs
Martin Tierney
Larry Brickner-Wood

Members Absent: Marjory Power

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson

Visitors: George Jensen (10:45 - 12:00)
Pat Arno (10:45 - 12:00)

The meeting was called to order by the Chairman at 9:50 a.m. It was held in the conference room at the Painter House in Middlebury, Vermont.

I. Minutes of the January 18, 1988, Meeting

Ms. George made the motion, which was seconded by Dr. Andres, that the minutes of the January 18, 1988, meeting be accepted, with the amendment that John Carnahan be mentioned as having attended the meeting during the Director's Report and Working Lunch. The motion passed.

II. Confirmation of Dates for March, April, and May Meetings

The following meeting dates were set: March 15 in Montpelier, April 12 in Montpelier, and May 16th.

IV. Old Business

A. Brookfield Paving Project

Ms. Boone gave a summary of the Brookfield paving project to date. She read a letter forwarded to the Division by Frank Aldrich of the Agency of Transportation that was written by the Brookfield Board of Selectmen to Secretary Susan Crampton to ask about the current status of the project. Ms. Boone showed for comparison slides of Vermont Route 2 in Bolton, which is made of chipped, crushed stone, and then recent slides of the test patch in Brookfield. Lengthy discussion followed.

Ms. George made the motion, which was seconded by Mr. Liebs, that the Council is encouraged by the cooperation of the Agency of Transportation in this matter, but due to the lateness of the season when the test patch was put down and the fact that the pavement is now obscured by winter conditions the Council will inspect the patch in June under more appropriate conditions. Discussion followed. The motion passed.

Mr. Anderson made the motion, which was seconded by Mr. Brickner-Wood, that the Advisory Council send a letter to the Agency of Transportation and the Town of Brookfield informing them of the Advisory Council's review in June and that the characteristics the Council will be looking for at that time are: color and texture of the surface compared to a gravel road, profile of the road including shoulders and ditches, width of the road, durability of the surface and prospect of long term maintenance, and visual continuity of the village since the state road and the town road meet at an intersection in Brookfield village. The motion passed unanimously.

IV. Old Business

C. Burlington Street Department Building

George Jensen, Division Director of the Federal Highway Administration, summarized the background of the Southern Connector project in Burlington and its impact on the Burlington Street Department Building on Pine Street. Mr. Jensen explained the 4-F environmental review process they will have to go through because the building is a contributing element of a potential National Register Historic District. He expressed concern that this will cause delays in the project. He also said he felt the building was non-contributing to the district due to its additions and alterations and asked the Advisory Council to find it non-contributing. Mr. Jensen stated that if the Advisory Council did find it non-contributing they would still be willing to document the building as would be required under mitigation if the building was contributing. Mr. Gilbertson explained that the Advisory Council had voted at its last meeting (January 18, 1989) that the Street Department Building

was a contributing building in a historic district that is eligible for the National Register. Mr. Tierney explained why the Council determined the building contributing and what characteristics a building needs to be a contributing element of a historic district. The Council again reviewed slides of the building and reaffirmed that the building is a contributing element in a historic district eligible for the National Register.

B. Grassemount, Burlington

Mr. Tierney reported that the University of Vermont has decided to drop the proposed project to construct a building on the Grassemount property.

V. National Register Final Review

Advisory Council members received copies of the nominations before the meeting.

A. Parley Davis House, East Montpelier

Ms. Gilbertson summarized the architectural and historical significance of the Parley Davis House. The nomination was prepared by Curtis Johnson. There were no comment letters. Mr. Liebs made the motion, which was seconded by Mr. Brickner-Wood, that the nomination be approved under criteria A and C. The motion passed.

B. Montpelier Historic District Amendment

Ms. Gilbertson summarized the historic and architectural significance of the Montpelier Historic District Amendment. The nomination was prepared by Thomas D. Visser (University of Vermont Architecture Conservation and Education Service). No comment letters were received. The City of Montpelier said they were sending a comment letter, but it did not arrive before the meeting. Mr. Brickner-Wood made the motion, which was seconded by Dr. Andres, that the nomination be approved under criteria C. The motion passed unanimously.

VI. National Register Preliminary Review

A. Pifko Block, West Rutland

Ms. Gilbertson summarized the history and architecture of the Pifko Block and the State Register Marble Street Historic District, in which the building is located. The Council reviewed photographs and the State Register survey forms for the historic district. The Council felt the Pifko Block was significant as an example of a flatiron building. Mr. Brickner-Wood made the motion, which was seconded by Mr.

Tierney, that the Pifko Block is eligible individually for the National Register based on its architectural significance. The motion passed; there was one abstention. It was the consensus of the Council that the Marble Street Historic District is eligible for the National Register as a historic district.

B. Mad River Valley Rural Historic District, Waitsfield and Moretown

Ms. Gilbertson summarized the history and architecture of the proposed historic district. The Mad River Valley Rural Resource Commission (Certified Local Government Commission) has recommended preliminary approval of the district. Mr. Liebs said he would abstain from the discussion because of his connection with the University of Vermont graduate program in Historic Preservation, which will be preparing the nomination. Mr. Anderson stated for the record that he had been involved in the original review of the Mad River Valley plan, which recommended this district be nominated to the National Register. The Council reviewed slides of the proposed district and also the State Register survey forms for buildings in the district. It was the consensus of the Council that the district is eligible for the National Register as a historic district, and that site #32 in Waitsfield should be included as a contributing property in the district.

C. Joseph Wing/Clough Parker Tavern, East Montpelier

Ms. Gilbertson reported that since November 1983, when the Advisory Council had found this property eligible for the National Register, there has been work on the interior of the house and the current owners would like to know if it is still eligible. The Council reviewed interior photographs. It was the consensus of the Council that the property remains eligible for the National Register.

IX. New Business

A. Discussion of Annual Election of Officers

The Advisory Council discussed the upcoming election of Council officers at the March meeting. Mr. Liebs nominated Mr. Tierney for chairman and Dr. Andres for vice-chairman as the slate of candidates to be voted on in March. Mr. Brickner-Wood moved that the nominations be closed. The slate of candidates was approved. Mr. Tierney and Dr. Andres said they would not be able to attend the March meeting. Ms. George made the motion, which was seconded by Mr. Brickner-Wood, that Mr. Anderson serve as chairman for the March meeting. The motion passed unanimously.

III. and VIII. Director's Report/Working Lunch

Mr. Gilbertson reported that the Division has just published a book, The Battle of Hubbardton: The American Rebels Stem the Tide, which was written by Col. John Williams.

Mr. Gilbertson gave each Council member a copy of the testimony he will present at the Vermont Economic Development Plan hearing on February 23, 1989.

He reported that on February 9 he presented testimony in Washington, D.C., at the Senate Appropriations subcommittee on Interior and Related Agencies, which is chaired by Senator Leahy. He gave the Council copies of his written testimony and also testimony that was prepared by the National Council of State Historic Preservation Officers. Mr. Gilbertson suggested Council members encourage people to write Senator Leahy to thank him for his support of historic preservation activities. He also reported that while on his trip he looked at the Vermont Civil War monuments in Virginia.

Mr. Gilbertson told the Council he had received from the National Park Service a copy of a National Register nomination form for the Cephus Kent House in Dorset, which is currently a contributing building in the Kent Neighborhood Historic District. The owner, Dean Fausett, feels the building should be listed individually on the National Register for its state and national significance because he believes it is the site of the First Dorset Convention. Mr. Gilbertson read from the draft of his comment letter, which is required under the review process, to Jerry Rogers, Associate Director of Cultural Resources and Keeper of the National Register of Historic Places. The Council concurred with Mr. Gilbertson's assessment that the nomination for the Cephus Kent House should stand as it is listed in the 1978 nomination.

Mr. Gilbertson discussed the Council's suggestion that the Division sponsor a conference on historic preservation and Act 200 and reported on the concerns of the Division staff about such an undertaking. Mr. Anderson suggested approaching Elbert Moulton, Secretary of the Agency of Development and Community Affairs, to put together a study group to integrate historic preservation into other agency activities. Mr. Liebs said the University of Vermont would be interested in cooperating if a conference were ever planned. Discussion followed. Mr. Anderson and Mr. Brickner-Wood will be talking with Jeffrey Francis at the agency about the importance of historic preservation. Mr. Gilbertson said he would like to see a member of the Advisory Council attend the Act 200 Advisory Committee monthly meetings if scheduling allows. Mr. Liebs said he would be interested in attending these meetings and suggested the Council have a joint meeting with the Act 200 Advisory Committee.

The Council expressed an interest in inviting people to their meetings to discuss historic preservation issues. Mr. Liebs made the motion, which was seconded by Mr. Brickner-Wood, to invite Stephen Holmes, Commissioner of Housing and Community Affairs, and some of his staff members to the April council meeting to informally discuss Act 200 and the role of historic preservation. The motion passed unanimously.

VII. State Register Review and Designation

A. Poor Farm, Enosburg

Ms. Gilbertson presented the background information and a photograph supplied by the owner on the Poor Farm in Enosburg. Mr. Brickner-Wood made the motion, which was seconded by Dr. Andres, that the property be placed on the State Register of Historic Places. The motion passed unanimously.

B. Review and Designation of Bradford, Brookfield, Corinth, Newbury, Fairlee, and Orange surveys

Ms. George reported on her review of the survey books for the above towns. Mr. Liebs made the motion, which was seconded by Mr. Anderson, that the Newbury survey be placed on the State Register of Historic Places, with the exception that sites #40, 41, 48, 64, 76, 89, 101, and 104 not be listed pending further information and that #70 be removed. The motion passed unanimously.

The designation of the surveys for Bradford, Brookfield, Corinth, Fairlee, and Orange surveys was delayed until another meeting.

D. Other

Mr. Tierney will come to the Division office to review the survey for Burlington on Tuesday, February 21st, and Dr. Andres will review surveys on Tuesday, March 28th.

IX. New Business

A. Tree, Bennington

Mr. Liebs reported that the Town of Bennington wants to find the site of the hemlock that marked the Bennington town line. The Council said that if the tree still stands they would consider its eligibility for the National Register of Historic Places.

V. State Register Review and Designation

C. House, Cavendish

Ms. Boone presented photographs and historic information on the former Chopping Block restaurant in Cavendish. Mr. Liebs made the motion, which was seconded by Dr. Andres, that the house be placed on the State Register of Historic Places. The motion passed.

VI. National Register Preliminary Review

D. Namco Block, Windsor

Ms. Gilbertson presented historic information and photographs supplied by the owner on the Namco Block in Windsor. It was the consensus of the Council that the property is eligible for the National Register.

Dr. Andres made the motion, which was seconded by Ms. George, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 4:00 p.m.



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 - B. Warren Village Historic District
 - C. Moses Brock House, Newbury
- VII. State Register Review and Designation
 - A. Review and Designation of Bradford, Brookfield, Corinth, Fairlee, and Orange surveys
 - B. Harvey D. Morgan House, Stockbridge
 - C. Fair Haven Airport
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Marjory Power
Larry Brickner-Wood (arrived 12:15)

Members Absent: Glenn Andres
Martin Tierney

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson
Gina Campoli (11:45 - 12:30)

The meeting was called to order at 9:50 a.m. by Townsend Anderson, who was elected at the February 15 meeting to serve as chairman for the March meeting. It was held in the conference room at 13 Baldwin Street in Montpelier, Vermont.

II. Minutes of the February 15, 1989, Meeting

Ms. George made the motion, which was seconded by Mr. Liebs, that the minutes of the February 15, 1989, meeting be accepted as written. The motion passed unanimously.

III. Confirmation of Dates for April, May, and June Meetings

The following meeting dates were set: April 12 in Montpelier, May 16, and June 20 in Brookfield. The Council expressed an interest in meeting outside of Montpelier for the May meeting or another month this summer.

I. Election of Officers

Mr. Anderson reported that the slate of candidates for Advisory Council officers nominated at the February meeting were Martin Tierney for chairman and Glenn Andres for vice-chairman. Ms. George made the motion, which was seconded by Mr. Liebs, that the nominations be closed. The slate of candidates was passed unanimously.

VII. State Register Review and Designation

B. Harvey D. Morgan House, Stockbridge

The Council reviewed photographs and historic information supplied by the owner on the Harvey D. Morgan House in Stockbridge Four Corners. Mr. Brickner-Wood made the motion, which was seconded by Dr. Power, that the Harvey D. Morgan House be placed on the State Register of Historic Places. The Council also reviewed the National Register eligibility of this house and looked at the Stockbridge survey. The Council feels there may be a potential historic district at the Four Corners, and asked for further information before deciding on the National Register eligibility of the property. They asked that the owner to provide photographs of the interior of the house and that the Division provide more information on the historic buildings at the Four Corners.

C. Fair Haven Airport

Ms. Gilbertson presented historic information and photographs that were supplied by the Fair Haven Historical Society. At the January 18, 1989, meeting, the Council said the property appeared eligible for the State Register but did not place it on the State Register due to the lack of a quorum. Mr. Brickner-Wood made the motion, which was seconded by Dr. Power, that the Council postpone action on designating the Fair Haven Airport to the State Register of Historic Places until the April meeting and that the Division contact the Town of Fair Haven (the owner) to ensure that they are aware that State Register designation is being considered. Discussion followed. Ms. Boone said the Council should form a policy on owner notification. Mr. Anderson suggested putting on the April agenda a discussion of an owner notification policy statement. Ms. George called the question. The motion was defeated (Yes - 1, No - 3).

Ms. George made the motion, which was seconded by Dr. Power, to place the Fair Haven Airport on the State Register of Historic Places. Mr. Anderson made the motion to amend the motion to include that the Division will notify the property owner of this action in this particular case, in recognition of the Council's pending policy review regarding owner notification. The amendment passed unanimously. The motion passed as

amended (Yes - 3, No - 1).

A. Review and Designation of Bradford, Brookfield, Corinth, Fairlee, and Orange surveys

Ms. George reported on her review of the survey books for the above towns. Mr. Brickner-Wood made the motion, which was seconded by Dr. Power, that the Bradford survey be placed on the State Register of Historic Places, with the exception that sites #68 and 69 not be listed pending review of photographs. The motion passed unanimously.

Mr. Brickner-Wood made the motion, which was seconded by Ms. George, that the Fairlee survey be placed on the State Register of Historic Places. The motion passed unanimously.

Mr. Anderson made the motion, which was seconded by Dr. Power, that the Orange survey be placed on the State Register of Historic Places. The motion passed unanimously.

Dr. Power the motion, which was seconded by Ms. George, that the Corinth survey be placed on the State Register of Historic Places. The motion passed unanimously.

Mr. Anderson made the motion, which was seconded by Dr. Power, that the Brookfield survey be placed on the State Register of Historic Places, with the exceptions that sites #6, 38, 39, and 43 not be listed pending review of photographs. The motion passed unanimously.

IX. New Business

Dr. Power reported that she had received the results of radio-carbon date testing on a cemetery in Isle La Motte. The bones date to 920 B.C., making this the earliest known cemetery in Vermont. It is also the earliest known case of disseminated tuberculosis in the United States. Dr. Power will give a slide presentation on this cemetery at a future Council meeting.

Ms. George made the motion, which was seconded by Mr. Brickner-Wood, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 3:10 p.m.

IV. Director's Report

Mr. Gilbertson handed out a copy of a memo to Elbert Moulton, written March 2, 1989, on "Legislation Effecting the Division," and reviewed its contents. Regarding the Historic Bridge Trust Fund (H.316), Council members said they would contact their legislators to support the bill. Mr. Liebs suggested that for bill H.485, the Vermont Treasures Commission, the Treasures Commission and the Advisory Council on Historic Preservation should be the joint designating authorities. Mr. Gilbertson will send each Council member a list of Vermont legislators.

Ms. Boone reported that H.449, Register of Historic Property: Owner Notification and Public Hearing, was receiving its third reading in the House that day. Mr. Anderson suggested writing a memo from the Council and send it to members of the legislature. Mr. Gilbertson will see if the bill can be referred to the House Government Operations Committee. He suggested the course of action the Council take is that if the bill goes to the Senate the Council should write a letter to the chair of the Senate committee and ask that the Council be allowed to testify on the bill. Discussion followed. The Council said that the idea of buildings being historic only at the whim of an owner is as absurd as notifying owners in order to designate a natural resource area, deer yard, or prime agricultural land. They stated that one can't designate the value of historic buildings; they have that value whether or not they are designated. The Advisory Council is "identifying things that are."

Mr. Gilbertson reported on the Capital budget as it has been recommended by the House Institutions Committee. He said \$10,000 was cut from Chimney Point (for sewer improvements); \$150,000 is included for the Bennington Battle Monument (half the cost of work to be done); \$300,000 is in for the Theron Boyd House acquisition; the money (\$28,000) to acquire the Highgate cemetery was cut although the money to stabilize the bank was left in; and \$50,000 was cut for the state grants program (leaving \$50,000) with \$25,000 of the amount cut going to the cultural facilities grants. The Capital budget will now go to the Senate Appropriations Committee. Mr. Gilbertson said he would send the Council copies of the Capital budget.

Mr. Gilbertson also reported that the U.S. House Appropriations Committee recommended a \$1.2 billion increase in the U.S. Department of Interior budget, with \$55.5 million for Historic Preservation. He suggested sending letters to Vermont's legislators to thank them for their support of historic preservation.

V. Old Business

Ms. Boone reported that the Pifko Block in West Rutland, which at the February 1989 meeting the Advisory Council had deter-

mined appeared individually eligible for the National Register, has had its original storefront removed. Division staff had met with the owner before beginning the renovation project to discuss proper treatments for the building. The owner has received Federal loans for the renovation and needs to comply with Section 106. Mr. Anderson said he was very disturbed by this and said there was a danger of setting a precedent to allow something like this to happen. Mr. Liebs concurred and said it was important to spread the word that what happened in this project was wrong. The Council felt very strongly about this issue. Ms. Boone said the Division was going to put in writing everything that happened, stating very clearly that this was in violation of Section 106, and distribute the record to everyone involved with the project. Mr. Gilbertson suggested the possibility of having the owner replicate the original storefront. Ms. Boone reported that the people in West Rutland would like to nominate the Marble Street Historic District to the National Register.

VI. National Register Preliminary Review

A. Shelburne Village Historic District

Ms. Gilbertson summarized the history and architecture of the Shelburne Village Historic District. The Shelburne Certified Local Government Commission has recommended preliminary approval of the district. The Council reviewed the State Register survey of the historic district. It was the consensus of the Council that the Shelburne Village Historic District is eligible for the National Register as a historic district. They noted that the creamery should be noted as non-contributing at this time.

B. Warren Village Historic District

Ms. Gilbertson reported that the Mad River Valley Rural Resource Commission (Certified Local Government Commission) has recommended preliminary approval of the district and the Warren Planning Commission has written a letter of support for the district. The Council reviewed the State Register survey of the district. It was the consensus of the Council that the district is eligible for the National Register as a historic district.

C. Moses Brock House, Newbury

The Council reviewed photographs and information provided by the owner on the Moses Brock House in Newbury. The Council felt this was not a strong candidate for the National Register, but expressed an interest in seeing it nominated to the Register. The Council said they needed more information to place this house in its historic context and said that documentation of the interior was important. They suggested asking the owner

to provide more information on the history of the property and to hire an architectural historian to do background research on this type of structure. When this further information is available, the Council would conduct another review to consider the National Register eligibility of the property.

D. Solomon Bartlett Homestead, Plainfield

The Council reviewed the survey form, photographs supplied by the owner, and a letter from the owner with information on the history and architecture of the Solomon Bartlett Homestead. It was the consensus of the Council that the property is eligible for the National Register.

IX. New Business

A. Old Mill, University of Vermont, Burlington

Mr. Liebs reported briefly on the Old Mill project at the University of Vermont. He suggested that the Advisory Council invite Ray Lavigne to the April 12 meeting in the afternoon to discuss the project. The Division will invite Mr. Lavigne for that date.

B. McCullough Gym, Middlebury College, Middlebury

Ms. Campoli gave background information on this project, which is currently going through the Act 250 process. She handed out to each Council member copies of a March 8, 1989, letter from the Division to Dana Farly, District 9 Environmental Coordinator, stating the addition will have "an undue adverse affect on the historic character of the McCullough Gym and the central quad," and copies of a March 13, 1989, letter from the Division to Olin Robison, President of Middlebury College. Middlebury College plans to convert the old gymnasium into a student center. The Council discussed the incompatibility of the additions with the existing historic building.

