State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on January 23, 1996, beginning at **9:15 a.m.** in the State Buildings maintenance conference room, 4 Governor Aiken Avenue, Montpelier, Vermont.

AGENDA

I.	Minutes of the December 14, 1995, Meeting	9:15
II.	New Business	
	A. Meeting with William Shouldice, ADCA Secretary	9:30 - 10:30
	B. Discussion of Advisory Council Priorities	10:30 - 11:00
III.	SHPO Report	11:00
	A. Discuss DHP Restructure	11:15 - NOON
	(NOTE: SHPO will be leaving at Noon for an appointment in Bellows Falls)	
IV.	Working lunch	NOON
V.	Update on Items from the Previous Meeting	NOON
VI.	Confirmation of Dates for the February, March, and April Meetings	12:15
VII.	National Register Final Review	12:30
	A. Twing Buckman House, Windsor	
	B. Goddard College Greatwood Campus, Plainfield	
	C. People's Academy, Morristown	
	D. St. Albans Town Hall, St. Albans Town	
	E. Reading Town Hall, Reading	
VIII.	National Register Preliminary Review	
	A. Proposed North Street Historic District, Burlington	12:45
	B. Dewey House, Dewey's Mills, Hartford	1:15

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VIII. Cont'd

C. Marshland Farms, Quechee, Hartford
D. Zebulon Lyon House, Royalton
E. Kemp/Shepard House, Georgia
F. Alburgh Springs Bath House, Alburg
G. Domey Property, Highgate 2:45

IX. Archeology Report 3:15

X. Old Business 3:30
A. Environmental Review Update

AGENCY OF DEVELOPMENT
and
COMMUNITY AFFAIRS

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

STATE OF VERMONT

MINUTES

January 23, 1996

Members Present:	Thomas Keefe, Chair, Historic Architect Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian William Finger, Citizen Member Holly Ernst Groschner, Citizen Member David Lacy, Prehistoric and Historic Archeologist Kimberly King Zea, Historian/Citizen Member (left at 1:00 p.m.)
Staff Present:	Townsend H. Anderson, SHPO Nancy Boone, Architecture Section Chief Elsa Gilbertson, National Register Specialist - VII and VIII - (12:30-2:30) Lanora Preedom, Administrative Assistant
Others:	Barbara Grimes, Commissioner, DHCA (9:40-10:37) Thomas Visser - VIII (a) - (12:40-1:41) Gabe Bourgerie- VIII (a) - (12:40-1:41) Brian Knight - VIII (a) - (12:40-1:41)

The meeting was called to order by the Chair at 9:28 a.m. It was held in the State Buildings maintenance conference room, 4 Governor Aiken Avenue, Montpelier, Vermont.

I. Minutes - Dr. Andres made the motion to accept the minutes as changed, seconded by Mr. Finger. Ms. Zea indicated that on Page 5, Item #45 the sentence "She said she realized signage is not an important issue, but that more visibility would be helpful.", should be changed to read - She said that more visibility would be helpful. The motion passed unanimously.

VI. Confirmation of dates for the February, March, and April meetings. - The following meeting dates were set: February 13, 1996, in the small conference room, 4th floor, 109 State Street, March 28, and April 18, 1996. The Council agreed to invite Secretary Shouldice to the February meeting as he was unable to attend this meeting as scheduled.

V. Update on Items from Previous Meeting - there were no updates from the previous meeting.

II. New Business

A. Meeting with William Shouldice, ADCA Secretary. Commissioner Barbara Grimes attended the meeting to represent Secretary William Shouldice who was unable to attend this meeting. She addressed some items from the Progress Report on the Advisory Council, in addition the changes taking place in the Department of Housing and Community affairs, including the new structure. Commissioner Grimes said that the SHPO still reports directly to the Secretary. The merger is important to the Division because it will allow programs to be developed more effectively, (ie Heritage Tourism with Travel & Tourism), it will improve working relationships with AOT and the CDBG Program. The Division is seen as an integral part of community development especially through downtowns, and other initiatives are going to be undertaken.

The meeting was then open to discussion on the memo from Chair, Mr. Keefe, dated December 13, 1995 (attached).

Ms. Groschner asked about the alliance with AOT, how to take proactive steps regarding their plans, and how to facilitate? Commissioner Grimes responded that there will be an all Agency meeting in the near future. Other programs also interact with the plan, such as design review and the Vermont Downtown Program - the object is to come up with "Vermont Standards" to be used as a guideline to a minimum objective.

Mr. Keefe brought up the bridge article in the December issue of *Vermont Magazine* which he distributed to the Council members (attached).

Dr. Andres mentioned also working with State Buildings as part of this effort. Commissioner Grimes mentioned that there have been a series of successful meetings with key people at the Department of State Buildings which included topics such as the Capital Budget (where do we fit in?), more efficient use of state funds, etc. Dr. Andres also discussed how historic resources are used and viewed. The Commissioner explained that they are actively working on perspective of how to work on historic buildings, and that they need to bring historic preservation in at the beginning.

Mr. Lacy brought up the cost of environmental review and asked if anything is being done to streamline? Commissioner Grimes said she is trying to figure out the process right now starting with establishing rules and regulations. Mr. Lacy also asked if the Council should produce an Annual Report to promote the work of the Council. Discussion followed with the outcome that staff, money, time and effective promotion would be inhibitors to doing an annual report and the discussion concluded with the consensus that no annual report would be done at this time.

Mr. Lacy asked how the budget is presently set up. Commissioner Grimes said we are now a conglomerate - they are working on merging everything from staff to equipment to actual

physical location. Sharing funding for positions is also being looked at for the future. Chairman Keefe asked what the status of the SHPO position is for the future. Commissioner Grimes said that the position is budgeted for FY'97 and that she doesn't foresee any changes.

Mr. Lacy took this opportunity to thank Secretary Shouldice through Commissioner Grimes for attending the Shelburne Farms meeting and to also ask him to attend the February 13 meeting. She said she would.

A short discussion followed on the Advisory Council taking the front line position between the public and government. The Advisory Council should look at how to project themselves further into policy issues and focus on how to achieve these goals. Mr. Anderson asked that this be tabled for discussion at another time.

Ms. Zea asked if there was going to be another Historic Preservation Conference this year. Mr. Anderson indicated that there is going to be a Conference.