Ms. George made the motion that the Council supports the Division's position on this issue and urges the Division and Middlebury College to work together to resolve the design issues. It was seconded by Mr. Brickner-Wood. The motion passed (Yes - 3). Mr. Anderson abstained. Ms. George made the motion, which was seconded by Dr. Power, that the Council support the Division to make an appeal if a permit is issued to allow the addition to the building to be constructed as currently proposed and designed. The motion passed (Yes - 3). Mr. Anderson abstained. Mr. Liebs indicated before leaving the meeting that he supported these motions. Mr. Gilbertson will send copies of the motions to the District 9 Commission.



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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, April 12, 1989, beginning at 9:00 a.m. at the Division for Historic Preservation office at 58 East State Street in Montpelier, Vermont.

AGENDA

- I. Minutes of the March 15, 1989, Meeting
- II. Confirmation of Dates for May, June, and July Meetings
- III. Director's Report
- IV. Old Business
 - A. State Grants Criteria
 - B. Fair Haven Airport
- V. National Register Final Review
 - A. Sheldon Boright House (Grey Gables), Richford
- VI. National Register Preliminary Review
 - A. Baird's Mill, Waitsfield
 - B. 52 Church Street, Burlington
 - C. Twin Houses, Grafton
- VII. Working Lunch
- VIII. State Register Review and Designation
 - A. Discussion on State Register Designation and Owner Notification Policy
 - B. Review and Designation of survey of Addison, Bristol, Cornwall, Ferrisburg, Goshen, Granville, Hancock, Monkton, New Haven, Ripton, Salisbury, Shoreham, and Starksboro in Addison County
 - C. Review and Designation of Randolph survey
- IX. New Business
 - A. Act 200 Discussion with Stephen Holmes, Commissioner of Housing and Community Affairs, and his staff (10:00 - 11:30 a.m.)
 - B. Review and Approval of Williston Certified Local Government Application



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

MINUTES

April 12, 1989

Members Present: Townsend Anderson
Glenn Andres
Barbara George
Chester Liebs (arrived 9:40)
Larry Brickner-Wood (10:00 - 1:15;
3:45 - 4:15)

Members Absent: Marjory Power
Martin Tierney

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson
Gina Campoli
Curtis Johnson (11:30 - 1:35)
Cheryl DeCelle (2:45 - 3:15)

Visitors: Raymond Zirblis (9:00 - 10:20)
Stephen Holmes (10:10 - 12:00)

The meeting was called to order at 9:15 a.m. by Dr. Andres, vice chairman, in the absence of the chairman. It was held in the conference room at the Division for Historic Preservation Office at 58 East State Street in Montpelier, Vermont.

IV. Old Business

A. State Grants Criteria

Mr. Zirblis, former state grants administrator, gave background information on the state grants program. Mr. Gilbertson reported that currently in the legislature the state grants program is recommended for funding at these levels: in the House \$50,000 with \$25,000 for cultural facilities grants and in Senate \$100,000 with \$50,000 for cultural facilities. Mr.

Zirblis suggested that there be two council members who do a preliminary review of the grant applications before the July meeting when the Council awards the grants.

Mr. Zirblis reviewed the current eligibility criteria and focused on criterion 3 ("The Project Must Be For Restoration Work"). He brought up the issue of replacing asphalt roofs with asphalt. Mr. Anderson talked about the importance of the grants as an incentive for groups doing yet other preservation work on their buildings. Dr. Andres said decisions on roofing should on a case by case basis because in some cases it is more appropriate than others to use synthetic roofing. He asked if it could be stated in the grant guidelines that the roofing be done with appropriate materials (without specifying the materials). Mr. Zirblis said that in the application the applicant would have to state his case for using the chosen material.

Mr. Anderson suggested adding an introduction to the criteria in the grants manual, which should include a statement pointing out that projects are evaluated against each other on a year by year basis. Mr. Gilbertson said one could add a philosophical statement in the manual that the first choice in restoration is to repair historic roofing material, and go through the options, with the last being that only in extreme cases would a replacement with a non-historic material be appropriate.

Mr. Zirblis asked the Council how much interior work the Council would be willing to fund. Dr. Andres pointed out that so many of the grant awards are for critical intervention work and they usually get top priority. Mr. Liebs suggested that in the criteria it should be added that the Advisory Council would fund work on interiors that are of state or national importance and are important to the historic and architectural character of the building. It was pointed out that the Council needs to be aware of the entire project planned for such buildings.

Mr. Zirblis brought up of restoring historic painted exterior signs on buildings, as the Division has gotten several calls recently on this issue. This would involve painting over the historic signs with new paints. The issue was not resolved.

It was agreed that the December 10 deadline for completion of projects should be reinstated. Grant recipients may apply to the Division for extensions.

Mr. Zirblis asked if three or five year covenants should be put on buildings receiving grants. The covenants could be part of the contract and would cover all the characteristics of the building that make it eligible for the National Register. Mr. Liebs said another way to do this would be a certificate of compliance, to be notarized, so the awardee would have certify that he will not destroy the National Register-eligible

characteristics. Mr. Zirblis pointed out that this provision is in the contracts currently and it was the consensus of the Council that this should be continued.

Mr. Gilbertson noted that Mr. Zirblis had recently started working as the education coordinator at the Vermont Historical Society. He commended Mr. Zirblis for his work on the grants program.

IX. New Business

A. Act 200 Discussion with Stephen Holmes, Commissioner of Housing And Community Affairs.

Mr. Gilbertson introduced Mr. Holmes to the Advisory Council. Mr. Holmes gave the Council several handouts on Act 200 and explained the role of the Department of Housing and Community Affairs in Act 200 and how Act 200 works.

Mr. Holmes strongly suggested the Division work with the regional planning commissions to encourage and ensure that town and regional plans include what is appropriate regarding historic resources.

Mr. Liebs pointed out that the goal of concentrating development in high density areas conflicts with preserving Vermont cities, as the cities are as fragile resources as wetlands, for example.

Mr. Liebs suggested that an issue of the Act 200 newsletter be devoted to historic preservation or that it include several articles on the subject. Mr. Brickner-Wood stressed the need to work with and educate the regional planning commissions on historic preservation issues. Mr. Holmes said the Division for Historic Preservation needs to take the Division's goals and program to the Vermont Association of Planning and Development Agencies and the Vermont Association of Planners.

Mr. Holmes said he would like to see the state agencies develop a team approach in aiding towns and regions with their planning rather than each agency doing it separately. He also said this approach needs to be adopted early on in the Act 200 process. He also suggested that Mr. Gilbertson discuss with Wayne Senville, who is in charge of Act 200 planning for DCA, how to leverage funds to do historic preservation work.

Dr. Andres suggested tapping into the interest being generated by town bicentennial committees, who are planning activities to celebrate Vermont's bicentennial in 1991. This would bring preservation issues to the forefront in their communities.

Mr. Anderson said the Division for Historic Preservation has a low profile within the Agency of Development and Community

Affairs and said the rest of the agency needs to be more aware of the Division and historic preservation issues. He pointed out that Vermont's built environment is essential to the beauty and character of the landscape. He said historic preservation is one of the very tangible ways the agency can focus interest on the preservation of communities. Historic preservation is as important to the objectives of state planning as natural resources or agricultural preservation.

Mr. Holmes said he would like to work out a format to ensure Division participation in Act 200 activities and pledged he would do what he could to promote historic preservation in the Act 200 process.

VIII. State Register Review and Designation

Ms. Boone introduced Mr. Johnson, Survey Publication Editor and State Register Administrator, to the Council. Mr. Johnson handed out copies to the Council members of the Division's recently published book, The Historic Architecture of Rutland County. Mr. Liebs made the motion, which was seconded by Mr. Brickner-Wood, that the Council is in awe of The Historic Architecture of Rutland County book and would like to commend the Division for Historic Preservation, and especially Mr. Johnson, Editor, and Ms. Gilbertson, Assistant Editor, for this major effort. The motion passed unanimously.

A. Discussion on State Register Designation and Owner Notification Policy

Ms. Boone passed out a draft of a policy on "Public Notice of State Register Designation." (A copy is attached to the record copy of the minutes.) Mr. Gilbertson reported that H.449, the bill on owner notification, is now in the Senate Government Operations Committee and has been tabled until the Advisory Council deals with the policy on owner notification. Ms. Boone explained the background on the draft policy. Council members then read the draft before discussing it.

Ms. George said the policy statement in the draft is a background statement on the State Register. Mr. Brickner-Wood said the next step is to decide what the policy is and to write the actual policy. Mr. Anderson suggested some wording changes in the draft, which Ms. Boone will incorporate.

It was suggested there be a separation between determining State Register eligibility and listing properties on the National Register. The Council felt that anyone should be able to request a review and designation of any individual site to the State Register, but that they would like the town to be notified during the process.

Mr. Liebs suggested the Advisory Council study the issue

thoroughly before setting a policy on town and owner notification, and proposed a joint meeting of the Council and the Senate Government Operations Committee to discuss this legislation after the legislative session adjourns.

The Council then reviewed each part of the section of the draft entitled, "Origins of State Register Review and Designation and Possible Ways to Incorporate Public Notice." The Council approved the "New Survey Project" section. Under "Old Surveys," Ms. Boone said the Division preferred the last two methods of notification. "Review for Publication of Survey" was approved by the Council. Under "National Register Preliminary Review," Ms. Boone suggested changing the State Register criteria so that when the Council determines that a building is eligible for the National Register it is also eligible for the State Register (rather than automatically putting it on the State Register when it is determined eligible for the National Register). The Council concurred with this. It was also the consensus that the Division should work toward notifying the town when a property is determined eligible for the National Register. The Council then decided to return to this discussion later in the meeting.

V. National Register Final Review

A. Sheldon Boright House (Grey Gables), Richford

The Council received copies of this nomination before the meeting. There were no comment letters. Mr. Liebs made the motion, which was seconded by Ms. George, that the nomination be approved under criteria C. The motion passed unanimously.

IX. New Business

B. Review and Approval of Williston Certified Local Government Application

Ms. DeCelle handed out copies of the Town of Williston's application for a Certified Local Government grant. She explained that the town is in the process of applying to become a Certified Local Government and gave some background information on the monies available (which must be spent by July 31). The Council reviewed the application. Mr. Anderson made the motion, which was seconded by Dr. Andres, that the Council approve the application on the condition that it be rewritten to consider the historic fabric of the village and that a qualified historic preservation consultant be hired as an integral part of the plan. The Council discussed if the project could be rewritten, given the time constraints of the project. Mr. Anderson withdrew his motion, with the concurrence of Dr. Andres.

Ms. George made the motion, which was seconded by Mr. Anderson, that the Council is very much disposed to making a Certified Local Government grant to Williston if the application can be rewritten with a larger historic preservation component and that it include an interdisciplinary team that best addresses the different aspects of the project. The motion passed unanimously.

I. Minutes of the March 15, 1989, Meeting

Ms. George made the motion, which was seconded by Mr. Anderson, that the minutes be accepted as written. The minutes were unanimously approved (Mr. Liebs voted by proxy).

VIII. State Register Review and Designation

A. Discussion on State Register Designation and Owner Notification Policy (cont.)

The Council approved of the owner notification process outlined under "Environmental Review." It was suggested that the person requesting a determination of State Register eligibility under Environmental Review be asked to supply the names and addresses of the property owners so the owner can be notified after the Council makes its determination.

When there are individual requests for State Register designation, the Council would like to see proof that the property owner is aware of the request before they make a determination and would like the town to be notified after the decision is made.

It was suggested that the Division take these ideas and prepare another draft of the owner notification policy to be presented at a future Council meeting. Ms. George said she was pleased with the progress made on writing this policy.

II. Confirmation of Dates for May, June, and July Meetings

The following meeting dates and places were set: May 16 in Burlington, June 20 in Brookfield, and July 12 in Montpelier. A tentative date to do a preliminary review of state grant applications was set for July 6.

VI. National Register Preliminary Review

C. Twin Houses, Grafton

The Council reviewed the survey forms for these buildings, as well as photographs supplied by one of the owners. It was the

consensus of the Council that these houses are eligible to be nominated together to the National Register.

B. 52 Church Street, Burlington

The Council reviewed the survey form for 52 Church Street. No decision on National Register eligibility was made. It will be taken up again at the May 16, 1989, meeting.

The meeting was adjourned at 4:35 p.m.



STATE OF VERMONT
ADVISORY COUNCIL ON HISTORIC PRESERVATION
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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, May 16, 1989, beginning at 9:30 a.m. at the conference room in the Follett House in Burlington, Vt.

AGENDA

- I. Minutes of the April 12, 1989, Meeting
- II. Confirmation of Dates for June, July, and August Meetings
- III. Director's Report
- IV. Old Business
 - A. McCullough Gym, Middlebury College
 - B. Review of CLG Grant Application from Williston
- V. National Register Final Review
 - A. Rev. George Daman House, Woodstock
- VI. National Register Preliminary Review
 - A. Baird's Mill, Waitsfield
 - B. Knoll Farm, Fayston
 - C. 52 Church Street, Burlington
 - D. United Church of Christ of North Troy
 - E. Kingsley Mill Complex, Clarendon
 - F. Richmond Underwear Factory, Richmond (2:00 p.m.)
 - G. Maj. John Taplin House, Corinth
 - H. Old Grafton Post Office
 - I. Jericho Village Historic District (addition)
 - J. Myron Adams Farm, Derby
- VII. Working Lunch
- VIII. State Register Review and Designation
 - A. Review and Designation of Randolph survey
 - B. Review and Designation of survey of Addison, Bristol, Cornwall, Ferrisburg, Goshen, Granville, Hancock, Monkton, New Haven, Ripton, Salisbury, Shoreham, and Starksboro in Addison County
- IX. New Business
 - A. Tour of Old Mill, University of Vermont
 - B. New England Plantation Act 250 Application, Wilmington
 - C. Champlain Pipeline



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

MINUTES

May 16, 1989

Members Present: Townsend Anderson (left 1:30 p.m.)
Glenn Andres
Barbara George
Chester Liebs
Marjory Power
Martin Tierney (left 5:05 p.m.)
Larry Brickner-Wood (arrived 10:00 a.m.)

Staff Present: Eric Gilbertson (arrived 11:40 a.m.)
Nancy Boone
Elsa Gilbertson

Visitors: Thomas D. Visser (11:00 - 12:30)
Michael Boudreau (11:00 - 12:30)
Sidney Miller (2:00 - 2:30)
William Curtis (2:00 - 2:30)
Harriet Riggs (2:00 - 2:30)

The meeting was called to order by the chairman at 9:45 a.m. It was held in the conference room of the Follett House in Burlington, Vermont.

I. Minutes of the April 12, 1989, Meeting

Ms. George made the motion, which was seconded by Mr. Leibs, that the minutes be accepted as written. The motion passed unanimously.

II. Confirmation of Dates for June, July, and August Meetings

The following meeting dates were set: June 20 with a site visit to Brookfield, July 12 in Montpelier, and August 23.

IV. Old Business

A. McCullough Gym, Middlebury College

Ms. Boone reported that Mr. Gilbertson was not able to be at the Council meeting in the morning because he was at a meeting at Middlebury College to discuss the addition to McCullough Gym, for which the college had received an Act 250 permit. The Division plans to appeal the permit decision, unless Middlebury College has a revised design today that is acceptable.

B. Review of CLG Grant Application from Williston

The Council reviewed the revised application from Williston for a Certified Local Government grant from the Division. Ms. Boone explained the background of the project. Mr. Liebs pointed out that grant application did not reflect the intentions of the project. Dr. Andres expressed his concern that the application says the work will be headed by a landscape architect. Mr. Anderson noted that in the budget proposal there is no reflection of having a historic preservationist involved in the project. Ms. George suggested that under the budget proposal, the part for the landscape architect item could be renamed "consulting fees." Dr. Power expressed her concern about section 6 in the proposal and the seemingly off-hand way archeology is dismissed. She felt archeology would be a very important component of such a project. Dr. Andres said a historic preservationist should be involved in the public education component. Mr. Liebs suggested there should be a public forum on Williston village and that a lot of people should be invited to discuss this project. The Council felt that three months is too short a time to develop a good plan. Mr. Anderson said there was a fundamental mistake in rewriting the proposal, because it still does not address the issues the Council raised at the previous meeting. The Council agreed to continue the discussion in the afternoon.

IX. New Business

A. Tour of Old Mill, University of Vermont

The Council went to Old Mill on the University of Vermont campus for a site visit. Ms. Boone introduced Michael Boudreau, Director of Architecture and Engineering Services at UVM, and Thomas D. Visser, coordinator of the Architecture, Conservation, and Education Service of the UVM Historic Preservation Program, who prepared a historic structures report on Old Mill. Mr. Boudreau gave an introduction to the project being planned for Old Mill and Lafayette, a curtain wall classroom building constructed in 1957 that is located to the rear of Old Mill. Diane Gayer of UVM is designing and developing the project. He showed the Council a preliminary model and explained that the exterior of Old Mill would be restored and

conserved. UVM is considering the following: renovating the interior of Old Mill, restoring its side entrance, creating more faculty offices, possibly recladding Lafayette to lessen its impact, adding a new row of classrooms in front of Lafayette, building a connector between Lafayette and Old Mill, and adding a block at the north end of Lafayette. Mr. Tierney suggested UVM have a clear concept on how they feel about Lafayette.

Mr. Visser explained the history of Old Mill and led a tour around the building, pointing out the changes that had been made over the years. Mr. Boudreau showed the Council the interior, including the John Dewey Lounge; the fourth floor, which has not been used for many years and contains the old engineering classroom and student dorm rooms; and the tower.

After the tour, the Council resumed the meeting at the Follett House. Mr. Tierney suggested that he write a letter from the Advisory Council to UVM asking that the Council be kept informed about the design process and encouraging UVM to keep some or all of the rooms on the fourth floor intact (at a minimum the engineering room and one of the dorm rooms). The letter would also say the Council realizes there may be egress and safety issues in using the fourth floor rooms, there should not be anything planned that would obscure the east (rear) facade of Old Mill, the rear courtyard area and the view to Williams Hall next door is important, and the current scheme is not appropriate. The letter would also compliment UVM for working with the Advisory Council at such an early point in the project. The Council agreed that Mr. Tierney should write this letter.

V. National Register Final Review

A. Sheldon Boright House (Grey Gables), Richford

The Council received copies of this nomination, which was prepared by Lauren Murphy, before the meeting. There were no comment letters. Mr. Liebs made the motion, which was seconded by Ms. George, that the nomination be approved under criteria C. The motion passed unanimously.

VI. National Register Preliminary Review

A. Baird's Mill, Waitsfield

The Council reviewed preliminary information, slides and the survey form for the Baird's Mill complex. Ms. Gilbertson reported that Baird's Mill had received preliminary National Register approval from the Mad River Valley Rural Resource Commission (Certified Local Government Commission). It was pointed out the date of construction of the mill is probably

from the World War II period and thus is less than 50 years old. Mr. Liebs made the motion, which was seconded by Dr. Power, that the Rural Resource Commission do more research on the complex and come back with this request in a few years. The motion passed unanimously.

B. Knoll Farm, Fayston

The Council reviewed the survey form, as well as photographs and historic information supplied by the owner. This property has received preliminary National Register approval from the Mad River Valley Rural Resource Commission. It was the consensus of the Council that the property is eligible for the National Register.

C. 52 Church Street, Burlington

Mr. Tierney stated for the record that he had been asked to do work on the building, but had declined to do it. It was the consensus of the Council that this was not a conflict of interest. Ms. Boone reviewed the previous decision of the Council on the eligibility of a historic district on Church Street. The Council reviewed the survey form and compared this building, which originally was Montgomery Ward, with the old Montgomery Ward building in Brattleboro. It was the consensus of the Council that the building is individually eligible for the National Register.

E. Richmond Underwear Factory, Richmond

The Council reviewed the survey, as well as historic information and photographs supplied by the owner. Mr. Gilbertson reported he had looked at the site and that it was the only industrial building left in Richmond village. Mrs. Harriet Riggs presented further historical information and photographs on the building. The owners, Sidney Miller and William Curtis, answered questions on the building. Dr. Power noted this would be a wonderful chance to study industrial archeology and suggested it would be wise if they planned extensive ground disturbance to get a historic archeologist to look at their plans. It was the consensus of the Council that the building is eligible individually for the National Register. They noted that a clear historic district is associated with the building and encouraged that it be nominated as part of a historic district.

D. United Church of Christ of North Troy

The Council reviewed photographs and historic information supplied by the owner. Mr. Brickner-Wood made the motion, which was seconded by Mr. Liebs, to place the United Church of Christ of North Troy on the State Register of Historic Places. It was the consensus of the Council that the building is also eligible for the National Register.

E. Kingsley Mill Complex, Clarendon

The Council reviewed the survey form, as well as historic information and photographs supplied by the owner. It was the consensus of the Council that the complex is eligible for the National Register.

G. Maj. John Taplin House, Corinth

The Council reviewed photographs and historic information supplied by the owner, and the survey form. It was the consensus that the property is eligible for the National Register.

H. Old Grafton Post Office

The Council reviewed the survey form, historic information, and photographs. The owner had asked that this be considered eligible to be nominated to the National Register with the Twin Houses in Grafton Village, which the Council had determined eligible at the April 12, 1989, meeting. It was the consensus of the Council that the Old Grafton Post Office may be eligible for the National Register as part of a larger grouping (such as a Grafton Village Historic District), but that it is not eligible to be nominated with the Twin Houses as its link with the Twin Houses is of a later time than the period of significance of the Twin Houses.

I. Jericho Village Historic District (addition)

The Advisory Council reviewed the request of the consultant who is preparing the National Register nomination for the Jericho Village Historic District to add five buildings to the proposed district. The Council reviewed photographs and historic information on these buildings. It was the consensus of the Council that they should be included in the historic district.

J. Myron Adams Farm, Derby

The Council reviewed historic information and slides of the property. It was the consensus that it is eligible for the National Register.

III. Director's Report

Mr. Gilbertson reported that the State Legislature appropriated \$87,500 for the State Historic Preservation grants program (down from \$100,000 last year) and \$25,000 for the Cultural Facilities grants. Ms. Boone gave each Council member a copy of the State grants manual and application and reported that applications were sent to over 400 interested parties. Mr. Gilbertson said the Division had also received an official position to administer the state grants program. The Council

agreed that Martin should write a letter to the legislature on behalf of the Council saying they were disappointed the amount for the state grants program had been cut this year after raising it last year. Mr. Gilbertson pointed out that the Senate Institutions Committee had supported the \$100,000 sum suggested by the Governor, but that the House Institutions committee did not. Mr. Brickner-Wood made the motion, which was seconded by Mr. Liebs, that the Council send appropriate letters to the House and Senate Institutions committees regarding the state grants program. The motion passed unanimously.

IV. Old Business

B. Review of CLG Grant Application from Williston (continued)

The Council resumed their discussion of the Williston CLG grant application. Ms. Boone reported to the Council that she had called Jane Lendway, who administers the CLG program, for further information on the project. She said in response to Dr. Power's concern about archeology that Giovanna Peebles, the state archeologist, is working with the Town of Williston to prepare a sensitivity map for prehistoric archeological sites. The Council expressed concern about setting a precedent in awarding grants for projects with inadequate applications and said that in the future successful applications must fully reflect the proposed project. The Council suggested inviting the people in Williston who are involved with the project and the consultants who are hired to meet with the Advisory Council at the June meeting. Another suggestion was to have a subcommittee of the Council (Mr. Liebs and Mr. Tierney) meet with the town before the consultants are hired to express the Council's concerns about the project.

Mr. Brickner-Wood made the motion, which was seconded by Dr. Andres, that the Council approve awarding \$9,022 of Certified Local Government funds to the Town of Williston with the following stipulations: in the budget change "landscape architect" to "consultants"; putting more emphasis in the project on historic preservation and building that into the request for proposals; and strengthening the public education component so the consultants are involved in the process because Williston has been doing many innovative things in public education and the Council would like to see this continued in this project. The motion passed unanimously.

IX. New Business

D. Brattleboro Area Community Land Trust 1988 State Grant

Ms. Boone provided background information on the grant the land trust received in 1988. The project was to remove the vinyl

siding on one of their houses, repair the clapboard and trim, and recreate the missing front door and porch. After research, they found they do not have good documentation in order to restore the door and porch. The Council agreed that it is inappropriate to use the state grants to fund building a porch without documentation because it is a restoration grants program. Mr. Liebs and Ms. George said they would look for photographs that may show this building. Ms. Boone asked if the project could be changed if adequate documentation is not found, so the project would be to replace the clapboards where missing, repair an existing rear porch, replace four missing windows, and paint the building next door, which the Land Trust also owns. Ms. Boone explained the porch would then be built with HUD money and that the Division would review the design as part of the 106 process. Mr. Brickner-Wood made the motion, which was seconded by Mr. Liebs, that the Council approve changing the project as outlined by Ms. Boone if it becomes necessary. The motion passed unanimously.

C. Champlain Pipeline

Mr. Gilbertson provided background information on the proposed Champlain Pipeline and explained how the Division is involved in the project. He reported that the Division had urged them since 1987 to do their archeological review. This is finally being addressed now. He said they have done a good predictive model, but there is still much work to do. Other issues include secondary impacts and the effect on historic landscapes. He said the state has developed a team approach in dealing with the Champlain Pipeline.

IV. Old Business

A. McCullough Gym, Middlebury College (continued)

Mr. Gilbertson reported that in the morning he and Jeff Francis had met for two hours at Middlebury College with president Olin Robison, Jim Ross, and architect Robert Almovodar of Hardy, Holzman, Pfeifer Associates. He said Middlebury College acknowledged their process in working with the Division had not been good on this project. They did not come to an agreement that was acceptable to the Division on a design solution for the proposed addition to the gym. It was the consensus of the Council that the Division should file an appeal. Mr. Gilbertson said he would ask some Council members to testify at the appeal hearing. Mr. Liebs suggested having a working meeting with the architect, a subcommittee of the Council, Mr. Gilbertson, and perhaps some invited experts. Mr. Liebs and Mr. Tierney volunteered to be on the subcommittee. Mr. Gilbertson will give them copies of some of the drawings.

IX. New Business

B. New England Plantation Act 250 Application, Wilmington

Ms. Boone gave background information on the proposed project. She showed the Council the proposed site plan and slides showing the existing buildings on the site and the setting of the property. Mr. Brickner-Wood made the motion, which was seconded by Dr. Andres, that the property be placed on the State Register of Historic Places. The motion passed unanimously. Ms. Boone then showed the Council drawings of the buildings that are proposed to be built on or moved to the site. She reported she testified at the Act 250 hearing that the existing buildings on the site are historic, that work should conform to the Secretary of the Interior's Standards for Rehabilitation, that she objected to moving historic buildings to the site, and that creating a fake collection of historic buildings and passing them off as history is harmful to all other historic buildings in the state. Mr. Liebs congratulated the Division for dealing with these hard issues.

The meeting was adjourned at 5:30 p.m.



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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, June 20, 1989, beginning at 9:30 a.m. in the Agency of Development and Community Affairs Conference Room, 4th Floor, Pavilion Building, in Montpelier, Vermont.

AGENDA

- I. Minutes of the May 16, 1989, Meeting
- II. Confirmation of Dates for July, August, and September Meetings and July Preliminary Review of Historic Preservation Grant Applications
- III. Director's Report
- IV. Old Business
 - A. Review of Brookfield Test Paving Patch (3:15 p.m.)
- V. National Register Preliminary Review
 - A. Parker Hill Rural Historic District, Rockingham and Springfield (10:15 a.m.)
 - B. Schoolhouse, Somerset
 - C. Lookout Tower, Top of Stratton Mountain
 - D. Quartzite Quarry, Mt. Tabor and Wallingford
 - E. Hemlock Ridge Barn, Hartford
 - F. Rutherford House, Newbury
- VI. State Register Review and Designation
 - A. Review and Designation of Randolph survey
 - B. Review and Designation of survey of Addison, Bristol, Cornwall, Ferrisburg, Goshen, Granville, Hancock, Monkton, New Haven, Ripton, Salisbury, Shoreham, and Starksboro in Addison County
 - C. J. Morgan House, 224 Plattsburg Ave., Burlington
 - D. Willa-vale Cabins, Westmore
- VII. Working Lunch
- VIII. New Business
 - A. Selection of Certified Local Government Grants (11:00 a.m.)
 - B. Shortening Long AC Meetings



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

MINUTES

June 20, 1989

Members Present: Townsend Anderson
Glenn Andres
Barbara George
Marjory Power (10:30 - 2:30)

Members Absent: Chester Liebs
Martin Tierney
Larry Brickner-Wood

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson (until 2:45)
Jane Lendway (10:15 - 12:15)
Curtis Johnson (1:00 - 1:45)
Giovanna Peebles (1:40 - 2:15)

Visitors: Marion Cushman (10:15 - 11:15)
David B. Russell (10:15 - 11:15)
Marjorie Russell (10:15 - 11:15)
Jim Mullen (10:15 - 11:45)
Ken Stringham (10:15 - 11:15)
Don Cuming (10:15 - 11:15)
Joe Landry (3:15 - 4:40)
Jackie Wilder (3:15 - 4:40)
Peter Simpson (3:15 - 4:40)
Allen Wilder (3:15 - 4:40)
Jack Russell (3:15 - 4:40)
Ed Koren (3:15 - 4:40)

The meeting was called to order by the vice chairman, in the absence of the chairman, at 9:45 a.m. It was held in the conference room of the Agency of Development and Community Affairs, fourth floor, Pavilion Building, in Montpelier.

II. Confirmation of Dates for July, August, and September Meetings and July Preliminary Review of Historic Preservation Grant Applications

The following meeting dates were set: July 6 for the preliminary grants review meeting, July 12 in Montpelier starting at 9:00 a.m., August 23, and September 14. Mr. Anderson and Dr. Andres will attend the preliminary grants meeting, with Ms. George as an alternate. Mr. Tierney will be informed of the meeting and invited to attend.

III. Director's Report

Mr. Gilbertson reported on the Division's appeal of Middlebury College's Act 250 permit for McCullough Gym. The Environmental Board hearing will be on July 26 at Middlebury College. Mr. Tierney and Mr. Liebs will be testifying at the hearing. William G. Foulks of the firm of Mendel, Mesick, and Waite has tentatively agreed to testify. Mr. Gilbertson said this will be a precedent setting case as this is the first time the Environmental Board will hear a case on historic buildings and aesthetics. He said the Division would be using Preservation Brief 14 (exterior additions), the Secretary of the Interior's Standards, and the Division's definition of adverse effect and the guidelines for determining adverse effect on historic resources. Ms. Boone gave the Council members copies of the Division letter on the Darion Farm Act 250 case, in which adverse effect on historic resources was defined. Mr. Gilbertson pointed out that the Secretary's Standards discuss "adverse effect" while Act 250 deals with "undue adverse effect." He said the Division would be making a proposal to the Environmental Board that this is the way to judge historic building issues, and asked the Council members to call or write him with comments on the approach he outlined.

V. National Register Preliminary Review

Ms. Gilbertson reported that the Green Mountain National Forest is proposing to nominate the Somerset Schoolhouse, Stratton Mountain Lookout Tower, and the Quartzite Quarry in Mt. Tabor and Wallingford to the National Register of Historic Places. She said that although by Federal regulations Federal nominations do not need to be reviewed by the state review board, David Lacy, Forest Archeologist, would like the Advisory Council to be informed of their plans and would like to ask the Advisory Council for a preliminary review of National Register eligibility for these three sites.

B. Schoolhouse, Somerset

The Council reviewed photographs and a statement about the significance of this property. It is thought to be the only historic building remaining in the town of Somerset. It was

the consensus of the Council that the property appears eligible for the National Register.

C. Lookout Tower, Top of Stratton Mountain, Stratton

The Council reviewed photographs and a statement about the significance of this lookout tower and its two related buildings (one is non-contributing due to age). It was the consensus of the Council that the property appears eligible for the National Register. They encouraged the state to pursue a multiple property nomination of such lookout towers in Vermont, and suggested the state forest system be approached to participate in such a nomination.

A. Parker Hill Rural Historic District, Rockingham and Springfield

Ms. Gilbertson described the background of the nomination request. A group of local residents identified, researched, mapped, and photographed the area for review by the Council. Ms. Gilbertson, Ms. Lendway, and Ms. Boone made site visits to the area. Ms. Gilbertson passed out a map of the area and showed slides of the buildings and landscape. The local residents present provided information during the slide review. Discussion then ensued concerning the boundaries of the district. Ms. Boone commented that the area has a continuous presence as an agricultural area, despite the new buildings scattered along the roads. Ms. Lendway felt that this district was certainly comparable to other rural historic districts that have been designated in other states. Ms. Gilbertson noted that National Register standards today seem to encourage inclusion of open agricultural land in rural districts if field patterns, stone walls, hedgerows, etc., are still visible. These features do exist in this proposed district. Mr. Anderson suggested that aerial photographs should be part of the nomination documentation. It was the consensus of the Council that the Parker Hill area is eligible for the National Register as a rural historic district. The Council thanked the local residents for attending the meeting.

E. Hemlock Ridge Barn, Hartford

Ms. Boone presented photographs and background information on this property. This property is currently being developed and the owners are proposing to rehabilitate the barn for another use. Mr. Mullen, Zoning Administrator of the Town of Hartford, reported that condominiums were being built in the fields near the barn. It was the consensus of the Council that barn has lost its context due to nearby development and that the property is not eligible for the National Register. They noted that barns are so intimately related to their settings, so once once the setting is lost the context is also lost.

VIII. New Business

A. Selection of Certified Local Government Grants

Ms. Lendway presented an update on the activities of the Certified Local Governments in Vermont this past year. She reminded the Council that the Division is required to subgrant 10% of the Division's annual federal funding to Certified Local Government projects. She gave all Council members copies of the grant applications and a summary memo. The Council then read all the applications. Ms. Lendway explained that part of the role of the Division is to encourage CLGs to feel confidence in their role of advising their towns on historic preservation issues.

Ms. Lendway showed the Council the Division's scoring sheets for the three applications. The Council then reviewed each application, with Ms. Lendway explaining each project.

Mr. Anderson made the motion, which was seconded by Dr. Power, that the Advisory Council award the Town of Bennington's CLG grant application for \$6,500 for FY89. The motion passed unanimously.

Dr. Power made the motion, which was seconded by Ms. George, that the Advisory Council award the Mad River Valley Planning District CLG grant application for \$12,000 for FY89. The motion passed unanimously.

For the Rockingham application, the Council asked if it was acceptable to award CLG grant money to fund a National Register nomination that included land in another town. Ms. Lendway said this is acceptable at the Federal level and that Rockingham would bill the town of Springfield for their part of the historic district. Ms. George made the motion, which was seconded by Dr. Power, that the Advisory Council award the Town of Rockingham CLG grant application for \$6,134 for FY89. The motion passed unanimously.

Ms. Lendway reported that the Town of Williston would like to do their CLG project this coming year instead of finishing the project by September 31. This would mean transferring the grant funding voted on at the May 16, 1989, Advisory Council meeting from last year to this fiscal year. It was the consensus of the Council that this was acceptable.

I. Minutes of the May 16, 1989, Meeting

Ms. George made the motion to accept the minutes with the correction of the spelling of "Liebs". The motion was seconded by Mr. Anderson and passed unanimously.

III. Director's Report (cont.)

Mr. Gilbertson pointed out that with the McCullough Gym project at Middlebury College the goals of the Division and Middlebury College are diametrically opposed. Middlebury College wants what they feel will attract students.

V. National Register Preliminary Review (cont.)

D. Quartzite Quarry, Mt. Tabor and Wallingford

The Council reviewed the archeological survey form (VT-RU-105), photographs, and a statement from David Lacy, Forest Archeologist for the Green Mountain National Forest, on the significance of this site. It was the consensus of the Council that the site is eligible for the National Register. Dr. Power noted that the nomination would be stronger if the consultant could document time periods of the site on the basis of manufacturing processes evident in the artifacts.

F. Rutherford House, Newbury

Ms. Gilbertson summarized the background of this request for preliminary National Register review. The Advisory Council had asked for more information on the property before making a decision. Ms. Gilbertson presented further information developed by a consultant on the history of the property and the historic context of this vernacular type of house in the Newbury area. It was pointed out that the Queen Anne style front porch has recently been removed. It was the consensus of the Council that the property is not eligible for the National Register. They noted that with such a simple building, details like porches are very important to its significance.

G. McIntyre Fuel Building, Middlebury

The Council reviewed photographs of the building, which is located on Exchange Street and used to be a grist mill and grain store. It was the consensus of the Council that it did not appear to be strong enough to be nominated individually but that it may be eligible for the National Register as part of a potential historic district. The Council asked the staff to see if an industrial historic district could be identified in the Exchange Street area. If the owner is interested, the Council will review this information at a later meeting.

H. Greene Cape Cod, Brandon

The Council had determined that this house appeared to be eligible for the National Register at the June 21, 1988, meeting. The Council reviewed current photos and new information on the building, which shows that much of the appearance of the

building dates from restoration work done in the 1950s. It was the consensus of the Council that the property does not appear eligible for the National Register because much of its current appearance is less than fifty years old.

VI. State Register Review and Designation

C. J. Morgan House, 224 Plattsburg Ave., Burlington

The Council reviewed the survey form for this building, as well as slides, a map, and information from a site visit that was presented by Mr. Johnson. Mr. Johnson also emphasized the need for the Advisory Council to review the rest of the state survey and designate it to the State Register. Mr. Gilbertson explained that this property is under Act 250 review because of a proposal to develop this parcel as an affordable housing complex. He explained the position the Division will be taking on the project. Mr. Anderson made the motion to place the J. Morgan House at 224 Plattsburg Avenue, Burlington, on the State Register of Historic Places. The motion was seconded by Ms. George and passed unanimously.

D. Willoughvale Cabins, Westmore

Mr. Johnson presented slides, a map, and background information from a site visit on this property. Mr. Anderson made the motion, which was seconded by Ms. George, to place the Willoughvale Cabins on the State Register of Historic Places. The motion passed unanimously. It was reported that the cabins would be affected by a project that needs an Act 250 permit.

E. Archeological Sites in Chittenden and Essex Counties

Dr. Power handed out to the Council copies of the State Register Review of Archeological Properties form (which is criteria 11 of the State Register criteria), as well as copies of "A Rich and Ancient Heritage: Vermont's Archeological Sites," which was prepared by State Archeologist Giovanna Peebles. Dr. Power pointed out that archeological sites are very different in character than historic buildings, as they are difficult to identify and there isn't enough known about prehistory and cultural development in Vermont as compared to information known in other states. She reported that she had finished reviewing for State Register eligibility the remaining sites in Chittenden County and all sites in Essex County, and noted that the Council had previously designated archeological sites in Chittenden County to the State Register several years ago.

Dr. Power reported on the following sites, which she determined to be eligible for the State Register: VT-CH-333 (Wings Point Tavern), VT-CH-339 (Burt Site), VT-CH-343, VT-CH-352, and VT-ES-2 (Canaan Bridge Site). Dr. Power made the motion that the following statement be accepted by the Council and entered

in the record, and that the above five sites be designated to the State Register of Historic Places. The statement is:

Archaeological sites are not of the same order as historic resources that this Council commonly considers, i.e. standing structures and districts which are highly visible. Prehistoric sites in particular are often difficult to evaluate due to a number of factors, including our relatively poor understanding of sequential developments in the cultural history of Vermont as well as limited information that is obtained from surface observations of sites. For purposes of Act 250 and other regulatory review, and given archaeological site limitations, all sites that have yielded enough data to be identified as sites should be considered to be significant and potentially eligible for State and National Registers unless proven otherwise.

The motion was seconded by Ms. George and passed unanimously.

Dr. Power asked if she could present a short slide show on archeology at the August Council meeting. This was agreed to. Ms. Peebles said Daniel Cassedy, the Division's Environmental Review Coordinator, could make a presentation to the Council in the fall on the Champlain Pipeline project. She reported that the Division has hired archeologist David Franz (to be paid for by the Champlain Pipeline Co.) to monitor the pipeline issue for the Division.

- B. Review and Designation of survey of Addison, Bristol, Cornwall, Ferrisburg, Goshen, Granville, Hancock, Monkton, New Haven, Ripton, Salisbury, Shoreham, and Starksboro in Addison County

Dr. Andres made a report on his review of the sites in the above-named towns that were picked up in 1985 for the Addison County survey. Dr. Andres made the motion, which was seconded by Ms. George, to place the new sites in Addison, Bristol, Cornwall, Ferrisburg, Goshen, Granville, Hancock, Monkton, New Haven, Ripton, Salisbury, Shoreham, and Starksboro to the State Register of Historic Places. The motion passed unanimously.