At 10:40 a.m., Mr. Lacy made a motion pursuant to 1 V.S.A. §313, that the Council go into Executive Session to discuss personnel matters. The motion was seconded by Ms. Groschner and voted unanimously. Nancy Boone and Lanora Preedom were asked to leave and return at 11:20 a.m. at which time Executive Session ended.

III. SHPO Report -

- Mr. Anderson clarified questions regarding the Adams House and the Haskell Free Library projects for the Advisory Council. They were both CDBG projects and the Adams House was also a tax credit project.

- Abenaki - The SHPO informed the Council that the State has purchased the Domey property and that now the legislature wants a protocol in place regarding reinterment of human remains.

  There is also a request that the Domey property be reviewed for eligibility to the National Register. Mr. Anderson suggested that it be put on hold temporarily. Mr. Lacy asked why. Mr. Anderson respectfully requested that action be deferred until the appeal has been resolved.

- Heritage Tourism - The sites will be in a *Vermont Life* ad and the Division is now a member of the Vermont Attractions Association.

- Mr. Anderson will be a speaker at the closing on The Hotel Windham which is the recipient of an ISTEA enhancement grant. The SHPO will thank AOT for all they did in this project.

- Bridges - Rochester and Pownal are hot topics. The Vermont Division for Historic Preservation has an active status in Design Review of roads and bridges. Discussion followed regarding involvement from the Advisory Council and the community. How is the Council going to make connections, get the word out, how can they get a bigger presence?

* NOTE: Historic Bridges should be put on the agenda for a future meeting.

III.A. SHPO Report

Discuss DHP Restructure (DHP organizational chart attached) - The main focus is to be responsive to communities and adjust the money for the community benefit. Discussion followed on planning, space, Heritage Tourism, the VMGA, interaction/understanding and electronic promotion. This prompted further discussion on the Internet/Home Page, that "Vermont needs to be out there".

Mr. Anderson left at noon to attend The Hotel Windham closing. At this point Ms. Boone was asked by Council members to further explain the structure of the Division. The Members felt they needed to better understand where they should fit in and help in the new organization. Ms. Boone did this very effectively and finished by telling the Members that she is the liaison to the Council.

The *Burlington Free Press* article "3 historic barns win state grants" (attached) was distributed to the members and the status of the grant program was discussed briefly. However, an article on school budgets at the bottom of that article prompted a question on rehab vs. new construction and school funding procedures from Mr. Finger. Ms. Boone explained that this is not a new situation and there was a similar situation with the Brigham Academy, where the state would give money to build a new school, but would not fund rehabilitation of the existing structure.

II. New Business - Mr. Lacy suggested that the Council look into a check off box on the State Tax Return form to benefit historic preservation. Ms. Boone said that she is aware that other states have do have them.

* NOTE: Marketing was suggested as another topic which should be placed on a future agenda.

VII. National Register Final Review - The Council members received copies of all nominations before the meeting.

A. **Twing Buckman House, Windsor**. Mr. Lacy made the motion to accept this nomination under Criterion C, seconded by Ms. Zea. Dr. Andres questioned the discussion of the cross passage plan in the nomination. Discussion followed. The nomination passed, 5 in favor, 1 opposed.

VIII. National Register Preliminary Review

A. **Proposed North Street Historic District, Burlington**. Mr. Visser, Chairman of the Burlington CLG Commission, and two UVM students, Ms. Bourgerie and Mr. Brian Knight arrived at 12:40 p.m. to make this presentation. Ms. Gilbertson reported that this request was made and approved by the Burlington CLG Commission. Results from their positive preliminary review were passed to the Council members. Mr. Visser indicated that the buildings in this proposed district have continuously served the same purpose over the years. This resulted in discussion regarding Enterprise Centers (Growth Centers) and questions

regarding the affect this will have on National Register applications, tax credits, etc. It was indicated that this district is within design review standards.

Ms. Boone asked that they fill in the Council on the non-architectural glue that holds this district together. Mr. Visser commented that this was a commercial center, a community focal point. That there were pockets of various/changing cultural heritage and that is was a working class neighborhood. Discussion followed regarding neighborhood social issues as part of a National Register nomination along with architecture. Ms. Groschner questioned how will social fabric be articulated to link it with the architectural value, so the lay person sees the value in this nomination. Mr. Finger questioned the determination of the boundaries to distinguish this specific NR district. Mr. Knight responded to the social fabric questions that this particular district definitely contributed to the Burlington greater history. Ms. Zea suggested that they start their district with contributing buildings rather than non-contributing. This matter was resolved positively. Mr. Keefe indicated that this was an eligible preliminary National Register review project. There was a consensus of the Council that this project appears eligible.

VII. National Register Final Review, continued

B. **Goddard College, Greatwood Campus, Plainfield.** Mr. Finger made the motion that this nomination be approved under Criterion A and C, seconded by Dr. Andres. Ms. Gilbertson read verbatim the comment letter from the President of Goddard College indicating his support for this nomination - The preliminary review was done in 1981. Mr. Keefe questioned why the boundaries were so tight not including other agricultural land. Perhaps they could articulate the reason for choosing these boundaries. Discussion continued on agricultural use and the "feeling" of the property. Dr. Andres indicated that it is refreshing to see an educational institution want to put their facility on the National Register. It was passed unanimously.

C. **Peoples Academy, Morristown.** Dr. Andres made the motion that this nomination be accepted under Criterion A and C and the Education in Vermont MPDF. Mr. Donath seconded. There was no discussion, the motion passed unanimously.

D. **St. Albans Town Hall, St. Albans Town.** Dr. Andres made the motion that this nomination be accepted under Criterion A and C and the Historic Government Buildings of Vermont MPDF, seconded by Mr. Lacy. There was no discussion and the motion passed unanimously.

E. **Reading Town Hall, Reading**. Mr. Lacy made the motion that this nomination be accepted under Criterion A and C and the Historic Government Buildings of Vermont MPDF, seconded by Ms. Groschner. There was no discussion and the motion passed unanimously.

VIII. National Register Preliminary Review, cont'd

B. **Dewey House, Dewey's Mills, Hartford**. The Council members reviewed the survey forms, information and photographs supplied by the owner. Ms. Gilbertson read a letter from the Hartford CLG supporting this nomination under criterion A, B, and C. Discussion followed. Ms. Gilbertson reminded the Council that they need to take into consideration the preliminary determination of the CLG. Mr. Donath recommended that this project be reviewed under A & C. The consensus of the Council is that this appears eligible for nomination to the National Register.