VIII. New Business

- B. Shortening Long Advisory Council Meetings

Ms. Boone asked if there was anything the staff could do to help shorten Council meetings, since they have run rather late in recent months. It was suggested that if possible the Division send written materials ahead of time, such as CLG grant applications, so members could read the information before the meeting. Other suggestions were that the chairmen should feel free to call the discussions and that there could be a discussion at the start of meetings to set the priorities for the meeting. For clear issues of State and National

Register eligibility when time is of essence in a meeting, it was suggested the staff could summarize the issues and make recommendations on eligibility. For National Register preliminary reviews, slides rather than photographs would be preferable. For discussions and presentations, it was suggested people try not to repeat what has been covered in previous meetings.

IV. Old Business

A. Review of Brookfield Test Paving Patch

Dr. Power made the motion, which was seconded by Mr. Anderson, that a subcommittee of the Council be designated as decision-makers on the matter of the Brookfield paving project and the test patch. The motion passed unanimously. The subcommittee consists of Dr. Andres, Ms. George, and Mr. Anderson.

The Council convened at the test patch site in Brookfield at 3:15 p.m. Joe Landry (District 6) and Jackie Wilder (local resident) joined the meeting. (Others joined the meeting later--local residents Peter Simpson, Allen Wilder, Jack Russell, and Ed Koren). The Council members walked the hill and observed the test patch. A car passed and stirred up a lot of dust. Mr. Anderson asked if the Agency of Transportation planned to widen the road. Mr. Landry replied that AOT did not have plans to pave. They could probably agree to a 20 foot paving width. Mr. Anderson noted that that may be too wide, once shoulders are taken into account. Mr. Landry got his measuring wheel and measured the existing width at several locations. Part way up the hill on the east side of the bridge the road measures 20 feet in "visual width." By visual width, they meant to the grass shoulder. In front of the white house on the east side of the bridge, it measures 19 feet. South of the bridge turnoff, it measures 22 feet visual width. Mr. Landry said that less than 10 foot lanes might subject AOT to liability problems.

The Council then discussed the issue of where the paving would end. They expressed concern that paving not stop at the intersection (to the bridge). Mr. Landry noted that the area where paved road meets gravel road is generally a maintenance problem.

Members discussed the idea of putting a stop sign or green area to bring traffic to a stop at the intersection by the bridge.

Mr. Gilbertson asked if the new pavement would be less dusty if it were in a heavily-traveled situation. Mr. Landry said that the "fines" would be thrown off the road surface in a situation like the state highway stretch on the west side of the bridge and dust would not be a problem there. Mr. Anderson noted that the visual width of the test patch stretch is "semi-

successful." Mr. Landry said that AOT could provide sweeping of the roadway on an occasional basis.

Mr. Gilbertson noted that on roads like this, people expect to find irregularities and that perception leads them to slow down and be more careful about varying widths, poor shoulders, holes, etc. He said that paved surfaces lead people to expect standard conditions and not take as much care, leading to more of a need to meet highway standards.

The Council discussed the possible implications of paving and meeting highway standards: new grading, hard edges, possible need for retaining walls, and likely reshaping of the intersection.

Jack Russell noted that the historic character of Brookfield village is unique and is attributable partly to the dirt road. Ms. George made the motion, which was seconded by Mr. Anderson, that paving the road through the village in Brookfield would have an adverse impact on the historic character of the village and that the impact would be irreversible. The motion passed unanimously. The Council offered the following reasons: concern over uniform road width of 20 feet with hard edges, which would cause potential need for regrading borders of the road (Mr. Gilbertson noted one characteristic of the gravel road is that it varies in width and that causes possible engineering problems); concern for the configuration of the critical intersection in the village; concern for the visual unity of the village as one moved from paved state highway to unpaved village road; and inherent maintenance problems going from gravel to pavement, which would further alter the character of the village, i.e. ditching, 3-way intersection redesign.

The Council noted that the test patch is successful in its composition, but it introduces a hard edge where there was none before and that is irreconcilable. It visually changes the cross-section of the roadway, materially changes the visual width of the road, and visually changes the transition from road to vegetation.

Mr. Koren addressed the same issues and agreed with the Council's assessment. He was concerned with the impact to the aesthetic character of the village.

The Division will write a letter to AOT and the Brookfield selectmen relating the Council's decision.

Ms. George made the motion, which was seconded by Mr. Anderson, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 4:40 p.m.



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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, July 12, 1989, beginning at 9:00 a.m. in the first floor conference room of the Learning Center (146 State Street) in Montpelier, Vermont.

AGENDA

- I. Minutes of the June 20, 1989, Meeting
- II. Confirmation of Dates for August, September, and October Meetings
- III. Director's Report
- IV. Old Business
- V. National Register Preliminary Review
 - A. Harry Smith House, Waitsfield
 - B. Deacon Ladd House, Woodstock
 - C. Rutherford House, Newbury
- VI. State Register Review and Designation
 - A. Review and Designation of Randolph survey
- VII. Working Lunch
- VIII. New Business
 - A. Selection of State Historic Preservation Grants



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

MINUTES

July 12, 1989

Members Present: Townsend Anderson
Glenn Andres
Barbara George
Marjory Power
Martin Tierney
Larry Brickner-Wood (10:35 - 4:15)

Members Absent: Chester Liebs

Staff Present: Eric Gilbertson (9:00-10:45, 12:00-1:00;
3:45-4:30)
Nancy Boone
Elsa Gilbertson
Mary Jo Llewellyn
Robert McCullough

Before the meeting, Ms. Boone introduced Robert McCullough to the Advisory Council. Mr. McCullough is the new Building Preservation Specialist at the Division.

The meeting was called to order by the chairman at 9:20 a.m. It was held in the conference room of the Learning Center (146 State Street) in Montpelier, Vermont.

I. Minutes of the June 20, 1989, Meeting

Ms. George made the motion, which was seconded by Mr. Anderson, that the minutes of the June 20, 1989, meeting be accepted as written. The motion passed unanimously.

II. Confirmation of Dates for August, September, and October Meetings

The following meeting dates were set: August 23, September 14, and October 19. The August meeting was tentatively scheduled

to be held at the Plymouth Notch Historic District.

IV. Old Business

Ms. George asked for an interim report to the Advisory Council on how the Division is doing with its goals for this current year. Mr. Gilbertson said that was a good idea and that a report will be made to the Council within the next few months.

III. Director's Report

Mr. Gilbertson reported that his main focus recently has been the Division's appeal of the Act 250 permit for the addition to the McCullough Gymnasium building at Middlebury College. He gave the Council copies of the standards for determining adverse affects on historic resources, which is in a memorandum of law filed for the Division on July 7, 1989, by Mark Sinclair, the State Land Use Attorney.

Mr. Anderson asked if Middlebury College had said on their Act 250 permit application that the project would not affect historic resources. Mr. Gilbertson replied that they had said no. Mr. Anderson said this should be noted in the appeal hearing.

Mr. Gilbertson said the Secretary of the Interior's Standards are exhibit A in the brief. The Division needs to file pre-filed testimony next week. He said William Foulks of the firm of Mesick, Cohen, and Waite will not be able to testify at the hearing. He also gave the Council copies of a draft memo on points the Division needs to make in the appeal.

Mr. Gilbertson also reported on the Champlain Pipeline project. He said they are seriously behind in their archeological survey and that they do not have a plan for their archeological work, which is unacceptable. The Division will be writing them a letter saying that if they do not have a plan for their archeological work, the work may not meet the Secretary of the Interior's standards. Dr. Power noted one problem in doing this work is that a number of landowners are not allowing access to their land for the walkover survey.

Mr. Gilbertson noted that the Division is now completely staffed again, with the hiring of Mr. McCullough and Mary Jo Llewellyn, State Grants Administrator. He complemented Ms. Boone, Ms. Gilbertson, and Curtis Johnson for filling in for these positions while they were vacant. He also said the Division has many activities going on this year and is very involved in Act 200 planning for the state.

V. National Register Preliminary Review

A. Harry Smith House, Waitsfield

The Council reviewed the survey form and slides of the property. Ms. Gilbertson reported that the Mad River Valley Rural Resource (CLG) Commission had given the property preliminary National Register approval. Ms. Llewellyn also reported on a visit to the site. Mr. Anderson noted that the setting was very important to the house and the land should be included in the National Register nomination. It was the consensus of the Council that the Harry Smith House is eligible for the National Register.

B. Deacon Ladd House, Woodstock

The Council reviewed photographs and information on the house supplied by the owner. Ms. George made the motion, which was seconded by Dr. Andres, to place this property on the State Register of Historic Places as a complex. The motion passed unanimously. It was the consensus of the Council that based on the preliminary information the house was not eligible for the National Register because it had been altered from its original Cape Cod appearance and was not a significant example of its architectural type.

C. Rutherford House, Newbury

Ms. Gilbertson described the background of the nomination request. At the June 20, 1989, meeting, the Council had determined that the property did not appear to be eligible for the National Register and especially noted that the Queen Anne style porch had recently been removed. The owner asked if he put back the porch, using the original posts that he had saved, would the house then be eligible for the National Register. The Council noted that the porch and its condition had not been documented when it was removed and that if a similar one was put back on, it did not appear that the house would be eligible for the National Register.

VI. State Register Review and Designation

A. Review and Designation of Randolph Survey

Ms. George reported on her review of the Randolph survey. The Council reviewed the survey forms for those properties on which she had questions. Ms. George made the motion, which was seconded by Dr. Power, that the Randolph survey be placed on the State Register of Historic Places with the following changes and exceptions: that 0909-5:1 not be included because it is no longer there; that 0909-96, 97, 98, 118 not be listed pending photographs; and that the 0909-131: 7 School Street garage be made contributing. The motion passed unanimously.

VIII. New Business

A. Selection of State Historic Preservation Grants

Ms. Llewellyn handed out to each Council member the criteria for the State Historic Preservation grants, a list of the applications and the amounts requested, a map showing the geographic distribution of the applications, and the applicant data (all attached to the record copy of the minutes). She noted there were 67 eligible applications, that the total amount of money available was \$87,500, and that there was a maximum of \$7,500 per grant. She and Mr. Tierney reported on the preliminary review on July 6, 1989, of the grant applications. This review was made by a Council committee consisting of Mr. Tierney, Dr. Andres, and Ms. George. The committee ranked the applications in order of priority; each member voting from zero to three on each application with three being top priority. The votes were then added up, with a score of nine being the highest priority.

The Council then reviewed all the grant requests, which were summarized on the applicant data report, and slides showing all the projects. As the Council reviewed the requests, they brought up a number of issues they would like to address before the next grants cycle.

Dr. Andres said that in doing the preliminary review, the committee felt they would like to see some enhancement projects but that they were not as much of a priority as saving a historic building that might be lost in the near future without assistance from these grants to do critical work. He noted that it was very frustrating to make these decisions because of the limited amount of grant money available and the number of requests for critical work. Ms. George said the committee liked the idea of funding small, visible projects for groups that do not have many places to turn to for funding. Mr. Brickner-Wood agreed with this approach, and said that somehow this needs to be articulated in the grants criteria.

Mr. Anderson said that for painting projects, it was very important that the Division seek expert advice on developing thorough specifications (from prepping to finish coat). These specifications should address such things as getting the prime and top coat on within 48 hours of each other. He said painting was a very serious issue and that the Division needs to make sure the paint doesn't peel or doesn't last as long as it should and thus become a liability to the Division and the credibility of the grant program.

The review of the application for the Masonic Block in South Royalton raised two issues: doing work on an income-producing section of a building and using non-historic material (thermal windows in this case) under a restoration grants program.

The Council asked that the grant application form and manual for next year specify requiring slides that show the building

features that need the work.

The Council also discussed the large groups who apply for grants but have greater access than small groups to other funding sources.

Mr. Anderson noted the projects that propose replacing siding with cedar clapboards. He said that cedar clapboards do not maintain the profile of historic buildings because they have a rounder edge than historic clapboards. He said the cedar clapboards could be run through a planer again to get the correct profile.

The application for the Kent Museum in Calais raised the issue of using non-historic materials (in this case steel beams). Ms. Boone pointed out that in the past the Council has allowed non-historic materials for structural work that is not visible. It was also noted that in the grant application form and manual for next year, there should be instructions saying that if buildings have a moisture problem but they are applying for a grant for other work, they need to show that the issue of moisture is being addressed.

The Council asked about the non-profit status of development corporations, and whether these grants should be available to such corporations. The Council will address this issue for next year.

The following Council members declared for the record that they had conflicts of interest with the following applications and were abstaining from voting on these applications: Ms. George on the Putney Federated Church; Mr. Tierney on the Burlington YMCA and Jefferson Old Town Hall; Mr. Brickner-Wood on the Pierson Library and the Old Town Hall, both in Shelburne; and Mr. Anderson on the Middlebury Congregational Church and the Park-McCullough House.

Ms. Boone and Ms. Llewellyn reported on the Old Bennington Congregational Church and their grant application. They received a grant in 1988 of \$4,300 and because the project will cost more than anticipated applied for more money this year. Dr. Andres made the motion, which was seconded by Mr. Anderson, that the Advisory Council permit the Old Bennington Congregational Church to retain their 1988 grant of \$4,300, but that the Council require they get a historic preservation plan for the church and that on the basis of that completed plan they submit to the Advisory Council by January 15, 1990, a new proposal for the use of the \$4,300. If this is not done by January 15, 1990, the Council reserves the right to reallocate the money to another project. The motion passed unanimously.

After reviewing each application, the Council then reviewed the list of applications which was arranged in the order of priority decided upon by the preliminary review committee. The Council reviewed those projects that had received votes of 9, 8, and 7. The Council then took a straw poll on those projects

that had received votes of 6, as well as the Holden-Leonard Mill, the Stowe Community Church, Park-McCullough House, and the Goshen Church in Bradford.

The Council raised the issues of public accessibility and suggested it be defined more specifically for next year and if funding affordable housing projects was in the spirit of the restoration grants program. The Council agreed that they would like to review the grant application and manual this fall and make the necessary revisions for next year's program.

It was the consensus of the Council that the following properties appear eligible for the National Register: the Maple Corner Community Club in Calais as a contributing member of a Maple Corner historic district; the Green Mountain Cemetery Marble Chapel in Montpelier; and the old Universalist Church in South Strafford.

Mr. Anderson made the motion, which was seconded by Dr. Andres, to award the historic preservation grants as follows and that the Council authorize the Division to make any adjustments as necessary to make a successful grants program. The motion passed unanimously.

Huntington Union Meeting House	\$2,000.00
Alice M. Ward Library, Canaan	600.00
Unitarian Universalist Church, Rutland	7,500.00
Ira Town Hall	7,500.00
Barre Opera House	5,000.00
First Congregational Church of Royalton	3,000.00
Rokeby Museum, Ferrisburg	5,000.00
Old Universalist Church, South Strafford	4,625.00
Chaffee Art Center, Rutland	1,934.00
Green Mountain Cemetery Chapel, Montpelier	4,665.00
Stockbridge Common Meeting House	4,900.00
Congregational Church of Vergennes	1,500.00
The Guildhall, Guildhall	5,000.00
Post Mills Congregational Church, Thetford	5,000.00
Brown's River Covered Bridge, Westford	2,000.00
Maple Corner Community Club, Calais	1,075.00
Ferrisburg Grange	1,350.00
Southern Vermont College, Bennington	7,500.00
Flynn Theatre, Burlington	4,900.00
West Rutland Town Hall	2,000.00*
Springfield Art and Historical Society	3,500.00
Park-McCullough House, Bennington	5,000.00

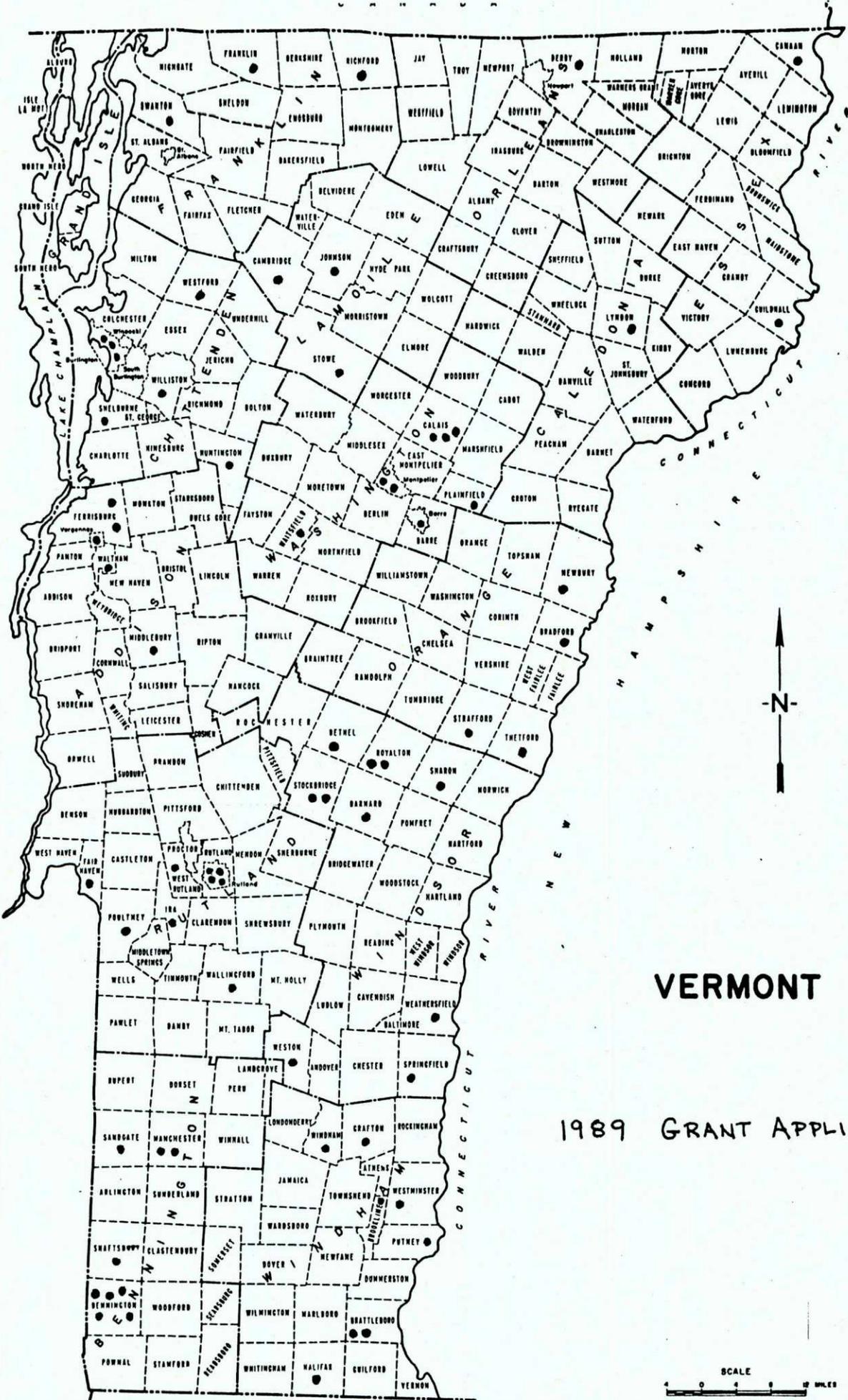
TOTAL

\$ 85,549.00

The Advisory Council commended the Division and especially Ms. Llewellyn on the good job of preparing for the meeting.

The meeting was adjourned at 4:25 p.m.

* adjusted immediately after the meeting from \$3,350, which was calculated in error during the meeting.



VERMONT

1989 GRANT APPLICATIONS

1989 State Historic Grant Program

1.	Shelburne Town Hall	\$5,000
2.	Chittenden County Superior Court	6,250
3.	First Congregational Church of Swanton	3,985
4.	Community Church of Stowe	7,287
5.	Old Town Hall of Stowe	3,500
6.	Goshen Church, Bradford	1,505
7.	Rutland City Hall	6,980
8.	Plainfield Fire House	4,985
9.	Baptist Church of Brookline	6,500
10.	Windham Congregational Church	1,500
11.	Jeffersonville Town Hall	3,600
12.	Huntington Union Meeting House	2,000
13.	Alice M. Ward Library	600
14.	Unitarian Universalist Church, Rutland	7,500
15.	Ira Town Hall	7,500
16.	Barre Opera House	5,000
17.	First Congragational Church of Royalton	3,000
18.	Masonic Block, South Royalton	5,000
19.	Rokeby Museum	7,500
20.	Old Universalist Church, South Strafford	4,625
21.	Chaffee Art Center, Rutland	1,934
22.	Green Mountain Cemetery, Montpelier	4,665
23.	Stockbridge Common Meeting House	6,000
24.	Congregational Church of Vergennes	1,500
25.	Holden-Leonard Mill, Bennington	7,500
26.	The Guildhall	7,500
27.	Post Mills Congregational Church	5,000
28.	Brown's River Covered Bridge	2,000
29.	Maple Corner Community Club, Calais	1,075
30.	Ferrisburg Grange	1,350
31.	Hildene	6,875
32.	Southern Vermont Art Center	833.91
33.	Southern Vermont College	7,500
34.	The Prospect Lodge	7,500
35.	1846 Baptist Church	7,500
36.	First Congregational Church of Lyndon	2,900
37.	Flynn Theatre	6,400
38.	Masonic Temple/Clock Tower	7,500
39.	Gilmore Brothers Building	7,500
40.	Paramount Center	7,500
41.	West Rutland Town Hall	4,550
42.	Fair Haven Free Library	1,050
43.	Calais Recreation Building	2,000
44.	Kent Museum	2,245
45.	Robinson Sawmill, East Calais	2,018
46.	Hubbard Park Tower	7,500
47.	Joslin Memorial Library	7,500
48.	Westminster Town Hall	2,990
49.	The Austine School	7,475
50.	35 South Main Street Brattleboro	4,200
51.	Halifax Community Hall	2,425
52.	Barnard Town Hall	2,362.50
53.	Springfield Art and Historical Society	3,500

54.	Congregational Church, Middlebury	2,900
55.	First Congregational Church, Old Bennington	5,700
56.	Park-McCullough House	5,000
57.	Pierson Library	1,582
58.	Union Academy, East Poultney	2,700
59.	Wallingford Masonic Lodge	1,000
60.	Bridge 41 - Bear Hill	
61.	Farrar-Mansur Museum	1,750
62.	Old Town Hall, Bethel	2,600
63.	First Congregational Church of Stockbridge	7,500
64.	Greater Burlington YMCA	7,500
65.	Putney Federated Church	5,000
66.	Richford Business Office Building	2,500
67.	Rev. Dan Foster House, Weathersfield	6,320

INELIGIBLE

1.	Former Newbury Methodist Church	\$ 350
2.	Waltham Town Hall	7,500
3.	Haskell Free Library	4,938.50
4.	St. Theresa's Catholic Church	5,000
5.	Ripton Hollow School	5,000
6.	Sandgate District #2	5,000
7.	Stovepipe Corners School	4,200
8.	The Log Cabin	1,500
9.	Sharon Congregational Church	7,500



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

July 26, 1989

Results of Telephone Poll of State Advisory Council on Historic Preservation conducted on July 26, 1989, by Elsa Gilbertson

Motion 1: Marjory Power made the motion that the Advisory Council reaffirm its earlier actions recognizing the historic significance of McCullough Gymnasium at Middlebury College and the buildings surrounding the green in front of McCullough Gymnasium by clearly placing them on the State Register of Historic Places. The motion was seconded by Barbara George.

Motion 2: Marjory Power made the motion that Chester Liebs and Martin Tierney be authorized to present testimony in regard to the historic significance of McCullough Gymnasium and other buildings on the Middlebury College campus and the effect of the proposed student center on the historic character of McCullough Gymnasium and the other buildings on the campus. The motion was seconded by Barbara George.

Marjory Power
 Motion 1. Yes
 Motion 2. Yes

Townsend Anderson
 Motion 1. Yes
 Motion 2. Abstain

Barbara George
 Motion 1. Yes
 Motion 2. Yes

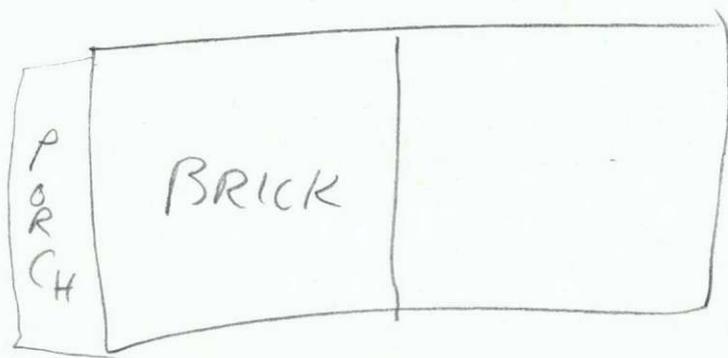
Chester Liebs
 Motion 1. Yes
 Motion 2. Yes

Martin Tierney
 Motion 1.
 Motion 2.

Glenn Andres
 Motion 1. Yes
 Motion 2. Abstain

Larry Brickner-Wood
 Motion 1. Yes
 Motion 2. Yes

The results for motion 1 are: 6 Yes, 0 No.
 The results for motion 2 are: 4 Yes, 0 No, and 2 abstentions.





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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on August 23, 1989, beginning at 9:30 a.m. in the seminar room in Williams Science Hall, University Place, University of Vermont, Burlington, Vermont.

AGENDA

- I. Minutes of the July 12, 1989, Meeting
- II. Confirmation of Dates for September, October, and November Meetings
- III. Director's Report
- IV. Old Business
 - A. McCullough Gymnasium, Middlebury College
 - B. Old Mill, University of Vermont (11:00 a.m.)
 - C. Report on State Historic Preservation Grants
- V. National Register Preliminary Review
- VI. State Register Review and Designation
 - A. Review and Designation of surveys of Strafford, Thetford, Topsham, Tunbridge, Vershire, Washington, West Fairlee, and Williamstown (Orange County)
- VII. Working Lunch
- VIII. New Business
 - A. Update on State Historic Preservation Plan
 - B. Selection of Advisory Council Member for State Plan Planning Committee
 - C. Fair Haven Airport
 - D. Slideshow on Vermont Archeology (Dr. Power)



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

MINUTES

August 23, 1989

Members Present: Townsend Anderson
Barbara George
Chester Liebs (9:45 - 11:45; 1:00 - 4:55)
Marjory Power
Martin Tierney

Members Absent: Glenn Andres
Larry Brickner-Wood

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson
Mary Jo Llewellyn (12:30 - 2:45)
Jane Lendway (2:00 - 3:45)
Susannah Clifford (2:00 - 3:45)

Visitors: Diane Gaer (11:00 - 12:15)
Michael Boudreau (11:00 - 12:15)

The meeting was called to order by the chairman at 9:45 a.m. It was held in the fifth floor seminar room of Williams Science Hall, University of Vermont, Burlington, Vermont.

I. Minutes of the July 12, 1989, Meeting

Ms. George made the motion, which was seconded by Dr. Power, that the minutes of the July 12, 1989, meeting be accepted as written. The motion passed unanimously.

II. Confirmation of Dates for September, October, and November Meetings

The following meeting dates were set: September 14 in Montpelier, October 18 in Burlington, and November 9.

VIII. New Business

E. Henry Covered Bridge, Bennington

Mr. Gilbertson reported that through a series of errors by the State Agency of Transportation the Henry Covered Bridge in Bennington, which is listed in the National Register of Historic Places, has in effect been demolished. Last fall the Division had been involved in the planning process for repairing the bridge. He reviewed the chain of events that had occurred since this January when the contractor offered to the Transportation Department to replace the upstream truss (instead of repairing it) for less money. The pieces of the old truss were to be used to repair the downstream truss. In May the contractor said it would be cheaper to replace the lower truss (rather than repair it). These changes were approved by the chief of the structures division of the AOT on the condition that they met the approval of the Division for Historic Preservation and the Town of Bennington. The Division was never contacted to review the changes.

Mr. Gilbertson visited the site on August 18th and stopped the project. He reported that he will be meeting on August 24 with the AOT and the Bennington Regional Preservation Trust to try to come up with a solution to this problem, although he pointed out that the situation can not be rectified. He suggested that a sign be placed on the portal of the bridge that says the bridge was built in 1989, that a sign be placed nearby to state what happened to the historic bridge, and that a place be provided to preserve whatever is left of the trusses so they are not destroyed or do not leave the Town of Bennington. Currently what remains of the trusses have been removed to private property. He pointed out that now there is not a clause in AOT contracts to allow for another review by the Division if there are changes in contracts, and said he would like to see such a clause in future contracts. Mr. Gilbertson also said there are two other covered bridges in Bennington and that the town is worried this situation may also happen to them. Mr. Gilbertson would like to see if it would be feasible for the AOT to recover some of the pieces of the Henry Bridge and do some testing with them on determining the strength of the connections, since the AOT has been planning such experiments in their efforts to improve their work with wooden bridges.

Mr. Gilbertson reported that the Division will also be going through the procedure to take the Henry Covered Bridge off the National Register. He pointed out that the bridge was not only significant in its own right, but that it was also an important component in a historic area, being the link between the two Henry houses. He said Paul Bohne, Bennington Community Development Director, raised the point that there is a state law on the removal of covered bridges and that the procedure defined in the law was not followed.

(revised 9/14/89)

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Mr. Tierney asked if there was any kind of educational process that could be done with the bridge. Mr. Anderson noted that it was important to identify failures and to learn by them. Mr. Liebs pointed out the various test cases in the history of preservation in Vermont and that the end result was they all built respect for the goals of historic preservation. In this case he asked, what does the Division want as an end result. He and Ms. Boone suggested that the Division actively pursue the Historic Bridge Fund bill, which had been proposed in this legislative session but not acted on, and Mr. Liebs also suggested a curatorial plan for the preservation of Vermont's covered bridges.

Ms. George agreed with Mr. Liebs' suggestions and said something should come out of this so it is serious enough that the issue will be remembered for years. Mr. Anderson said a sign at the site and publicly addressing this as a failure is one of the most important public things that can be done in this case.

Mr. Anderson said the Division should ask the State Land Use Attorney to send a memo to all state agencies citing the state statutes on historic preservation and reminding them that this is the law and they are required to follow it. Mr. Gilbertson said this would more appropriately be done through the Attorney General's office and Mr. Anderson concurred. Mr. Liebs suggested that a public hearing be held to explore exactly what happened in this case. Mr. Anderson said any historic bridge that the AOT undertakes to repair should have a historic preservationist review each project at every step.

Mr. Anderson made the motion, which was seconded by Mr. Liebs, that the Advisory Council write a letter to the Governor to address the Henry Covered Bridge situation and the tragedy of losing one of Vermont's nationally recognized historic bridges, to make suggestions on how to avoid this in the future, and to recommend engineering and design studies to be better able to preserve historic bridges in the future. The motion passed unanimously. It was agreed that Mr. Liebs will write this letter.

Mr. Gilbertson asked the Advisory Council for other suggestions in dealing with this issue.

Mr. Anderson made the motion, which was seconded by Dr. Power, that the Advisory Council write to the State Attorney General's office explaining the legal issues of historic preservation in state and federal reviews and Act 250 and urge the Attorney General to write a letter to all state agencies reminding them of their legal responsibilities, and that the Advisory Council further ask the Attorney General to investigate any legal action which could be taken in the case of the Henry Covered Bridge. The motion passed unanimously.

In closing the discussion on covered bridges, Mr. Anderson

(revised 9/14/89)

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reported on the Pulp Mill Bridge in Middlebury. The center pier is virtually free. He said there is interest in Middlebury in moving the bridge and replacing it with a bridge that could hold emergency vehicles. He wanted the Division to be aware of this. There was discussion that in other similar cases modern bridges capable of carrying such loads have been placed in the area but that the historic bridges have been left intact.

IV. Old Business

B. Old Mill, University of Vermont, Burlington

The Council went to the Architecture and Engineering Services office at the University of Vermont. Ms. Boone introduced to the Council Diane Gaer, Associate Architect with the Architecture and Engineering Services office. She and Michael Boudreau are in charge of developing the concept of the Old Mill project.

Ms. Gaer reported that the concept was presented to the UVM board of trustees last week. When the concept is fully developed, it will be let out to an architect to develop the actual plans. Ms. Gaer reviewed the proposed project. She noted that Lafayette Hall, behind Old Mill, was the major classroom building on the UVM campus, but said it does not meet that need. She showed the Council the current plans and the model for the project. They are looking at Old Mill as being strictly for faculty offices, with the classrooms in Lafayette. They are thinking about adding 20 feet to the front of Lafayette, which would match the front wall of Royall Tyler Theater nearby; removing the classrooms at the ends of Old Mill and putting the large lecture halls in a tower to be added to the north end of Lafayette; adding a wide connector between Old Mill and Lafayette near the north ends of the second floors; putting in a grand staircase in the middle of Old Mill and end staircases at the very ends of Old Mill in order to allow access to the fourth floor; opening up the end doors of Old Mill; and preserving some of the historic dorm rooms on the fourth floor. Ms. Gaer noted that the grand staircase would come into the old engineering studio on the fourth floor. She said she had met with the UVM Campus Architectural Barriers Compliance committee on the issue of accessibility to the top floor with elevators, and she explained the various solutions for an elevator to the top floor.

Mr. Tierney pointed out that on the model the north side of the connector is so strong that it may water down the strength of the north end of Old Mill and the proposed tower on the north end of Lafayette. Mr. Anderson urged UVM to "de-historicize" the proposed new elements of Lafayette, so it does not take away from the impact of Old Mill. He said the changes to Lafayette could be very contemporary in design, that

they do not need to be historic, and would still be compatible to Old Mill.

Mr. Gilbertson stated it was very important to match the quality of the design of Old Mill. He suggested some kind of cornice treatment on the new construction to finish off the top of the structure. Ms. George asked about the visibility of the north tower of Lafayette from other points on the campus and if it was perceived to be an important view. Ms. Gaer said it was not considered a treasured view on campus.

Ms. Gaer said regarding Lafayette that the concept is to redo the exterior surface and fenestration and add a row of classrooms to the front of the building. This is because Lafayette has acoustic problems, complete energy loss, adverse solar heating, and there are problems with the existing cladding.

Ms. Boone pointed out that the conceptual resolution of whether or not Lafayette, which was built in 1957, should be preserved is crucial at this stage. She noted the Council had discussed this issue at their previous reviews of the project, but that it had not been resolved. Mr. Gilbertson noted the case of the 1958 Vermont National Bank in Burlington, also an International Style building by the same firm, which was designated to the State Register for its architectural significance.

Mr. Boudreau explained that the timetable for this project will be a long term one. He said he felt UVM had listened to the issues the Council raised previously regarding the preservation of the historic spaces in the attic. He said alumnae do not think highly of Lafayette and that it was not well thought out when built. Mr. Anderson asked UVM for a brief history of Lafayette and data on its problems and usage. Mr. Boudreau replied that it was built in 1957 to the design of Freeman, French, and Freeman and that it was an economical solution at the time to the great need for classrooms on the campus. He said the problems were that the temperature control was poor; there was no wiring for computers, telephones, or video needs; and there were very poor acoustics. Mr. Tierney said that UVM should develop a philosophical statement on Lafayette and should clearly state it in all presentations.

Ms. Boone asked about the historic rooms in the attic. She said the patina of age in these rooms is very important and pointed out that one room in Grassemount at UVM was done so there was a very strong sense of history because it was basically left the way it survived rather than being "restored". Mr. Gilbertson suggested that in a suite of three rooms for example, two rooms could be restored and a third room left just as it is. Mr. Boudreau said they were sensitive to the Council's suggestions on these rooms and they would discuss it in detail with the Division as the project progresses. Mr. Anderson complemented UVM on their plan to save these rooms.

Mr. Gilbertson said some kind of preservation parameters need to be laid down with the architects, so there will be the proper review at all stages of the project.

Mr. Anderson again stressed that the connector between Old Mill and Lafayette is a key piece and that it is very important to handle the connection sensitively. He complimented UVM for all the thought involved in the project. Mr. Gilbertson stated his appreciation to UVM for keeping the Division and the Council involved in all stages of the process.

Mr. Tierney noted that the arch of the connector reminded him of a Central Park bridge and that it might be a good idea to look at the concept of the connector as a bridge.

In closing, Mr. Gilbertson repeated that the major issue is Lafayette. Ms. Gaer said they would write a statement on all the issues regarding Lafayette, the need for a connector and more space, and the needs of restoration in the project. Mr. Boudreau asked if the context of Lafayette is important mainly for the campus or in the framework of this type of building. Mr. Gilbertson said both are issues, and Mr. Boudreau said UVM's statement would address them in their statement. After this statement is received, the Division and the Council will make written comments on it. Ms. Boone pointed out that in the UVM statement, it would be important to note all the changes made to Lafayette over the years.

III. Director's Report/ VII. Working Lunch

The Council adjourned to the Burlington Community Boathouse for lunch. Mr. Gilbertson pointed out the location of the General Butler shipwreck, a Division underwater preserve, and reported that it had been vandalized this summer. State police in Vermont and New Jersey are pursuing the matter.

IV. Old Business

C. Report on State Historic Preservation Grants

Ms. Llewellyn reported on the status of this year's historic preservation grant projects. For the West Rutland Town Hall, the grant figure was adjusted after the July Council meeting because the figure decided on at that meeting had been calculated in error. The Division decided to fund the cost of both restoring the transoms and paying for the reconstruction of the missing transoms. This made available \$2,000. Mr. Liebs made the motion, which was seconded by Dr. Power, that the Goshen Church in Bradford be granted \$1,505 from the 1989 State Grants Program to repair the church windows. The motion passed unanimously.

Regarding the 1988 grant to the Old Bennington Congregational

Church, the Council agreed to allow the Church to use their grant money from last year.

Ms. Llewellyn reported that the Alice Ward Library in Canaan has been awarded \$600, but that the work was done before the Library received their grant award letter. The Council suggested they be congratulated on doing this necessary work but that they not be awarded the money because they did not follow the procedure that is stipulated in the State Grants program. Mr. Anderson made the motion, which was seconded by Mr. Tierney, that the \$600 awarded to the Alice Ward Library remain unallocated at this time because the work was done ahead of time. The motion passed unanimously.

Ms. Llewellyn said that two proposals have been received for the work in the Post Mills Church and that the methods proposed for the work and the costs were quite different. She asked the Advisory Council for technical assistance. The Council suggested asking Thomas Visser at the Architecture, Conservation, and Education Service at the University of Vermont for advice and that Leonard Spencer, who provided the lowest cost proposal, be given the opportunity to do the work.

Ms. Boone reported on the project funded with a grant in 1988 for 26 and 32 Canal Street in Brattleboro. She said she had just inspected the work and found that the painting was very poorly done, despite thorough specifications in the grant contract. She would like the Brattleboro Area Land Trust to have the opportunity to rectify the problem. The Advisory Council suggested the Land Trust try to fix the work before next Wednesday, when the governor will be there for a ribbon-cutting ceremony to open the buildings.

Ms. Llewellyn also reported that there is \$1,236 remaining from a grant project in 1988. The first alternate last year was the Barre Opera House. The Council agreed to award this amount to the Barre Opera House.

VIII. New Business

A. Update on the State Historic Preservation Plan

Ms. Lendway introduced Susannah Clifford, Division Resource Planner, to the Advisory Council and then gave the Council an update on the State Historic Preservation Plan. Ms. Clifford has been writing the historic contexts for the plan. The Division will now be presenting this information to the public and asking for their help and input in preserving Vermont's historic and prehistoric sites and structures. There will be a series of three hour public workshops over the next year on the various historic themes identified in the plan. Agriculture will be the first. The Division sees this process as real public/private cooperation. Activities will be suggested at all levels (state/regional/local/public/private) to preserve

these resources.

Ms. Lendway said this effort will be guided by a planning committee, which will meet no more than eight times over the next year and a half. The first meeting will be October 17 in Montpelier. The whole process should be completed by early 1991 in time for the statehood bicentennial. She said it was important to have an Advisory Council member on the planning committee. The Council's role is to have input in the process through the member that sits on the planning committee. She said the Council would be invited to attend each workshop.

Ms. Clifford then described what she has been working on. She showed the Council the document for the agricultural theme and explained the components of the document and how the information might be used.

Mr. Liebs said the Council should have copies of these contexts. Mr. Liebs made the motion, which was seconded by Mr. Anderson, that the Council commend the Division staff who worked on this for an important and solid piece of work. The motion passed unanimously.