C. **Marshland Farms, Quechee, Hartford.** The State Register and photos were passed around to the Council members. A letter from the owner was read by Ms. Gilbertson recommending nomination under Criterion A and C. The Hartford CLG gave preliminary approval and it was the strong consensus of the Council that this property appeared eligible for nomination to the National Register.

D. **Zebulon Lyon House, Royalton.** The Advisory Council members looked at photos and slides supplied by the owner. A letter of support from the owner for this nomination was read to the Council by Ms. Gilbertson. She also mentioned that you can individually nominate a single structure in a village if it is significant even though it may also be part of a potential district. The consensus of the Council is that this property appears individually eligible for the National Register.

E. **Kemp/Shepard House, Georgia.** Photographs and the State Register were passed to the Council members. The letter from the owner was read by Ms. Gilbertson. The consensus of the Council is to pursue this National Register nomination.

F. **Alburgh Springs Bath House, Alburg.** Photographs and a history of the mineral springs hotel were passed to the Council members. Ms. Gilbertson read from the historic brochure and the members viewed the State Register. Ms. Gilbertson also read a letter from the owner suggesting that they acknowledge the historical value. The Advisory Council agreed that they would like to see more and receive more information before making a determination of eligibility for the National Register.

G. **Domey Property, Highgate.** Mr. Lacy indicated that this property would not be discussed at this time. It will be placed on the agenda at a future meeting.

IX. Archeology Report. The Archeology Report was presented by Mr. Lacy.

- Mr. Lacy thanked Mr. Keefe and Mr. Anderson for following through on the VHCB letter on the Boucher Property.

- The Deputy U. S. Attorney invited Mr. Lacy, Giovanna Peebles, and Art Cohn to a meeting on working together on site protection. They will report back at the next meeting.

- Legislation - Public Right to Know Bill regarding confidentiality of archeological data was brought to the Council's attention. The bill has exceptions which will affect the Historic Preservation Act, however it has been determined that the Act takes precedence over the

legislation.

* NOTE: Agenda item for future meeting - Access to public records, especially internal documents.

- Scott McLaughlin is doing his thesis on Mt. Independence.

- Negotiations are underway regarding doing a field school on the 3000 year old site at the Rogers Farm.

- NRCS - David Skinas located a site with 20 features in the course of reviewing a manure bank project. This is very significant, i.e. collection activity, agriculture, etc.

- Act 250 Housing project review located an Atlantic Phase workshop on Lake Champlain.

X.A. Old Business - Environmental Review Update

Dr. Andres questioned why the 1846 Addison County Jail, Middlebury was not on the list - suggested that Mr. Keefe talk to the SHPO about it. Ms. Boone mentioned that there was an article passed around the office about it but that it didn't go anywhere from there. Discussion followed regarding procedure for rehabbing and notification by the involved department(s). They also discussed how far they were going to go with this and should they follow-through to the full extent of the law with the purpose being to put the involved department on notice for future projects.

II.B. Discussion of Advisory Council Priorities

One general suggestion from the Council was that they devote 30-45 minutes to each topic at the beginning of the meeting, which resulted in another discussion of how the agenda is formed and how the Advisory Council is addressing issues/priorities. Mr. Donath suggested using 1/2 day to discuss this issue only [how are they going to address issues] therefore defer a significant part of the next agenda. The Advisory Council wants to be more proactive, get in front of issues, define their vision/role. Various scenarios resulted, i.e.:

- break into committees, establish some objectives
- reserve 1/2 hour on each agenda for miscellaneous emergencies
- do 4 National Register meetings a year (Mr. Keefe is to talk to Ms. Gilbertson about quarterly NR meetings; Mr. Keefe, Mr. Anderson, Ms. Boone and Ms. Gilbertson are to work on a projected schedule.)
- 2 grant meetings
- 6 meetings for major issues
- they would like more meetings out-of-town
- generate a calendar from the staff regarding their needs from the Advisory Council
- perhaps some items should be addressed in writing to streamline the process, i.e., "document and destroy".
- perhaps the SHPO report can be written

- training sessions to document what the Council's standards are going to be - i.e. NR Reviews, 106 review, state reviews, etc. Perhaps one council member to be the expert on certain issues.
- archeology - where are they going, what is their role?
- environmental review - what is the role of the Advisory Council, should they develop a policy?

The Chair adjourned the meeting at 3:55 p.m.