B. Selection of Advisory Council Member for State Plan Planning Committee

After discussion, it was decided that Mr. Tierney will be the Advisory Council member on the State Plan Planning Committee.

IV. Old Business

A. McCullough Gymnasium, Middlebury College

Mr. Gilbertson reported on what has taken place since the last Advisory Council meeting in the Division's appeal of the Act 250 permit for the McCullough Gym project at Middlebury College. He said Middlebury College had offered to settle the case in return for the Division dropping the appeal by doing an inventory of college buildings and setting up a process for Act 250 and other reviews in future. Mr. Gilbertson said a process had been previously been developed in the Starr Hall case and that the Division already had several thorough inventories of college buildings.

He reported on the results of a telephone poll of Advisory Council members taken in July by Ms. Gilbertson. This was to clarify that it had been the intent in 1975 to place Middlebury College on the State Register of Historic Places and to officially appoint Mr. Liebs and Mr. Tierney to testify at the hearing. Mr. Gilbertson asked the Council to endorse the testimony of Mr. Liebs and Mr. Tierney. The Council had been mailed copies of the testimony prior to the meeting. The hearing is tentatively scheduled for September 6.

Dr. Power made the motion, which was seconded by Ms. George, that in affirmation of those Advisory Council members who are testifying the remaining Council members give their full support to the concepts expressed in the evidence provided by Mr. Gilbertson, Mr. Tierney, and Mr. Liebs on McCullough Gymnasium at Middlebury College and that the testimony provided is within the guidelines and mandates of the Advisory Council. Mr. Anderson stated for the record that he would abstain from voting. The motion passed with one abstention. Dr. Power thanked Mr. Gilbertson, Mr. Tierney, and Mr. Liebs for their work on this testimony.

In a general discussion on trends in preservation issues that followed, Mr. Anderson suggested that the Advisory Council should plan a retreat, perhaps this fall, to discuss preservation issues.

VIII. New Business

C. Fair Haven Airport

Ms. Boone provided background information on the airport, which the Advisory Council had placed on the State Register, and the current plans for the property. She said the Town of Fair Haven has been working on a plan to improve the airport to increase its use, provide a service center on the ground, and improve the runway by paving it. They have looked at many alternatives for the project, but at this point say the work probably can not be done without paving over the existing runway and demolishing the hangar. This would destroy the characteristics that make the airport eligible for the State Register.

Ms. Boone then asked the Council for their feelings on the project. Mr. Liebs asked about the possibility of moving the hangar, how important this airport is in Vermont aviation history, and about the economic viability of the improvement plan. Mr. Anderson noted that the site was important, but that it is obsolete in its present state, and that documentation before destruction would meet the needs of preservation. Mr. Gilbertson said he would like to see the issue practically resolved so this can continue to be used as an airport. He would like to see part of the runway preserved if possible. It was the consensus of the Council that as much of the historic fabric of the airport should be preserved as possible and practical, and if this is not practical the property should be documented before the improvements are made.

IV. Old Business

B. Old Mill, University of Vermont (continued)

Mr. Anderson stated he felt it was inappropriate for the

Council to review the Old Mill project at this stage. He asked if this set the Council up to responding to everyone who is contemplating such a project in Vermont and asking the Council for their opinion on the design. He said he that in this case that the Division should be involved in meetings like the one on Old Mill this morning rather than the Council. He pointed out that under Act 250 law the University would be considered a developer. Ms. Boone noted that members of the Council had asked to be involved in the project and that is why she had arranged the meeting today. It was also pointed out that under the Vermont Historic Preservation law state undertakings, such as the Old Mill project, are in a special category.

V. National Register Preliminary Review

Ms. Gilbertson reported there were no preliminary reviews for this meeting, but that there would be four nominations to be considered for final approval at the September meeting. She gave those Council members present copies of three of the nominations (Shard Villa, Phineas Thurston House, and the Mountain View Stock Farm) that would be proposed in September. She also reported that the Rev. George Daman House in Woodstock and Grey Gables in Richford had been listed in the National Register of Historic Places.

VIII. New Business

D. Slideshow on Vermont Archaeology

Dr. Power gave a slideshow presentation to the Council on prehistoric and historic archeology in Vermont. The Council expressed their appreciation to Dr. Power for the excellent slideshow.

Ms. George made the motion, which was seconded by Mr. Liebs, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 4:55 p.m.



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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on September 14, 1989, beginning at 9:30 a.m. in the Division for Historic Preservation offices at 58 East State Street, Montpelier, Vermont.

AGENDA

- I. Minutes of the August 23, 1989, Meeting
- II. Confirmation of Dates for October, November, and December Meetings
- III. Director's Report
- IV. Old Business
 - A. McCullough Gymnasium, Middlebury College
- V. National Register Preliminary Review
 - A. Tunbridge Grist and Saw Mill
 - B. Plainfield Rural Historic District
 - C. Wasserman House, Barnard
- VI. National Register Final Review
 - A. Phineas Thurston House, Barnet
 - B. Arlington Village Historic District
 - C. Mountain View Stock Farm, Benson
 - D. Shard Villa, Salisbury
- VII. State Register Review and Designation
 - A. Milton House, Barnard
 - B. Review and Designation of surveys of Strafford, Thetford, Topsham, Tunbridge, Vershire, Washington, West Fairlee, and Williamstown (Orange County)
- VIII. Working Lunch
- IX. New Business



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

MINUTES

September 14, 1989

Members Present: Townsend Anderson
Glenn Andres
Barbara George
Marjory Power (left 2:00)
Martin Tierney
Larry Brickner-Wood (9:50 - 11:00)

Members Absent: Chester Liebs

Staff Present: Eric Gilbertson
Nancy Boone
Elsa Gilbertson
Daniel Cassedy (10:00 - 10:30)
Curtis Johnson (1:00 - 2:50)

The meeting was called to order by the chairman at 9:45 a.m. It was held in the Division for Historic Preservation offices at 58 East State Street in Montpelier, Vermont.

I. Minutes of the July 12, 1989, Meeting

Ms. George noted that on page 2, paragraph 1, the words "instead of repairing it" should be enclosed with parentheses and that on page 3, paragraph 4, line four the word "one" should be inserted after "losing". She then made the motion, which was seconded by Dr. Power, that the minutes of the August 23, 1989, meeting be accepted as amended. The motion passed unanimously.

II. Confirmation of Dates for September, October, and November Meetings

The following meeting dates were set: October 18 in Burlington, November 9, and December 15.

IV. Old Business

B. Champlain Pipeline

Mr. Cassidy, Division Environmental Review Coordinator, was introduced to the Council. He gave a presentation on the Champlain Pipeline project, showed them the aerial photographs outlining the proposed pipeline route, and reported on the Division's involvement with the project since early 1987. He has been working with the company to guide them on what studies need to be done; the biggest concern at this point being the archeological sites. He said the company has tried to stay away from standing structures in routing the pipeline, but there are still unresolved issues of the impact on historic settings, such as in Parker Hill (Springfield/Rockingham).

Mr. Cassidy noted that the proposed pipeline route crosses many of the major watersheds in Vermont, and crosscuts many archeologically sensitive areas. To date the company is at least six months behind in their archeological study. They want the gas to start flowing in November 1991, but will not be able to resolve the archeological and other issues by that time. About 17,000 artifacts have been found so far, which would mean about a \$300,000 cost for curating the artifacts and preparing the reports. He said the company is now finally operating under a formal survey research design, although the fieldwork was started in May.

Dr. Andres asked what was the visual impact of the pipeline on cleared lands. Mr. Cassidy said that was an issue the Division wants the company to resolve. Dr. Andres pointed out that such things as old field patterns and stone walls are such a fragile resource and that the pipeline will have a major impact on them. Mr. Cassidy said the pipeline company said they need a 75 foot clearcut along the route, which they will allow to grow back to 50 feet that will be maintained. Mr. Brickner-Wood questioned the need for such a wide clearcut. Dr. Andres pointed out that in Britain projects like these are required to put the landscape back. Mr. Anderson asked if the Division has given the company a proposed mitigation plan. Mr. Cassidy replied that the Division has told them what the major concerns are. Mr. Gilbertson said they haven't gotten to the stage of agreeing on a way to assess the impacts. Mr. Cassidy also said that the Division's position is that this is the project of the pipeline company and they are responsible for a certain amount of the study and analysis. The Council thanked Mr. Cassidy for his report.

V. National Register Preliminary Review

A. Tunbridge Grist and Saw Mill

Ms. Gilbertson showed the Council the survey photographs of the

mill and summarized its history and significance. The Council unanimously and enthusiastically supported the idea of nominating the mill, the blacksmith shop, and the dam to the National Register. Members noted that there should be a larger district here some day.

B. Western Plainfield Rural Historic District

Ms. Gilbertson gave some background information on this request, which came from the Twinfield Historical Society. The Society approached the Division with the idea of creating rural historic districts in Plainfield. The Council viewed slides of the buildings, landscapes, and views along Lower, Middle, and Upper Roads, which were keyed to a map of the area, and the survey photos of buildings in the area already listed in the State Register. Ms. Gilbertson noted that the existing non-contributing buildings in the area do not intrude too heavily into the historic landscape. Mr. Anderson stressed that a rural district should emphasize documentation of the landscape, especially the working landscape, and Ms. Gilbertson described what guidance the National Park Service has offered, or not offered, to date on documenting and assessing rural districts. The Council discussed other possible mediums for reviewing future rural districts, such as aerial photographs, videotapes, Agency of Transportation photo logs, that could give a broader overview of rural areas. Members thought that they should review non-contributing buildings in rural areas along with contributing buildings to get a complete sense of an area. The Council concluded that the rural district presented appears to be eligible for the National Register.

D. Reuben Spaulding House, Sharon

Ms. Gilbertson presented photographs and background historical information on the property. The Council noted that it has undergone some change, but still retains a strong presence in its setting. Further investigation needs to be done to verify its 18th century history. Dr. Andres made the motion, which was seconded by Mr. Anderson, that the Reuben Spaulding House be placed on the State Register. The motion passed unanimously. The Council felt the property would be eligible for the National Register if its historic significance is confirmed through research.

VI. National Register Final Review

A. Phineas Thurston House, Barnet

The Council had been given copies of the nomination, which was prepared by the owner, at their August meeting. Ms. Gilbertson presented the nomination photographs and summarized the significance of the property. She read verbatim the one comment letter (favorable) that was received. The Council discussed terminology for Cape Cods and Classic Cottages

vis-a-vis kneewalls and stories. Dr. Power made the motion to approve the nomination under Criterion C. The motion was seconded by Mr. Anderson and passed unanimously.

B. Arlington Village Historic District

Ms. Gilbertson reported that five comment letters had been received during the comment period and she read each one verbatim. Two supported the nomination and three notarized letters objected to the nomination. She also reported on the informational meeting that she held in Arlington last week. About fifteen people were in attendance and all seemed to support the nomination. The Council had been sent copies of the nomination, which was prepared by Hugh Henry, before the meeting. Ms. Gilbertson summarized the history and significance of the district and showed the nomination photographs. Mr. Anderson made the motion to approve the nomination based on three criteria--A, B, and C. The motion was seconded by Dr. Andres and passed unanimously.

C. Mountain View Stock Farm, Benson

Mr. Anderson noted that he had worked on the house in the past and had encouraged the owners to pursue National Register designation. He is not currently involved in the property. The Council felt that Mr. Anderson's former association with the property did not constitute a conflict of interest. The Council had received a copy of the nomination, which was prepared by Thomas Visser, at their August meeting. There were no comment letters. Ms. Gilbertson explained that there are so many structures on the property that it constitutes a historic district. She summarized the history of the property and showed the nomination photographs. Dr. Andres noted the importance of the property as a rural historic resource along Route 22A. Mr. Anderson noted that there is a widening project proposed for the area. Ms. George made the motion to approve the nomination under criteria A and C. The motion was seconded by Dr. Power and passed unanimously.

D. Shard Villa, Salisbury

Mr. Anderson noted that he is presently working for Shard Villa doing a preservation plan. Dr. Andres noted that his wife is on the board of Shard Villa. Both stated that they would abstain from the vote on the nomination. Ms. Gilbertson showed photographs of the property and summarized its significance. Dr. Andres noted that in the nomination "Frau Angelica" should be changed to "Fra Angelico." Ms. Gilbertson said one comment letter had been received and she read it verbatim. It was from an interested supporter of the property, and not a property owner or local official. Ms. George made the motion, which was seconded by Dr. Power, that the nomination be approved under criteria A, B, and C. The motion passed unanimously, with two abstentions.

III. Director's Report

Mr. Gilbertson reported that former staff member David Tansey, now working for the Preservation Trust of England, is in Vermont to study Naulakha, Rudyard Kipling's home in Dummerston. They would like to work on a joint project with the Division to deal with this property. He said he and John Dumville, State Historic Sites Chief, will be meeting with Mr. Tansey sometime this week or next.

The Theron Boyd House in Quechee is going before the Housing and Conservation Trust Fund in October to request that the loan they previously received from the Trust Fund be converted to a grant. He said the Vermont Land Trust had a fundraiser in August at the Boyd House, with he and Mr. Dumville conducting tours of the property. About \$20,000 was raised. Another fundraiser will be held this on September 17.

Mr. Gilbertson reported that there are still issues to be resolved with the Henry Covered Bridge in Bennington. The Council discussed the letters regarding the bridge that they had voted on at the August meeting. Dr. Power will remind Mr. Liebs about the letter he had agreed to write. The Division will write a draft of the legal issues letter and have the chairman of the Council review and sign it.

He also showed the Council a copy of the October 1989 issue of National Geographic, which has an article on the Lake Champlain horse ferry. He said the Division will open the horse ferry as an underwater preserve site this coming week and will be having a press conference on September 20 about the article and preserve. The National Geographic will be giving the state a model of the ferry.

IV. Old Business

A. McCullough Gymnasium, Middlebury College

Mr. Gilbertson and Mr. Tierney reported on the September 6, 1989, hearing on the Division's appeal of Middlebury College's Act 250 permit for this project and what issues were raised. Mr. Liebs was also at the hearing. At the hearing there was not enough time for the Division to present its testimony. Mr. Gilbertson reported that Mr. Holtzman, architect for the college, said the Division's memorandum of law on the steps for determining adverse and undue adverse affect was the most thorough thing he had seen on the subject. The hearing will be reconvened at a later date.

VII. State Register Review and Designation

A. Milton House, Barnard

Mr. Johnson reported to the Advisory Council on the pre-survey project being developed by the Division to more quickly respond to towns that need historic buildings information for Act 200 purposes. As a result of the pilot project in Barnard, there have been some requests for State Register designation. He showed the Council the tags he developed to leave on the doorknobs on the properties he surveyed. These will be used in future surveys as well. The Council complemented the Division for this good idea.

Mr. Johnson reported on the architectural significance of this house. Ms. George made the motion, which was seconded by Dr. Andres, to place the Milton House on the State Register. The motion passed unanimously. It was the consensus of the Council that the property is not individually eligible at this time for the National Register, but may be eligible if the historic buildings in the town of Barnard are nominated as part of a multiple property nomination that thoroughly documents the history of the town.

V. National Register Preliminary Review (cont.)

C. Wasserman House, Barnard

Mr. Johnson summarized the history and architectural significance of this property. The Vermont Symphony Orchestra was established in the barn in 1937. Dr. Andres made the motion, which was seconded by Ms. George, to place the property on the State Register. The motion passed unanimously. It was the consensus of the Council that it may be eligible for the National Register if a multiple property nomination is done for the town of Barnard that documents the history of the town and the significance of its buildings.

VII. State Register Review and Designation (cont.)

B. Review and Designation of surveys of Strafford, Thetford, Topsham, Tunbridge, Vershire, Washington, West Fairlee, and Williamstown

Ms. George gave a report on her review of the surveys for these towns. The Council members reviewed the questions Ms. George had on her review.

Mr. Anderson made the motion, which was seconded by Ms. George, that the Thetford survey be placed on the State Register of Historic Places. The motion passed unanimously.

Ms. George made the motion, which was seconded by Mr. Anderson, that the Topsham survey be placed on the State Register of Historic Places. The motion passed unanimously.

Ms. George made the motion, which was seconded by Dr. Andres,

that the Strafford survey be placed on the State Register of Historic Places, with the exception that 0910-17-7 be made non-contributing. The motion passed unanimously.

Dr. Andres made the motion, which was seconded by Ms. George, that the Vershire survey be placed on the State Register of Historic Places. The motion passed unanimously.

Ms. George made the motion, which was seconded by Mr. Anderson, that the Tunbridge survey be placed on the State Register of Historic Places. The motion passed unanimously.

Mr. Anderson made the motion, which was seconded by Ms. George, that the West Fairlee survey be placed on the State Register of Historic Places. The motion passed unanimously.

Dr. Andres made the motion, which was seconded by Ms. George, that the Washington survey be placed on the State Register of Historic Places. The motion passed unanimously.

Mr. Anderson made the motion, which was seconded by Dr. Andres, that the Williamstown survey be placed on the State Register of Historic Places. The motion passed unanimously.

Mr. Johnson thanked Ms. George for her efforts in reviewing these surveys. He then asked the Council how they wanted to continue placing surveys on the State Register. He stressed how important it was to have the surveys actually placed on the Register in a timely fashion and noted how many more surveys needed to be designated. After discussion, the Council and Division agreed on a multi-faceted approach to designating the survey to the State Register. Council members will continue to come in to the Division office and review the survey books as they can; some Council members will receive copies of the surveys (copies the Division is making now in order to give the towns for Act 200 purposes) and review them as they can; and if there is the need in the interests of time, the Division will review surveys, bring the properties with questions to the Council, and make a recommendation to the Council on State Register designation. Mr. Tierney said he would like to come in and finish reviewing Burlington, Ms. George said she would be interested in coming in to review further surveys, and Dr. Andres said he would like to take copies of surveys home to review.

IX. New Business

A. Pulp Mill Bridge, Middlebury/Weybridge

Mr. Anderson spoke about the Pulp Mill Bridge and its need for repair. He explained that Central Vermont Public Service's FERC permit allows them to expeditiously approve projects like repair of the bridge footings without lengthy federal review, and he requested that the Division write CVPS asking that they

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grant the permission quickly. The Division agreed to write this letter.

Ms. George made the motion, which was seconded by Dr. Andres, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 2:50 p.m.

Respectfully submitted,

Nancy Boone
Elsa Gilbertson

Vermont Division for Historic Preservation



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION
Preserving Vermont's historic, architectural and archeological resources

M E M O R A N D U M

TO: Advisory Council Members
FROM: Elsa Gilbertson *Elsa*
DATE: October 6, 1989

RE: October 18, 1989, Advisory Council Meeting

This is to let you know that there will not be an Advisory Council meeting in October. This is because the next Middlebury College Act 250 appeal hearing has been scheduled for the same day as the Council meeting--October 18. It has proven difficult to find another day in October to have the meeting, so the next Council meeting will be on November 9th in Montpelier.

Enclosed are the minutes from the September meeting.



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

The Vermont Advisory Council on Historic Preservation will hold a meeting on November 9, 1989, beginning at 9:00 a.m. in Room 3 (Senate Transportation Committee Room), Statehouse, Montpelier, Vermont.

AGENDA

- I. Minutes of the September 14, 1989, Meeting
- II. Confirmation of Dates for December, January, and February Meetings
- III. Director's Report
- IV. Old Business
 - A. McCullough Gymnasium, Middlebury College
 - B. Appalachian Trail, Killington
 - C. Report on State Planning Committee and Agriculture Workshop
 - D. Act 200
- V. National Register Preliminary Review
 - A. Starr Farm Colony, Burlington
 - B. Exchange Street, Middlebury
 - C. Passumpsic River CVPS Hydroelectric Stations (Pierce's Mills, Arnold Falls, and Gage in St. Johnsbury; Passumpsic in Barnet)
 - D. Taftsville Historic District (Taftsville Hydroelectric Station), Woodstock
 - E. Black River Hydroelectric Station, Cavendish
 - F. Main Street Historic District Extension, Summer Street Historic District, Maple Street/Clark Avenue Historic District, 74 Pearl St., 76 Pearl St., 132 Railroad St., 140 Railroad St., 75 Portland St., and 16 Elm St., St. Johnsbury
 - G. Mt. Philo Inn, Charlotte
 - H. Coal Loading Station, Intervale Road, Burlington
 - I. Black Lantern Inn, Montgomery
- VI. Working Lunch

- VII. State Register Review and Designation
 - A. Hotel Carpenter, Norton
 - B. Review and Designation of Stowe survey, Lamoille Co.
 - C. Review and Designation of Greensboro survey,
Caledonia Co.
 - D. Review and Designation of Barre Town, Berlin,
Northfield, and Roxbury surveys, Washington Co.