Submitted by,

Lanora B. Preedom

Lanora B. Preedom
Division for Historic Preservation

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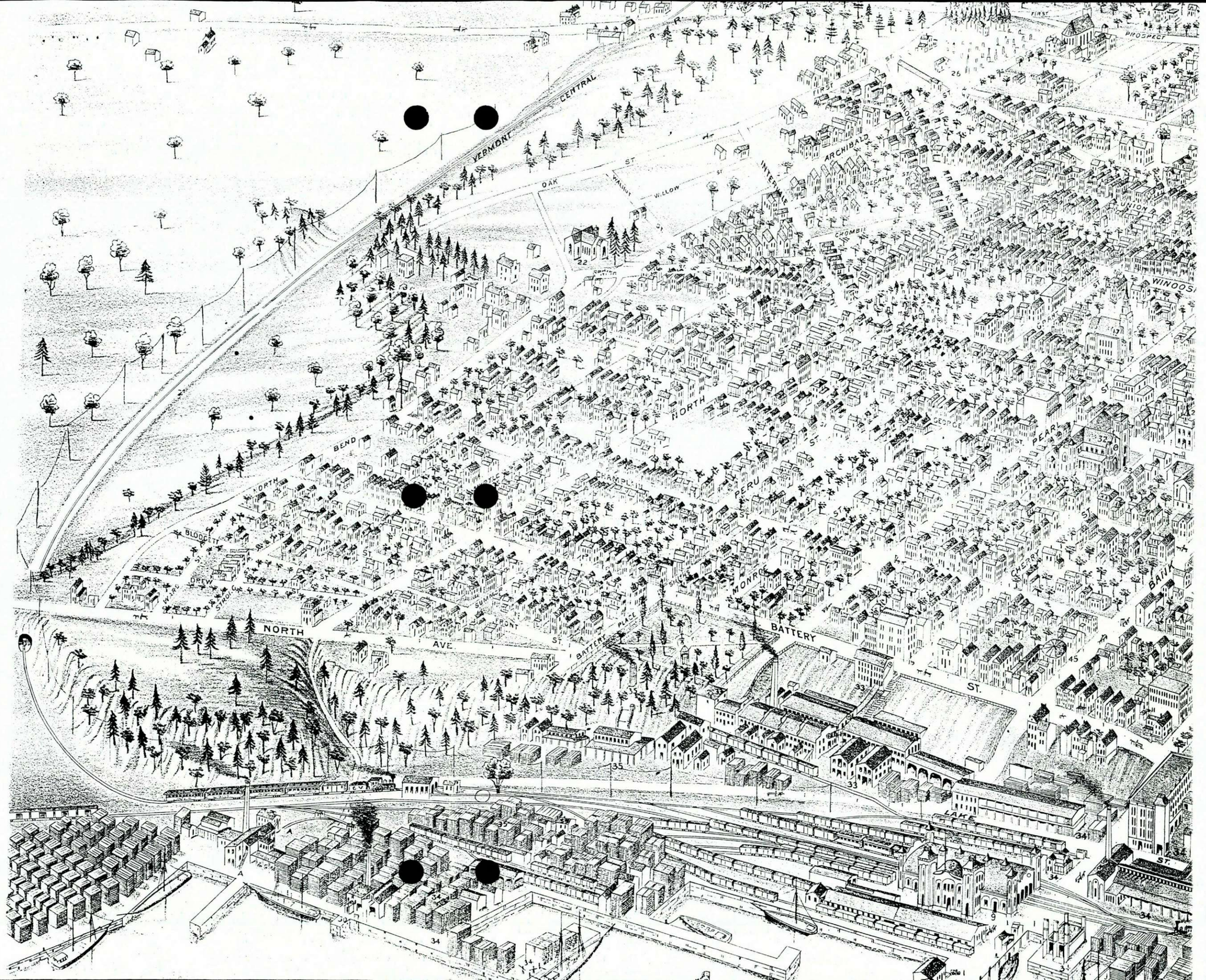

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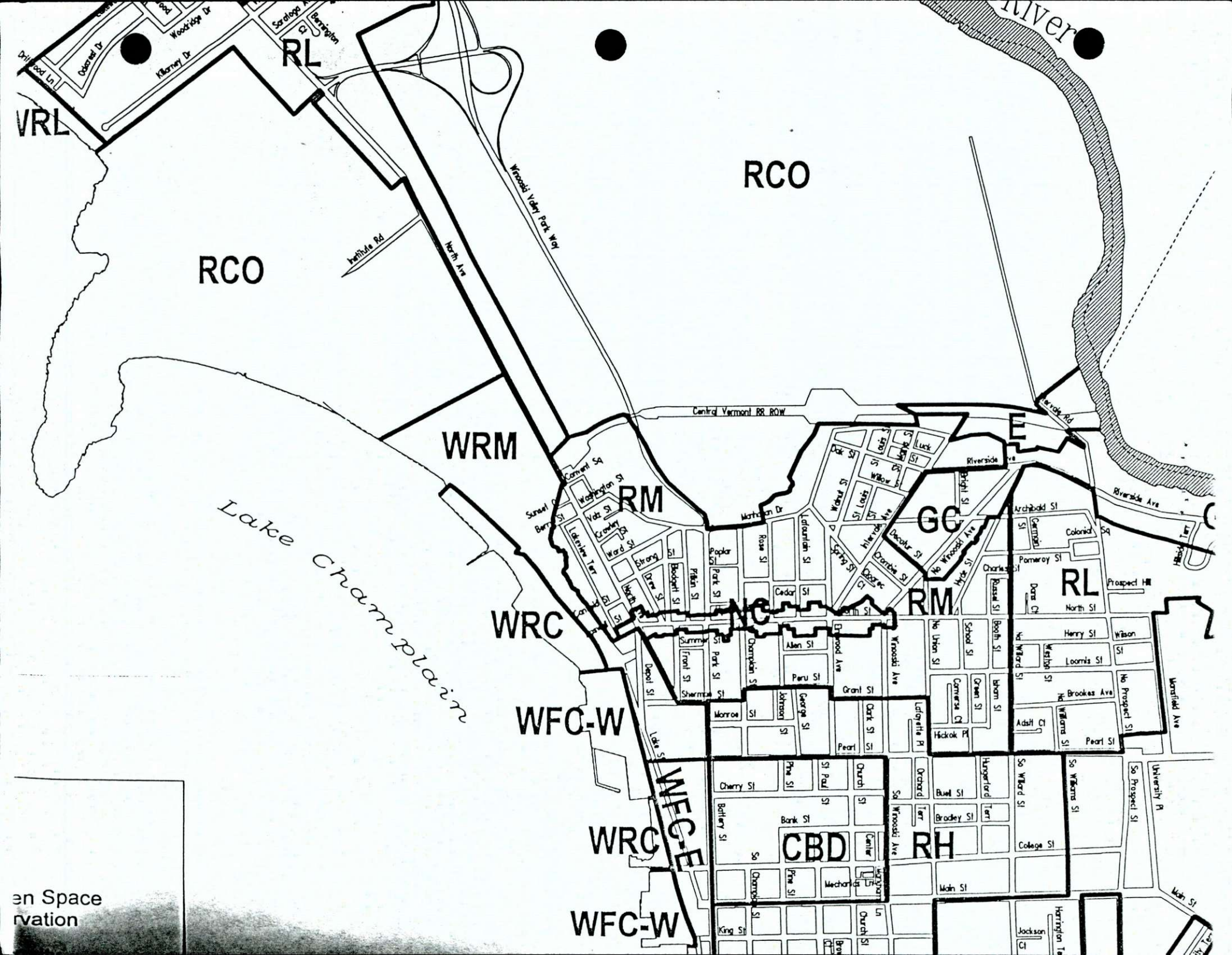

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05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on February 13, 1996, beginning at **9:15 am** in the **Small Conference Room**, Pavilion Office Building, 109 State Street, 4th Floor, Montpelier, Vermont.

AGENDA

I.	Minutes of the January 17, 1996, Meeting		9:15
II.	New Business		
	A.	Meeting with William Shouldice, Secretary, ADCA	9:30 - 10:30
	B.	Discussion of Advisory Council Priorities	10:30 - 12:30
	C.	Discussion of 22 VSA §14 - Act 250 - Environmental Review	2:10 - 3:30
III.	Working Lunch		12:30
	A.	Update from Previous Meeting	
	B.	Confirmation of dates for March*, April and May Meetings	
	C.	SHPO Report	12:45 - 1:00
IV.	Act 250 Review		
	A.	Hemmings Motor News	1:00 - 1:30
V.	National Register Final Review		1:30
	A.	Ben Thresher's Mill, Barnet	
	B.	Cotton Free Library, Weybridge	
	C.	Wesleyan Methodist Church (Weybridge Town Hall), Weybridge	
VI.	National Register Preliminary Review		
	A.	Scott Farm, Dummerston	
VIII.	Old Business		3:30
	A.	Status of Newport Project	

* NOTE: The March meeting is the Annual Meeting for election of officers

AGENCY OF DEVELOPMENT
and
COMMUNITY AFFAIRS

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

STATE OF VERMONT

MINUTES

February 13, 1996

Members Present:	Thomas Keefe, Chair, Historic Architect Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian William Finger, Citizen Member (left at 3:30) Holly Ernst Groschner, Citizen Member (left from 10:00 - 12:30) David Lacy, Prehistoric and Historic Archeologist Kimberly King Zea, Historian/Citizen Member
Staff Present:	Townsend H. Anderson, SHPO Nancy Boone, Architecture Section Chief Elsa Gilbertson, National Register Specialist - V and VI - (1:30 - 3:00) Lanora Preedom, Administrative Assistant Curtis Johnson - IV - (12:45 - 3:10) Suzanne Jamele - II.C. (2:00 - 4:30) Scott Dillon - II.C. (2:00 - 4:30) Giovanna Peebles - II.C. (3:00 - 4:30)
Others:	William C. Shouldice, IV, Secretary, ADCA - II.A. (9:35 - 10:45) Gregory Maguire, Agency Counsel, ADCA (2:15 - 2:55) Sally Greene, IV. A. - (1:18 - 2:10) Terry Ehrich, IV. A. - (1:18 - 2:10)

The meeting was called to order by the Chair at 9:35 a.m.. It was held in the 4th Floor Conference Room, Pavilion Building, 109 State Street, Montpelier, Vermont.

II.A. New Business - Meeting with William Shouldice, Secretary, ADCA. Secretary Shouldice started his presentation with an outline of what he would like to address: how we're doing, where we're going, what are the issues and opportunities? He said that ADCA is going in the right direction, and used the article in the recent Vermont Life as an example. The Secretary said Historic Preservation is not an appendage any more, but it is a distinct part of the Agency. He went on to say that the permit process will be one focus for the Agency, and that we should not take on any more at

this time. We're directed to keep level until we can figure out what to do with what we've got. Following these remarks he opened up the discussion to questions - discussion followed.

Chairman Keefe said the purpose of this meeting is that the Advisory Council is looking at priorities (he used the regulatory process as an example), and how to deal with other state agencies. He commented on Mr. Shouldice's availability to the Council and to the Division and thanked him.

In response to this Secretary Shouldice mentioned that Mr. Anderson is a great advocate for historic preservation and he represents the Division well. He also said that the $80,000 for the Mt. Independence exhibit has been approved by both houses of the legislature.

Ms. Groschner asked how is the Agency going to forge a stronger union with towns/ communities? Secretary Shouldice said this needs to be discussed with the Administration further. Right now there's no quick answer -- the machinery and equipment issue is one of the biggest blocks to expansion and the economy.

Discussion followed on 22 V.S.A. §743 and the Advisory Council's role - how far can they go with priorities under this statute (reference was made especially to Section 106) - Mr. Shouldice said the key to cooperation is to develop the rules and regulation, educate and then let the other agencies/consultants do what they need to do. Mr. Lacy then mentioned his meeting with the U.S. Attorney to discuss archaeology and complying with Section 106 and their questioning how they can help. The Secretary said that we need to continue putting the burden of complying where it belongs. Mr. Keefe said that one of the Advisory Council's goals is to have an MOA in place for this soon.

Mr. Lacy brought up the matter of the check-off box on the tax form as a possible way to support historic preservation and asked Mr. Shouldice if this would be something the Agency could get behind. Discussion followed on ideas that had been presented previously such as license plates, the "affinity card", etc. Mr. Shouldice said a plan needs to be developed, and if the homework is done and it proves to be worthwhile he will support it. Mr. Andres said he feels this is a way to give the general public a way to take part (targeted resource) - The Secretary reiterated the need to get creative, find the right one and make sure we <u>can</u> generate revenue. Mr. Anderson said one thing that's very important is to articulate what we stand for and make sure people understand.

There was further discussion on several topics which ranged from a sites plan and needs assessment to doing PR pieces on the Rehabilitation Investment Tax Credit to

having students learn to properly rehab historic buildings instead of building stick structures thus creating an employable public.

Mr. Keefe thanked Secretary Shouldice for attending the meeting and extended to him an open invitation to attend future meetings.

I. Minutes - Dr. Andres made the motion to accept the minutes as changed, seconded by Mr. Finger.

- Page 2 - II. Change the last sentence in the first paragraph to read "The Division is seen as an integral part of community development especially through downtowns, and other initiatives are going to be undertaken.

- Page 3 - III. In the second paragraph change Boucher to Domey. The last sentence in the third paragraph should read; Mr. Anderson respectfully requested that action be deferred until the appeal has been resolved.

- Page 7 - IX. Change the first sentence in the fifth paragraph to read; NRCS - David Skinas located a site with 20 features in the course of reviewing a manure bank project.

The motion passed unanimously.

II.B. Discussion of Advisory Council Priorities. Mr. Keefe started the discussion questioning the procedure for focusing on the priorities and looking at the big picture. This resulted in three categories: 1) identify, 2) attach priorities, and 3) timeframe/develop schedule. Mr. Donath suggested there be a way to limit the "playing field", a discussion followed resulting in the following areas to be addressed:

- focus on the perception of the Division,
- the Advisory Council has an advocacy function and a legal function,
- there may be an increase in workload,
- the Advisory Council has an "advisory" function regarding issues that affect historic resources statewide,
- rules and regulations need to be promulgated, will this result in more work for the Council/Division, and
- what is the role of the Council vis-a-vis the daily issues of the Division?