- VIII. New Business
 - A. Mill Brook Covered Bridge, Fairfax
 - B. National Register Nomination Priorities
 - C. National Register Subgrants Selection Criteria



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

MINUTES

November 9, 1989

Members Present: Glenn Andres
Barbara George
Chester Liebs (9:40 - 2:00)
Martin Tierney
Larry Brickner-Wood (9:40 - 12:00,
2:30 - 3:30)

Members Absent: Townsend Anderson
Marjory Power

Staff Present: Eric Gilbertson
Nancy Boone (left at 3:15)
Elsa Gilbertson
Daniel Cassedy (9:40 - 10:30)

The meeting was called to order by the chairman at 9:15 a.m. It was held in the Ethan Allen Room and Room 17 in the State-house in Montpelier, Vermont.

IV. Old Business

D. Act 200

Ms. Boone gave the Advisory Council an update on Act 200 and discussed the requirement that state agencies must also develop plans under Act 200. She described the work of the statewide committee she has been serving on to develop the outline that each agency plan must follow. She gave the Council copies of the plan outline. The committee has come up with a uniform interpretation of the thirty-two Act 200 planning goals. She noted that this however is not necessarily how each regional planning commission may interpret the goals. She said the group has sought the input of members of local and regional planning commissions, who have urged that agency plans be very specific.

V. National Register Preliminary Review

A. Starr Farm Beach Colony, Burlington

Ms. Gilbertson presented to the Council a map (attached to the record copy of the minutes) and slides of the area, and summarized its history. The summer colony was established by J. J. Flynn. The camps were constructed between the 1890s and the 1920s. The camps are owned by the campers, who lease the land from the Flynn Estate. The colony includes a clubhouse where campers could eat meals and a primitive golf course. The colony is remarkably intact, with very little alterations in the buildings and much remaining open space. The area also includes Starr Farm, a historic farm complex. Mr. Liebs noted that this was one of only two agricultural properties left in the city of Burlington. Mr. Brickner-Wood made the motion that the Starr Farm Beach Colony be placed on the State Register of Historic Places. The motion was seconded by Ms. George and passed unanimously. The Council also determined that the colony appears clearly eligible for the National Register of Historic Places. The Council noted that this is a very important historic resource.

B. Exchange Street, Middlebury

Ms. Gilbertson noted that this review stems from a request from MacIntyre Fuels for a determination of eligibility for their property. When their property was originally reviewed by the Council, they requested additional information on the buildings in the Exchange Street area so that the Council could consider MacIntyre Fuels as part of a historic district. Ms. Gilbertson presented to the Council a map and slides of all the buildings in the immediate vicinity. It is a warehouse area along the railroad line. It has undergone a lot of alterations, which have compromised the area's physical integrity, although the area remains largely industrial, a continuation of its historic use. The Council weighed the issues of architectural and historic integrity.

The Council felt that the site's significance relies heavily on understanding its role as a supply depot in Middlebury, and that they would need additional information to determine the National Register eligibility of this district based on historic significance. Dr. Andres plans to ask the Sheldon Museum's "House Book" project if they would be interested in researching the history and evolution of the area.

C. Passumpsic River CVPS Hydroelectric Stations (Pierce's Mills, Arnold Falls, and Gage in St. Johnsbury; Passumpsic in Barnet)

Ms. Gilbertson explained that as all the hydroelectric stations in Vermont are coming up for federal relicensing in the next few years, they all need to be evaluated for National Register eligibility. Ultimately the eligible stations could be part of

Ms. Boone is also on the committee that is developing the plan for the Agency of Development and Community Affairs. She reported that state agencies must have their plans ready and out for public comment by February and March 1990. DCA will be writing its draft plan in November. She handed out a rough draft of the Division's goals and objectives that will be part of the plan. She asked for the Council's input. It was agreed that Ms. Boone would send the drafts to each Council member, and that each member would return to her their comments, in writing or by telephone. Mr. Gilbertson complimented Ms. Boone for her work in the agency with Act 200.

Ms. Boone noted that there has been discussion on the issue of the state's resources being designated as having state or local significance, and that resources of state significance would be reviewed by the state while resources of local significance would be the purview of local government. In the Division, she said properties on the State Register of Historic Places are usually checked off as having state significance but that sometimes they are checked off for local significance. She also noted that the National Park Service is urging the states to nominate to the National Register resources that have local significance. The Division will have to address this very clearly in the Division's section of the agency plan. Dr. Andres suggested addressing this by saying the State Register is the state list of historic resources and that resources of local significance are also of state significance.

I. Minutes of the September 14, 1989, Meeting

Ms. George made the motion, which was seconded by Mr. Brickner-Wood, that the minutes be accepted as written. The motion passed unanimously.

II. Confirmation of Dates for December, January, and February Meetings

The following meeting dates were set: December 15 at 13 Baldwin Street, Montpelier; January 18; and February 13.

During the confirmation of dates, the Council discussed ways to keep meetings moving along. Mr. Gilbertson suggested having a discussion in an upcoming meeting on operating procedures for meetings.

VIII. New Business

A. Mill Brook Covered Bridge, Fairfax

Ms. Boone told the Council that Daniel Cassedy, Environmental Review Coordinator, will be leaving the Division in January for a new job--starting up and heading a branch office of an

archeology consulting firm in Raleigh, North Carolina. Mr. Gilbertson said his departure will be a great loss to the Division.

Mr. Cassedy gave the Council background information on the proposed project affecting this bridge, which is the only covered bridge in town and is listed in the National Register. The state legislature set up a bridge and culvert fund this past year to dispense grants to towns as appropriate. Fairfax was allocated \$75,000 by the Agency of Transportation district engineer to repair the covered bridge. The project did not go through the usual AOT review channels. The selectmen would like to move the bridge and put in a new bridge that could support heavier loads. Mr. Cassedy made a site visit to the bridge. He said it was an ideal location to fix the bridge and leave it in place, and that there are alternate routes for heavier loads. The Division strongly urged AOT not to grant Fairfax the money if Fairfax is going to move the bridge. He said yesterday they proposed raising the roof of the bridge to allow plows to go through the bridge. The Council concurred with the Division that the bridge should remain in place.

D. New Middlebury Village Bridge

Mr. Cassedy reported that the AOT is considering building another bridge through Middlebury village to divert traffic from the Battell Bridge. He gave the Council maps of the area that is being proposed for the new bridge--extending from the end of Cross Street over the Otter Creek to the municipal parking lot. Dr. Andres noted that the bridge would have to be sixty feet high because it must clear the railroad tracks. Mr. Liebs said the Council must develop a policy on these types of public investment projects. Mr. Cassedy showed the Council slides of the proposed area. The Division has been asked to provide comments on this proposal. Mr. Cassedy asked for the Council's input.

The Council discussed the impacts such a bridge would have on Middlebury village, which is listed in the National Register as a historic district. They concurred that the bridge would have an impact not only on the immediate area around it but on the village as a whole and that because of this the location suggested is not an appropriate place to be adding a bridge. They said the bridge would be a significant intrusion into the whole district because of the impact of an elevated highway of such scale and height over the Otter Creek at this site. Dr. Andres said this location is the traditional 18th century fording spot of the Otter Creek before the first bridge was built. Mr. Liebs stated this village is extremely significant and that the proposed location of this bridge is totally inappropriate. The Council also noted that the project impacts numerous street intersections in the village. They briefly discussed previous suggestions for locations for the bridge, particularly outside of the historic district.

a Multiple Property Documentation form nomination for hydroelectric stations. Ms. Gilbertson presented a map and slides of the stations, and summarized their history. The Council remarked on the high level of integrity of many of the stations and their supporting components (dams, flood gates, penstocks, etc.). Three were constructed in 1928, after the 1927 flood. The Council felt that the sites along the Passumpsic River are clearly eligible for the National Register as individual sites. Dr. Andres made the motion, which was seconded by Mr. Liebs, that these four stations are individually eligible for the National Register. The motion passed unanimously.

D. Taftsville Historic District (Taftsville Hydroelectric Station), Woodstock

Ms. Gilbertson noted that the Council needed to consider both the individual eligibility of the hydroelectric station and the eligibility of the district. She showed slides of the station and its supporting components. The main block dates to 1911 and the compatible, end addition dates to 1942. Ms. George made the motion, which was seconded by Dr. Andres, that the station is eligible for the National Register as an individual structure. Ms. Gilbertson went on to show slides of the other buildings in Taftsville, along with a map of the area. She summarized the history of the village. The Council concurred that the village is clearly eligible for the National Register as a historic district.

IV. Old Business

A. McCullough Gymnasium, Middlebury College

Mr. Gilbertson reported that the Division's findings of fact in the Division's appeal to the Environmental Board of the Act 250 permit for the McCullough Gymnasium project were filed on November 6 by Mark Sinclair, the State Land Use Attorney. He said Mr. Sinclair noted that the Division had a very organized approach and presentation in this case. In response to a question on if there was an appeal of an Environmental Board decision, he said that one can appeal to the Supreme Court.

B. Appalachian Trail, Killington

Mr. Gilbertson said he would send the Advisory Council copies of his pre-filed testimony on this project. He will ask the Council to endorse the testimony at the December meeting. In his testimony, he said the Appalachian Trail is historic and that the proposed logging activities may have an impact on the historic character of the trail. He said the plans for logging were very indefinite right now, so that it is not possible at this time to assess the impact logging will have on the trail. The Council had determined previously that the Appalachian Trail was eligible for the National Register. Mr. Gilbertson had also written a letter to the National Park Service asking

them to nominate the Trail to the Register. Dr. Andres suggested enlisting the help of the local Green Mountain clubs in doing a National Register nomination for the Vermont portion of the trail. Mr. Gilbertson said he would like to continue urging the NPS to nominate the entire trail as a unit. He noted that because of the cost and time that would be involved, it would not be a top priority in the Division to nominate Vermont's portion of the trail. Ms. Boone pointed out that the trail really should be a National Historic Landmark.

III. Director's Report

Mr. Gilbertson reported that on November 6 and 7, he attended the governor's retreat on the state budget and the anticipated deficit. At the retreat it was shown that the downturn in the economy would be a trend that will be continuing for the next few years. The original order to the Division was to cut the proposed FY90 budget by 25%. The Division's initial proposal was to close all state-owned historic sites except the Bennington Battle Monument and the Plymouth Notch Historic District, and cutting all temporary employees, out-of-state travel, and the position of the administrator for the state historic preservation grants. He said at this stage the state sites and the out-of-state travel have been restored. He stated that these cuts would have a real severe impact on the Division's programs.

Mr. Gilbertson noted that the administration is dealing with the budget in a very open way. The process was that the Division section chiefs met to make decisions on what to cut, the proposals were brought to the agency level, and then to the state level. Jeffrey Francis, new agency secretary, has made very strong recommendations in support of the Division in his budget recommendations to the governor.

IV. Old Business

F. Old Mill, University of Vermont, Burlington

Mr. Gilbertson gave the Council copies of a letter from Diane Gayer, Associate Architect with the UVM Architectural and Engineering Services, on Old Mill and Lafayette. The Council had previously asked for a statement from UVM on their renovation proposals for these buildings; the statement was specifically to address the architectural context and significance of Lafayette. The Council noted that the information in the letter was indefinite. The Council concurred that they should ask UVM again for this specific information. Mr. Gilbertson stated that he was concerned about Lafayette and the fourth floor of Old Mill. Dr. Andres noted his concern about the courtyard area between Old Mill and Lafayette and said that with the proposed addition to Lafayette this area will no longer be a courtyard. Mr. Gilbertson said there was a

similarity between the plan for the recladding of Lafayette and for the Vermont Federal Bank Building in Burlington. Dr. Andres agreed, but said that Lafayette was not as significant an example of the International Style as the bank.

C. Report on State Planning Committee and Agriculture Workshop

Mr. Tierney reported on the first meeting of the planning committee for the State Historic Preservation Plan, which was held on October 17. He complimented Susannah Zirblis, Division Resource Planner, on her excellent slide show on Vermont's agricultural heritage. At the meeting, the committee learned what they would be doing, went over the timetable for the plan, and discussed the agriculture workshop on October 25.

At the agriculture workshop, which was held in Randolph, Mr. Tierney and Ms. George said the attendees identified issues affecting farm resources. One of the major issues raised was how to farm in modern, efficient ways and how to also maintain historic buildings and landscapes. Mr. Liebs noted the "Barn Again" program and Successful Farming magazine. In response to a question, Mr. Tierney said there was little, if no, talk of transfer of development rights. Dr. Andres pointed out that using transfer of development rights would immediately lower land prices and therefore lower real estate taxes. At the workshop suggestions were also made for public education activities. The results of the workshop will be given to the Council. Mr. Tierney complimented the Division for its planning efforts. He said the workshop made the participants very enthusiastic and thoughtful about the problem of preserving our agricultural resources.

E. New England Plantation, Wilmington

Ms. Boone gave to the Council copies of the Act 250 land use permit for New England Plantation. She noted conditions 22, 23, and 24, which relate to historic preservation issues. She said that in their decision the District Environmental Commission had missed the point she had made that this project would diminish the value of other historic buildings in the state. Mr. Gilbertson and the Council complimented Ms. Boone and the Division for work on this issue. Dr. Andres noted that this project established important precedence, particularly regarding not moving historic buildings.

VII. State Register Review and Designation

A. Hotel Carpenter, Norton

Ms. Boone showed the Council photographs of this building, which is located across from the border station in Norton, and related the history of the property. It originally was a tenement building owned by a lumber company, was in existence by 1878, and in the early 1900s was converted to hotel use.

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Mr. Liebs made the motion, which was seconded by Ms. George, to place the Hotel Carpenter on the State Register of Historic Places because of its architectural and historical merit: the building retains its basic architectural integrity, the boarding house use can be seen in the scale of the building, that its change to a hotel can be seen in the physical fabric, that it is remarkably intact on the exterior, that the building is an important resource in the history of the Canadian/United States border, that there are very few border hotels, and that this building is a window into time of a very historic border and border crossing. The motion was passed unanimously.

Ms. Boone said that it is being proposed to raze the building and replace it with a duty-free shop, and that Robert McCullough would be going to the Act 250 hearing next week to testify on the proposed project.

VIII. New Business

E. Main Street, Burlington

It came to the Council's attention that there are plans for widening Main Street in Burlington. The Council agreed they would like to review this proposal in the near future. Mr. Gilbertson suggested inviting city government officials to a Council meeting to discuss it.

F. Act 200 Conference, November 17

Ms. Boone gave the Council brochures on an upcoming conference, "Act 200: Making it Work," on November 17 in Burlington. It is being sponsored by the Rutland Regional Commission.

V. National Register Preliminary Review (continued)

F. Main Street Historic District Extension, Summer Street Historic District, Maple Street/Clarks Avenue Historic District, 74 Pearl St., 76 Pearl St., 132 Railroad St., 140 Railroad St., 75 Portland St., and 16 Elm St., St. Johnsbury

Ms. Gilbertson explained that if these properties were nominated to the National Register, they would utilize the Multiple Property Documentation Form format. She noted that many of them are multi-family residences.

Main Street Historic District Extension (131 Main Street): Ms. Gilbertson explained that the existing St. Johnsbury Main Street district stops short of including some similar and some smaller historic structures on Main Street that are down a hill and at the east end of the district. She showed slides of the end of the district and of the proposed extension. The Council felt that 131 Main Street does not appear to be eligible for

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the National Register as an individual structure, but that it does appear eligible as part of an extension to the district.

Summer Street Historic District (28, 29, 53, 83 Summer Street): Ms. Gilbertson noted that houses in this area are from the late 19th to early 20th centuries. It is part of a much larger area called "The Plain." For practical purposes, the Summer Street area is being suggested as a possible coherent district of manageable size to nominate. It was noted that the former Brightlook Hospital at the west end of the street has already been considered eligible for the Register by the Council. Ms. Gilbertson showed the Council slides of the buildings on the street. Several are multi-family structures designed by Lambert Packard. The Council concurred that Summer Street appears clearly eligible for the National Register as a district. They felt that 28 Summer Street is individually eligible. They felt that the buildings at 29, 53, and 83 Summer Street would not be individually eligible for the Register.

Maple Street/Clarks Avenue (17 Maple, and 4 and 10 Clarks): Ms. Gilbertson noted that this area is part of the hill area descending down from "The Plain" to the downtown Railroad Street. It is mostly multi-family residences. The neighborhood was originally a French-Canadian neighborhood. The Council noted that the practice of adding on to buildings seems important here, as does the prevalence of two story porches. The Council felt that the area appears eligible for the National Register as a district. They concurred that 17 Maple and 4 and 10 Clarks Avenue are not individually eligible for the Register.

Ms. Gilbertson then presented slides of other individual properties. The Council determined that the following buildings, all multi-family housing, are eligible individually for the National Register: 74 Pearl St., 76 Pearl St., 75 Portland St., and 16 Elm St. The Council felt 132 Railroad Street and 140 Railroad Street do not appear individually eligible for the Register. They felt that 140 Railroad would be eligible as part of a historic district. They questioned whether 132 Railroad would be contributing in a district and determined that more investigation into the original appearance of the building would be necessary to determine the contributing/non-contributing status of the structure.

IV. Old Business

G. 1988 State Historic Preservation Grants

Ms. Boone explained that at the August meeting it was discussed that some money remained from the 1988 State Historic Preservation grant fund. Since that time, the Division found that it needed money to pay for the bonding costs for the grants program. The Division will be applying this money to the bonding

costs rather than granting it to an alternate.

V. National Register Preliminary Review (continued)

G. Mt. Philo Inn, Charlotte

Ms. Gilbertson presented survey photographs of the complex and summarized its history. It is significant for resort/tourism development. The Council determined that the complex is eligible for the National Register as a complex.

H. Coal Loading Station, Intervale Road, Burlington

Ms. Gilbertson presented the photographs supplied by the owner of the building. The historic information had not arrived by the time of the meeting. The Council asked if there were photographs showing the missing elements, such as windows. It is not known if there are. The Council discussed the architectural merit of the building, which appears to be a relatively uncommon property type in the state. It was the consensus of the Council that it appears individually eligible for the National Register.

I. Black Lantern Inn, Montgomery

The Council reviewed the photographs and historic information supplied by the owners, and the information in the state survey. The Council felt the building appears to be individually eligible for the National Register, but that it would be a stronger case if it were nominated as part of a Montgomery Village Historic District. The Council also had questions on the changes made to the building over time, and said these should be carefully addressed in the nomination.

VII. State Register Review and Designation

B. Review and Designation of Stowe survey, Lamoille County

Ms. George reported on her review of the Stowe survey books. Mr. Brickner-Wood made the motion, which was seconded by Ms. George, that the Stowe survey be placed on the State Register, with the exceptions of 0808-53 and 0808-130. The motion passed unanimously. The Council noted that 0808-139 is not really Adirondack Rustic style.

Ms. George said she has noticed in her survey review that in some historic districts that were surveyed in the mid 1970s there are very few photographs, the building descriptions are often sketchy, and that construction dates are often missing. Ms. Gilbertson explained that at that time often surveys of districts only included photographs of representative samples of buildings. The Council said these districts included in the survey were very likely to be districts, but it can't be

determined if individual buildings within the district are contributing or non-contributing. Mr. Gilbertson said he would hate to delay putting surveys that include such districts on the State Register because of these hangups. Ms. George suggested in the future that in motions about placing surveys on the register there could be wording saying that if specific considerations come up on individual buildings, they should be reassessed. Ms. Gilbertson explained that it is the consistent practice of the Division to assess and reassess if necessary the survey information when specific issues come up on particular buildings. Mr. Gilbertson said that the Division would review this proposal and make a suggestion to the Council on how to deal with these cases.

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

Respectfully submitted,

Nancy E. Boone
Elsa Gilbertson

Division for Historic Preservation

--- approx. boundaries



Starr Farm
Beach

① Flynn Camp

5 ② Monaghan Club *

19
18
17
15
13
12
11
21
24
28
29
32
34

GRADE
150

STARR FARM
138

FIELDS

TREES

R.D.