From these questions a Master List of Priorities/Issues was developed and then given a product(s) to be achieved. Following is the list of products:

1. AC Policy (broad - how to do business, guidelines)
2. Process (how long, who, where)

3. Standards and Guidelines
4. White paper/review existing information
5. MOA
6. Workgroup outside AC
7. Development of individual expertise - delegation
8. Letter
9. Connecting with other preservationists
10. "Chat and Chew"
11. Compliance
12. Publication (new or existing)
13. Meeting/consultation with special interest groups
14. Money/Funding Sources
15. Rules and Regulations

ISSUES	PRODUCTS
Relations with other parts of state government - MOA's - Relations to municipalities	1, 2, 3, 8, 15 3. 5. 11 1, 2, 3, 5, 13
Relationship with Act 250 - regulatory process	2, 3, 4, 15
Funding for DHP - Sites - Lobbying, advocacy, education - AC oversight role? - programs, spending - Grants and soft money	14 8, 9, 10 9, 13 1, 2, 3, 9, 10 4, 6, 13
Standards for the SR/NR - thresholds for eligibility	1, 2, 3, 4, 9
Document and Destroy	1, 2, 3, 4
AC relationship to the Division - programs, spending - DHP staff to AC? - DHP as advocate in project review?	1, 4 2, 3, 15 10, 15
AC relationship to native peoples and history - political implications	1, 4, 7, 9, 13
Archaeology - connection to downtown economic development	4, 9
Environmental Review	1, 2, 3, 15
Information Technology - Public access, right to know, value in archeo predictive model	6, 9

Statewide preservation organization	9, 13
Process/Ethics - internal procedures, conflict of interest, size of AC, composition of AC	1, 2, 3, 15
Grants	1, 2, 3, 14, 15
Outreach - promotion, public education, protection/promotion	6, 9, 12
Networking with other state review boards	6, 9, 10, 13
Bridges	1, 2, 3, 4, 8, 13
Heritage Tourism	9
HP Relationship to land conservation/land trusts	7, 9, 13

The discussion regarding municipalities, their relationship with DHP and AOT, how it seems difficult and becomes out of control was temporarily tabled due to time constraints.

Dr. Andres asked Ms. Boone to address the calendar issues for the council (attached). Ms. Zea asked if the state should correspond to the timeframe of the feds for review of projects. The feds is on-going, Mr. Lacy suggested quarterly. Nancy Boone will discuss with Elsa Gilbertson. Ms. Boone however did mention that preliminary review needs to be on-going unless the Council wants to eliminate that process. Discussion followed.

III. B. Confirmation of meeting dates. March 28, 1996, April 18, and May 17 at the Equinox in Manchester for the Historic Preservation Conference. Discussion followed how to handle the May meeting. It was decided to warn the meeting for noon, and that the members would attend as much of the conference as possible.

III. C. SHPO Report

- Mr. Anderson is working on legislation in the Senate - the issue is rehabilitation vs. construction.
- Public Records law - Archaeology is exempted in perpetuity.
- Domey appeal - negotiations on-going - the fence issue is still being addressed.
- RITC - promotion starting, the Division is relaunching program.
- On-going promotion of the Division - there are opportunities under the RITC program, Heritage Tourism and the Vermont Downtown Program. The decision to not do the publications and survey has been made until a demand is created then they will be done again. Dr. Andres feels we need to make a statement and then proceed. He feels bad that these are getting lost, however it was indicated the Richford survey will be finished.

IV. A. Act 250 Review

Hemmings Motor News - Chairman Keefe indicated he is a paid consultant for Mr. Ehrich on both his private residence and for the project they are submitting to the Council. He turned the meeting over to Vice Chair Glenn Andres and recused himself at 1:18 p.m. for the review of this project. Ms. Groschner mentioned that she has recommended consultants on occasion but did not recuse herself.

Each Council member received a letter explaining the project, photos, and plans previous to the meeting. Curtis Johnson spoke briefly on the background of the Hemmings Motor News project. Sally Greene and Terry Ehrich had requested that the Council review the project for Act 250. Mr. Ehrich and Ms. Greene presented slides, additional pictures, and window framing material to the Council. Discussion followed. Ms. Greene pointed out on the slides that the new construction is within the same footprint as the old, except for a small ramp which was added for accessibility, and therefore archaeology should not be a problem. There were no questions from the Council on that issue.

Ms. Zea questioned placement of the windows and changing their relative locations. Previous interior renovations would prevent Hemmings from changing the window plans as presented. Dr. Andres addressed the issue that some of the windows should be saved as a representation of the period. Mr. Ehrich said there were 5 that were saved along a back wall. There was brief discussion on the addition of the second story. Ms. Groschner made the motion that the project has no undue adverse effect on the historic nature of the property, seconded by Mr. Finger.

Ms. Zea commented on the little brick building in front of the building in questions and asked if it would be visually more appealing if the roof of the back building were cut at an angle. The consensus of the Council is that would cause various problems and that it was not a visual problem. The motion was voted unanimously.

II. C. Discussion of 22 V.S.A. §14 - Act 250 - Environmental Review

Gregory Maguire, Agency Counsel, appeared before the Council to discuss 22 V.S.A. applying Section 106 on the State level. Mr. Maguire indicated that if the Council is going to promulgate rules and regulations they need to make sure they are up front and deal with people on the same level under the same rules. A decision needs to be made on who speaks on behalf of the Council in Act 250 proceedings, and to be careful not to give away decision-making authority. Discussion followed on the delegation issue.

Ms. Groschner asked about rule making and how it worked. Mr. Maguire said you only need to make rules where indicated in statute or by petition of interested parties.

Discussion followed. Ms. Groschner commented that we should outline our policy, objectives, etc. then establish a procedure. Mr. Keefe questioned what rules we are trying to redefine (i.e. adverse impact does not need to be redefined, but what you are adversely impacting does). Ms. Boone indicated she would like adverse effect well defined, and would also like the Secretary of the Interior Standards articulated regarding guidelines for adverse effect.

Ms. Groschner asked what parties are involved in the rulemaking process. Mr. Maguire said the first thing you should do is bring in the affected parties at the beginning of the process and get them on your side. The first step after that is to go to ICAR and then bring in the other state agencies. When you pass ICAR then you go to the APA and start making rules. At the APA you have to do an Economic Impact statement and go to various other committees, then you go to LCAR (Legislature). This is where language changes can occur and where you try to consolidate regulations to keep the cost down. A brief discussion followed regarding this process. Ms. Groschner asked if the Division has a list of rulemaking issues. Mr. Anderson indicated we do have a list and he would pull it together and get it to the council, along with a schedule.

V. National Register Final Review. The Council reviewed the material which was given to them at the January meeting. They also looked at all the nomination photographs.

A. **Ben Thresher's Mill, Barnet**. Mr. Donath asked if he should be recused from this review as his foundation had been involved in the building in the past. Chair Keefe said there is no on-going financial relationship and there is now a new owner. Therefore he saw no conflict and no need to recuse himself. Dr. Andres made the motion to accept this property under Criterion A and C, seconded by Mr. Finger. No discussion and voted unanimously.

B. **Cotton Free Library, Weybridge.** Ms. Gilbertson read verbatim a combined letter of support from the Town of Weybridge for the Cotton Free Library and Wesleyan Methodist Church. Dr. Andres made the motion to accept this property under Criterion A and C, seconded by Ms. Groschner. No discussion. Voted unanimously.

C. **Wesleyan Methodist Church (Weybridge Town Hall), Weybridge.** Mr. Keefe indicated he was the architect on a project at the church 5 years ago, but was not going to recuse himself. The Council members agreed this was not necessary. Mr. Finger made the motion that this be accepted under Criterion A and C, seconded by Mr. Donath. There was no discussion and it was voted unanimously.

VI. National Register Preliminary Review

A. **Scott Farm, Dummerston.** Ms. Gilbertson passed around photographs and read a list of buildings to be included in the nomination. She also gave a background presentation on the history of the property and that it appears to meet the farmstead registration requirements under Ag MPDF. Some discussion followed; the Council concurred the property appears eligible for the National Register.

II. C. Cont'd - Discussion of 22 V.S.A. §14 - Act 250 - Environmental Review

Ms. Boone explained the flow chart for Environmental Review which was given to the members previous to the meeting. She proceeded to explain the way ER works regarding surveyed property and also explained the memo dated February 5 regarding this matter (attached). Discussion followed regarding rules and regulations, amount of the state that is surveyed, turn-around time and procedure. Ms. Boone was asked to come back to the next meeting of the Council with draft proposals for the Council to consider and act on.

The Chair adjourned the meeting at 3:40 p.m.

Submitted by,

Lanora B. Preedom
Division for Historic Preservation

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Thursday, March 28, 1996 beginning at 9:30 AM in the Small Conference Room, 4th Floor, 109 State Street, Montpelier, VT.

AGENDA

I.	Election of Officers	9:30
II.	Minutes of the February 13, 1996 meeting	9:45
III.	New Business A. SHPO Report B. Environmental Review Update C. Confirmation of dates for April, May, and June meetings	9:50 - 10:15
IV.	National Register Final Review A. East Arlington	10:15 - 10:30
V.	Issues/Priorities	10:30 - 12:30
	WORKING LUNCH	NOON
VI.	CLG Grants	12:30 - 1:30
VII.	Environmental Review A. Review Procedures for State-Funded Projects B. Council Comments on Proposed School Projects under 22 V.S.A. 14	1:30 - 3:30

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

March 28, 1996

Members Present:	Thomas Keefe, Chair, Historic Architect Dr. Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian William Finger, Citizen Member Holly Ernst Groschner, Citizen Member Kimberly King Zea, Historian/Citizen Member
Staff Present:	Townsend H. Anderson, SHPO (left from 10:20 - 11:20) Nancy Boone, Architecture Section Chief Lanora Preedom, Administrative Assistant Jane Lendway, Preservation Planner (12:30-1:40) Suzanne Jamele, Act 250 Coordinator (1:30 - 4:10) Giovanna Peebles, State Archeologist (1:45 - 4:10)
Others:	John Traver, Architect Scott Creedy, N. Bennington School Board member Paul Clark, Principal, Richford Tom Good, Architect Jim Lanphere, Architect Reginald Godin, Headmaster, Bellows Free Academy

The meeting was called to order by the Chair at 9:30 a.m. It was held in the 4th Floor Conference Room, Pavilion Building, 109 State Street, Montpelier, Vermont.

II. Minutes

Mr. Donath made the motion to accept the minutes, seconded by Dr. Andres with the following changes:

Page 8 - Section VI.A. - Delete the third and fourth sentences. [Dr. Andres asked how many of the buildings are they going to take down? Ms. Gilbertson said none.], and

Page 7 - Second paragraph, last sentence, add "it" to - ... together and get it to the council,....

The motion passed unanimously.

I. Election of Officers

Mr. Keefe turned the meeting over to Mr. Anderson, the State Historic Preservation Officer for the election of officers.

Mr. Donath made the motion that Mr. Thomas Keefe be nominated as Chair, seconded by Dr. Andres. Mr. Keefe mentioned that Chair should be a rotating position and that others should give it some thought for the future. Ms. Groschner questioned the "conflict" issue. Mr. Keefe indicated that it will be no worse in the coming year. Discussion followed. The motion passed unanimously.

Ms. Groschner nominated Dr. Glenn Andres for Vice-Chair, seconded by Ms. Zea. Dr. Andres nominated Ms. Groschner seconded by Mr. Finger. Discussion followed The vote resulted in four (4) for Dr. Andres and two (2) for Ms. Groscher. Dr. Andres was elected Vice-Chair.

III.A. SHPO Report

Mr. Anderson indicated there are three pieces of Legislation which should be of interest to the Council.

1. Labor and Industry Variance Board issues in historic buildings, specifically the exemption from the code for the State House.

2. Department of Education regarding eliminating all guidelines re: rehabilitation of historic school buildings.

3. Historic Bridges and Design Guidelines from the Agency of Transportation.

III.C. Confirmation of meeting dates

Meeting dates are April 18 in Montpelier, May 10 at the Equinox in Manchester Center, to be warned for noon, and June 6 (location to be determined).