2

6

Course

38 Golf

Old

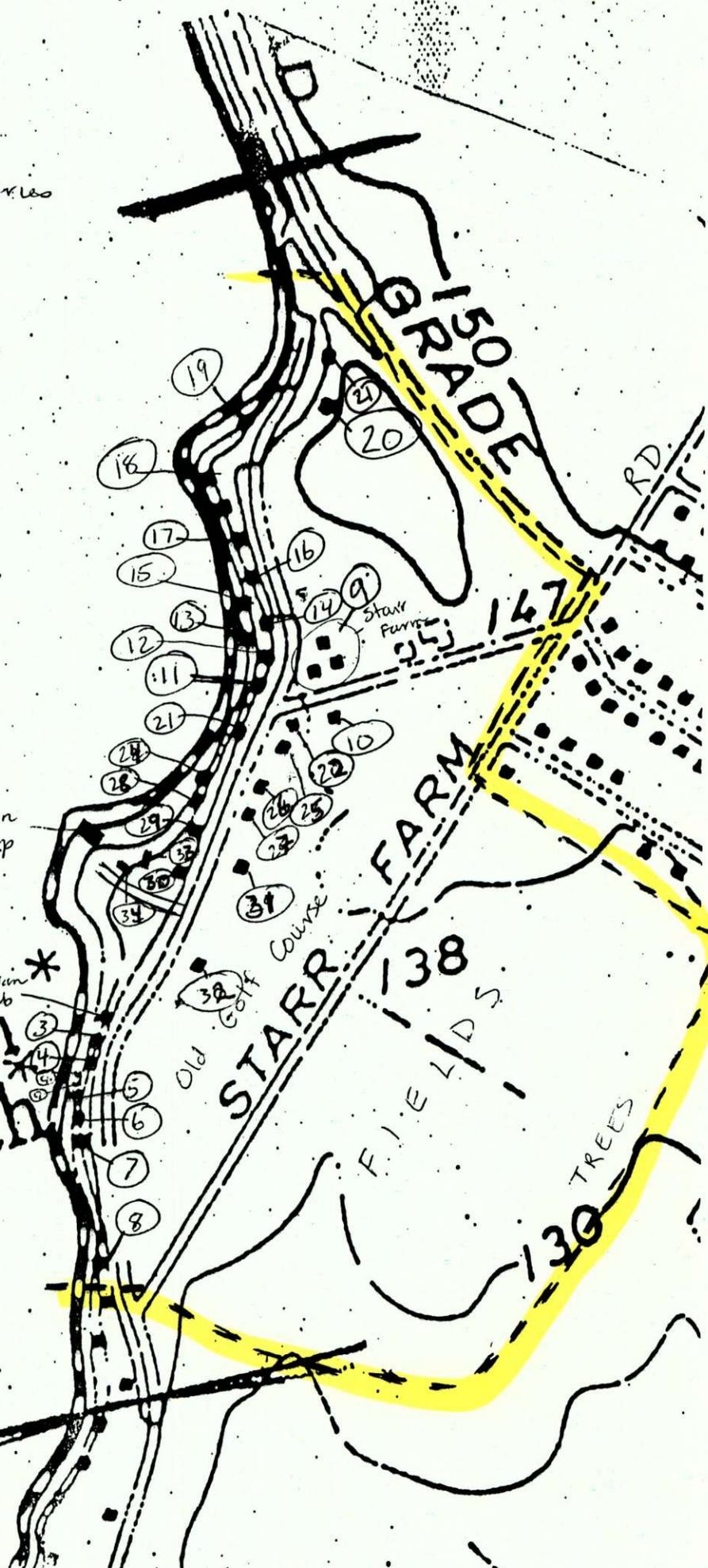
130

Starr Farm

147

138

130





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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on December 15, 1989, beginning at 9:30 a.m. in the conference room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- I. Minutes of the November 9, 1989, Meeting
- II. Confirmation of Dates for January, February and March Meetings
- III. Director's Report
- IV. Old Business
 - A. Appalachian Trail, Killington
 - B. State Plan Workshop
- V. State Register Review and Designation
 - A. VT-CH-339 (Burt Site, Milton), VT-CH-343 (Baker Site, Milton), VT-CH-352 (Riverhill Farm Site, Williston), VT-CH-371 (LaPlatte River Marsh Site, Shelburne) (10:00)
 - B. Review and Designation of Huntington survey, Chittenden County
 - C. Review and Designation of Roxbury, Cabot, Calais, Plainfield, and Woodbury surveys, Washington Co.
 - D. Heineberg Club, 14 Heineberg Road, Burlington
 - E. Discussion of Historic Districts in State Surveys
- VI. Working Lunch
- VII. National Register Final Review
 - A. Manley-Lefevre House, Dorset
- VIII. National Register Preliminary Review
 - A. East Bethel Community Church and Octagonal Schoolhouse/East Bethel Historic District
 - B. Harvey D. Morgan House/Stockbridge Corners Historic District
 - C. Black River Hydroelectric Station, Cavendish
 - D. Champlain Valley Lime Company, Colchester
 - E. Joshua Judson House, Arlington

IX. New Business

- A. National Register Nomination Priorities
- B. National Register Subgrants Selection Criteria
- C. Selection of 1989 Cultural Facilities Grants (1:00)
- D. Operating Procedures for Advisory Council Meetings



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

MINUTES

December 15, 1989

Members Present: Townsend Anderson
 Glenn Andres
 Barbara George
 Marjory Power
 Martin Tierney (left at 3:45)

Members Absent: Chester Liebs
 Larry Brickner-Wood

Staff Present: Eric Gilbertson
 Nancy Boone
 Elsa Gilbertson
 Giovanna Peebles (10:00 - 11:45)
 David Skinas (10:00 - 11:45)
 Mary Jo Llewellyn (1:00 - 2:00)

The meeting was called to order by the chairman at 9:45 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont.

I. Minutes of the November 9, 1989, Meeting

Ms. George made the motion, which was seconded by Dr. Power, that the minutes be approved with the following amendments: p.7, section E, change precedence to precedents, and p. 8, paragraph 2, line 3, change doing to going. The motion passed unanimously.

II. Confirmation of Dates for January, February, and March Meetings

The following dates were set: Friday, January 19 in Middlebury, February 14 in Montpelier, and March 15.

V. State Register Review and Designation

- A. VT-CH-339 (Burt Site, Milton), VT-CH-343 (Baker Site, Milton), VT-CH-352 (Riverhill Farm Site, Williston), VT-CH-371 (LaPlatte River Marsh Site, Shelburne)

Mr. Gilbertson introduced David Skinas, Division Survey Archeologist, to the Council.

Mr. Skinas gave the Council a slide presentation on the results of the 1988 archeological survey, which was focused in Chittenden County because of the high impact growth there. He explained that they were looking for intact sites in order to develop a database of information to expand our knowledge of Vermont's prehistoric archeological sites and their locations. He pointed out that in doing these studies, they are often constrained because it can be difficult to obtain landowner's permission to go on to their land to do testing. Nineteen prehistoric sites were identified and one previously suspected site was confirmed. He then gave detailed presentations on the above listed sites, showing where the sites were located, where they had tested, and explaining the significance of the finds at each of these sites.

Mr. Skinas said site VT-CH-339 was especially significant because it had been undisturbed by plowing activities. At site VT-CH-352, 500 quartzite flakes were recovered. The only piece of pottery found in the 1988 survey season was found at this site.

Mr. Skinas also discussed the 1989 survey of the LaPlatte River Marsh in Shelburne, where one site (VT-CH-371) was found. He said this study showed that soil drainage needs to be considered when doing archeological sensitivity modeling.

Mr. Skinas then summarized the research significance of these sites and recommended they be placed on the State Register of Historic Places and that the Council find them eligible for the National Register.

Ms. George asked what the geographical boundaries of these sites are. Mr. Skinas pointed out on a slide the areas for sites VT-CH-339 and 343. Mr. Anderson said these sites should be placed on the State Register with specific boundaries. Mr. Gilbertson suggested that if these sites are bounded, the

boundaries should be qualified by saying this is the area that has been tested but there may be further archeological sites outside the boundary. Ms. Boone said if the boundary is proven through sterile soils from test pits it makes sense to draw a boundary line, but if the boundary is not proven it could be misleading to people to have boundaries, even though boundary descriptions might be qualified. Mr. Gilbertson suggested that if there is not negative test pit data to determine boundaries, the archeological sensitivity model

should be used to draw boundaries. Ms. Peebles agreed with this.

Ms. Peebles suggested bringing in some site files, topographical maps, and the sensitivity model, and studying them at a future Advisory Council meeting.

It was the consensus of the Advisory Council that sites VT-CH-339, 343, 352, and 371 are eligible for the National Register under criteria A and D. Ms. George made the motion, which was seconded by Dr. Andres, that these surveyed areas be placed on the State Register. The motion passed unanimously.

VIII. National Register Preliminary Review

D. Champlain Valley Lime Company, Colchester

Ms. Peebles showed the Council photographs of this property and summarized its significance. It was first developed in the late 18th century. The current site dates from 1924-25; it went out of business by 1971. It is the largest lime kiln of its type in the state. A project being proposed, which falls under review by the Federal Energy Regulatory Commission and the Vermont Public Service Board, would involve demolishing everything on the site. The site is considered highly dangerous because of all the chutes and tunnels. Ms. Peebles pointed out that there is a precedent in other states to save such large industrial sites if there is community support, but that otherwise such sites are documented and then destroyed. The Council concurred that the site is eligible for the National Register.

Ms. Peebles asked the Council what they felt about the project. Dr. Andres said that because the site is so dangerous, the only practical thing is to thoroughly document it. In answer to a question, Ms. Boone discussed HABS and HAER documentation. The Council agreed that there should be a permanent interpretive exhibit about the site, perhaps located in one of the buildings that might be salvageable on the site. They agreed that HABS/HAER should be pursued to document the property.

Dr. Andres made the motion, which was seconded by Dr. Power, that the property be placed on the State Register. The property boundary is the boundary when the kiln was in operation. The motion passed unanimously.

The Council noted the hazardous condition of the property and thus the apparent lack of feasible ways to develop the site as it now exists. The Council also agreed that the concrete forms existing on the site were very important and perhaps should be saved. They said that if any proposed project can work around the concrete forms, they should do so. They noted concrete gets harder and harder and more marble-like with time, and comparisons were made with the ruins outside Rome and also

blast furnaces of the 19th century.

IV. Old Business

B. State Plan Workshop

The next state preservation plan workshop will be held on January 22 at the Equinox Hotel in Manchester. The topics are the themes of Tourism, and Culture and Government. Advisory Council members were invited to attend.

VII. National Register Final Review

Ms. Gilbertson reported that the Phineas Thurston House in Barnet, Shard Villa in Salisbury, the Arlington Village Historic District, and the Mountain View Stock Farm in Benson have recently been listed in the National Register. She also gave the Council copies of the Marble Street Historic District in West Rutland, which will be considered for final review at the January 1990 meeting.

A. Manley-Lefevre House, Dorset

The Council had been sent copies of the nomination prior to the meeting. Ms. Gilbertson summarized the significance of the property. One comment letter, a support letter from the owner, was received and it was read aloud verbatim. Ms. Gilbertson noted that the owner had requested nomination of the property under criterion A, B, and C. She said the property was clearly eligible under A and C, but that a sufficient case had not been made in the nomination for criterion B. Ms. George made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

III. Director's Report

Mr. Gilbertson reported that he had met this week with Homer St. Francis, Chief Judge of the Abenaki Tribal Council on the proposed Abenaki cultural center and also on the Division exhibit being prepared for Chimney Point. He said the Division has a good relationship with the Abenakis, particularly because of the work of Mr. Skinas. The Abenakis will probably help the Division find artifacts for the Chimney Point exhibit.

Mr. Gilbertson said that the Windsor-Cornish Bridge was reopened on December 8. He attended the reopening ceremony.

Mr. Gilbertson gave the Council an update on the budget situation for FY 1991. As of this date the proposed budget does not include any money for temporary staff, thus there will be no survey work done at all. The Division has also been asked to cut money from the budget for the current fiscal year.

He reported that there is a state hiring freeze and that the Division is not being allowed to fill vacant positions. He said the Division currently has four permanent positions that are not filled--two are currently filled by temporaries and two others (Environmental Review Coordinator and Secretary C) are vacant. He said the Division has been denied its request to fill these last two positions. The Council asked if the governor was aware of the impact this would have.

The Federal allocation for the Division for the current fiscal year is about the same as last year--approximately \$330,000.

Mr. Gilbertson noted the Vermont National Bank in Burlington and the recent court decision to allow the International Style facade to be removed. The Council had testified regarding the bank's architectural significance. Ms. Boone said that Paul Bruhn, Executive Director of the Preservation Trust of Vermont, had met with bank officials to see if there still was a way to save the facade. One of the issues is the color of the panels. Dr. Andres suggested looking at other colors that were used during the 1950s. He said the bank might be able to use a metal panel, which is less susceptible to vandalism and also could be insulated. The Council said the bank should save some of the glass panels for a record. Dr. Andres noted that the June 1989 issue of Architectural Record has an article on this type of glass panel and technical solutions for maintaining this type of wall.

IV. Old Business

A. Appalachian Trail, Killington

This issue was discussed at the November 9, 1989, meeting. Mr. Gilbertson sent the Council copies of his pre-filed testimony on the Appalachian Trail project. He summarized his testimony and then asked the Council to authorize him to testify on the subject and to approve his testimony. Ms. George made the motion, which was seconded by Dr. Power, that Mr. Gilbertson be authorized to testify for the Advisory Council on the subject and that his pre-filed testimony be approved. The motion passed unanimously.

V. State Register Review and Designation (continued)

B. Review and Designation of Huntington survey, Chittenden County

Ms. George reported on her review of the Huntington survey. She made the motion, which was seconded by Dr. Andres, to place the Huntington survey on the State Register of Historic Places. The motion passed unanimously.

- C. Review and Designation of Roxbury, Cabot, Calais, Plainfield, and Woodbury surveys, Washington County
- E. Discussion of Historic Districts in State Surveys

Ms. George reported on her review of the above-listed surveys. She made the motion, which was seconded by Dr. Power, to place the surveys for Calais and Woodbury on the State Register of Historic Places. The motion passed unanimously.

Ms. George made the motion that the Plainfield survey be placed on the State Register of Historic Places. It was seconded by Dr. Andres and passed unanimously.

The Council then continued its discussion from the November meeting of the cases of surveys done many years ago in which the documentation for historic districts may be inadequate. They discussed whether or not there should be wording regarding this in the motions placing such surveys on the State Register. Ms. Boone said it was the feeling of the Division that these historic districts should be placed on the State Register, that there is enough information to show that the districts are eligible, and that the documentation can be reviewed in the office as needed. The Council decided to continue the discussion after the 1989 cultural facilities grants presentation.

IX. New Business

C. Selection of 1989 Cultural Facilities Grants

Ms. Llewellyn explained to the Council the process that was used in reviewing the cultural facilities grants applications for this year. The Council was sent a summary of all the applications (attached to the record copy of the minutes). Two review committees went over the applications and made recommendations on the awards. Ms. George was the Council member on the final review committee. There were 26 applications for the \$25,000 available, and 12 were recommended to receive grants. These are 2 to 1 matching grants. Ms. Llewellyn showed the Council slides on the projects being recommended and briefly explained the work being proposed. Ms. George made the motion, which was seconded by Dr. Andres, that the Cultural Facilities Grants for 1989 be awarded as recommended. The motion passed unanimously.

Rokeby Museum, Ferrisburg	\$ 3,200
Flynn Theater, Burlington	2,530
Hardwick Town House, Hardwick	1,500
Vermont Studio School, Johnson	1,867
Hyde Park Opera House, Hyde Park	2,666
Pierce House, Barton	1,500
Middletown Springs Historical Society, Middletown Springs	2,300
Rockingham Meeting House, Rockingham	3,766

Southern Vermont Art Center, Manchester	\$ 944
Shelburne Museum, Shelburne	2,500
Fairbanks Museum, St. Johnsbury	750
Brighton Town Hall, Brighton	1,421

V. State Register Review and Designation (continued)

- C. Review and Designation of Roxbury, Cabot, Calais, Plainfield, and Woodbury surveys, Washington County
- E. Discussion of Historic Districts in State Surveys

Ms. George noted that the historic districts in the Roxbury and Cabot surveys are lacking complete documentation. There was a lengthy discussion of historic districts in which the documentation on individual buildings did not include such items as thorough descriptions, construction dates, or photographs. Mr. Gilbertson said the survey is a guidance document rather than the ideal documentation.

Dr. Andres made the motion, which was seconded by Mr. Anderson, to place the Cabot survey on the State Register of Historic Places. The motion passed unanimously.

Ms. George made the motion, which was seconded by Dr. Power, to place the Roxbury survey on the State Register of Historic Places. The motion passed unanimously.

Ms. George talked about her survey reviews and finding a way to minimize the questions she brings to the Council in order to make the survey designation process faster. The Council and Division said they very much appreciated Ms. George's dedication in reviewing the survey. She asked if any other Council member could review her questions before meetings so the Council only needs to look at the important problem issues. Mr. Anderson volunteered to do this second level of review.

Ms. George also suggested some day doing press releases on when a town survey is designated to the State Register. Ms. Boone said this fits into the issue of owner notification. The issue of publicity for the Division was also discussed.

D. Heineberg Club, 14 Heineberg Road, Burlington

The Council looked at photographs of this building. They asked for further information, especially on the interior, in order to determine its National Register eligibility. Mr. Anderson made the motion, which was seconded by Dr. Power, to place the Heineberg Club on the State Register of Historic Places. The motion passed unanimously.

IX. New Business (continued)

- A. National Register Nomination Priorities
- B. National Register Subgrants Selection Criteria

The Council received copies of the drafts for these two items (attached to the record copy of the minutes) before the meeting. Ms. Boone explained the background behind them. It is required by the National Park Service that each state historic preservation office have written National Register nomination priorities and written criteria for the selection of subgrants and that they show evidence of using them. Discussion followed. Ms. George made the motion, which was seconded by Dr. Andres, to approve the "National Register Nomination Priorities" as presented. The motion passed unanimously.

Mr. Anderson made the motion, which was seconded by Dr. Power, to approve the "National Register Subgrants Selection Criteria" as presented. The motion passed unanimously.

VIII. National Register Preliminary Review (continued)

- A. East Bethel Community Church and Octagonal Schoolhouse/East Bethel Historic District

The Council reviewed slides, historic information, and a map of the church, schoolhouse, and East Bethel village. Discussion followed. It was the consensus of the Council that the church and the schoolhouse are each eligible for the National Register individually. They noted that National Register nomination priorities 6 and possibly 5 would apply. It was also their consensus that East Bethel village is eligible for the National Register as a historic district (nomination priorities 5, 6, 8, 9). They encouraged that the church and schoolhouse be nominated as part of a historic district.

- B. Harvey D. Morgan House/Stockbridge Corners Historic District

This house had come before the Council once before and the Council had requested additional information on the interior of the house and on the surrounding buildings. Ms. Gilbertson showed the Council photographs of the interior and exterior of the house and slides of Stockbridge Four Corners. The Council discussed the merits of the house. They concluded that the house appears individually eligible for the National Register, but wanted to encourage its nomination as part of a historic district. They felt that the district appears eligible for the National Register and that it would be a higher priority for nomination than the individual house.

C. Black River Hydroelectric Station, Cavendish

Ms. Gilbertson explained that this property is involved in a FERC relicensing procedure. The Council reviewed photographs and the history of the property. The property also contains a historic mill site, which enhances its significance. Dr. Power made the motion, which was seconded by Dr. Andres, that the Black River Hydroelectric Station property appears eligible for the National Register. The motion passed unanimously.

E. Joshua Judson House, Arlington

The Council reviewed photographs of the house supplied by the owner. Ms. Gilbertson read the owner's letter, which summarized the history and special features of the building. The Council discussed how much rehabilitation had been done to the house. There was concern that some of the special features, like the indoor well, kitchen fireplace, and 12/12 windows were redone in the modern period. They concluded that if the elements are historic the house would appear eligible. They stressed that the National Register nomination would have to carefully document changes and original features.

F. Makon House, Chester

The Council reviewed photographs and the architectural summary supplied by the owner. The Council questioned whether the property has been extensively changed. They said that before they could make a preliminary determination of National Register eligibility they needed more documentation, especially on the changes to the house.

Ms. George made the motion, which was seconded by Mr. Anderson, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Nancy E. Boone
Elsa Gilbertson

Division for Historic Preservation