IV. National Register Final Review

East Arlington - The Council received the complete nomination previous to the meeting. Ms. Boone passed around photos of the district at the meeting for the Council members to

view. The Division received five (5) comment letters which were read verbatim by Ms. Boone. There were four (4) objections and one (1) support. It was noted that four (4) objections is not a majority therefore the nomination can proceed. Dr. Andres made the motion that the Council accept the nomination of the East Arlington Historic District under Criterion C, seconded by Ms. Groschner. Discussion followed regarding the high quality of the buildings in the district. The motion passed unanimously.

V. Issues/Priorities

The Council rated the Issues previous to the meeting and sent them to Ms. Preedom. The tally resulted in the following top six priorities to be discussed by the Council:

1. Relations with other parts of state government
   - MOA's
   - Relations to municipalities
2. AC relationship to the Division - programs, spending
   - DHP staff to AC?
   - DHP as advocate in project review?
3. Standards for the SR/NR - thresholds for eligibility
4. Relationship with Act 250 - regulatory process
5. Document and Destroy
6. Environmental Review

Discussion started with No. 1 and the question - "What Agencies do we need to establish relationships with?" The Council agreed on the following: Agency of Transportation, Labor and Industry, Department of State Buildings, Department of Education, Vermont Housing Conservation Board (VHCB), Vermont Economic Development Authority (VEDA), Agency of Natural Resources (which includes Fish & Wildlife and Forests & Parks), and the University of Vermont.

There was discussion on planning, accountability and interaction with the "agency". Mr. Finger said the Council should establish a policy first then deal with procedure. Mr. Keefe indicated that the basis for Advisory Council actions is primarily based on the "Secretary of the Interior Standards". Dr. Andres suggested one approach toward this goal may be to engage each group into their area of interest and expertise and discover where they overlap with Historic Preservation. Further discussion followed regarding:

- how do we engage in dialog,
- how do the conversations take place,
- part of our role is to educate,
- part of preservation would be to make it normal, something that appears usual,
- advocate for the preservationist mindset and do it in a way of a facilitator,

- preservation should not be anti-technology,
- how does politics work/fit into supporting preservation, and
- what is it that the Advisory Council can do to move this along (the Advisory Council will need to increase contact with other agencies)?

Dr. Andres said that the Council needs to bring themselves up to speed with others and be educated before they can go any further. This brought up questions regarding soliciting information and how to proceed. Should they analyze projects that have been brought up in the past, can the Division brief the members on issues and areas of common interest, or could each Council member become an expert on a specific agency? It was decided that Agency Profiles should be developed and that Ms. Boone and Ms. Peebles would develop a format for summarizing information on state agencies and prepare a summary on one agency using "institutional memory". It was also decided that the Division will be asked to organize a timeline for the Council (when does the A/C do what). The discussion on Issue #1 will be pursued further at the April 18, meeting.

III. New Business

Shard Villa - Ms. Boone passed out a letter from the Division to the Board of Directors regarding their request to replace wooden window sash with vinyl. Shard Villa's Board had to request permission from the Division to do this because they received a $20,000 special grant and the Division holds a covenant for five years. Discussion followed regarding maintenance, affordability, and the conditions in the grant. Mr. Donath made the motion to endorse the letter written by the Division, seconded by Ms. Zea. Dr. Andres abstained from voting because of a conflict. The vote was two (2) in favor, one (1) opposed, and one (1) abstention. One member was absent and the Chairman did not vote. Discussion followed regarding the legality of the vote. It was decided to that Ms. Boone and Ms. Preedom would go back to the office and research "Roberts Rules of Order" and the vote stood.

VI. CLG Grants

Ms. Lendway passed around summary sheets on the CLG grant requests (attached). Mr. Finger excused himself because of a conflict with the Shelburne CLG request. Mr. Donath questioned allocation of funds - when does it become available, i.e. is it pro-rated on equal basis or is the Council voting on totally funding selected projects. Ms. Lendway indicated that they are voting based on total funding for selected projects. She explained that the amount of funds requested was available from the CLG 10% set-aside of the FY'96 appropriation. The only problem is that not all of the HPF has been awarded to the states; only partial amounts have been available through the continuing resolution process. Ms. Lendway passed out the voting sheets and explained the procedure. The voting was as follows:

Priority 1 Projects

Shelburne	-	5
Rockingham (2a)	-	5
Bennington	-	5
Mad River	-	5
Williston	-	5
Burlington	-	5
Hartford	-	5

Priority 2 Project

Rockingham (2b)	-	12

Ms. Groschner suggested that the CLG's bring products of their grants to a future Historic Preservation Conference. The Council members and Ms. Lendway agreed that this was a good idea. All projects were funded pending award of HPF funds. Ms. Lendway asked the Council for pre-approval on the Shelburne request for the purpose of the May 10 Conference where the Shelburne CLG is sponsoring part of the CLG annual training with a CLG grant. Ms. Zea made the motion that the Shelburne grant request be pre-approved, seconded by Ms. Groschner. It was voted unanimously.

Before Ms. Lendway left she suggested that the Council consider holding future meetings in a CLG community. The Council agreed.

VII.B. Council Comments of Proposed School Projects under 22 V.S.A. §14

Ms. Boone suggested that the council make a motion to protect the archeological resources of historic structures in school projects. Dr. Andres made the following motion: The Council is in the process of developing policy for applying 22 V.S.A. §14 to archeological resources. Because of the potential financial implications for municipal school construction budgets, the Council will forgo its opportunity to comment on archeological issues in school construction projects until the policy has been developed and adopted. This will apply to the following current projects: Missisquoi Valley Union High School, Monkton Central School, Mallets Bay School, Essex technical Center, Middletown Springs Elementary School, Wardsboro Elementary School, Morrisville Schools Consolidation, Bellows Free Academy (Fairfax), Shaftsbury Graded School Addition, Cabot High School, Main Street Middle School, Montpelier, Montpelier High School, North Bennington Graded School, Richford High School addition, and Bellows Free Academy Expansion (St. Albans). Seconded by Mr. Finger. Discussion followed and the motion passed unanimously.

Mr. Keefe mentioned that he has had involvement with the North Bennington project on a volunteer basis to the group that's developing the project and that he may also be involved in the subsequent phase. The Council asked the architects if they had any objection to Mr. Keefe remaining, they said they had no objection.

North Bennington Graded School - Mr. John Traver and Mr. Scott Creedy presented slides and photos to the Council for their review of the additions and renovations to this school. This will be the first major renovation since the 1930's. There was discussion regarding the windows and roof-line, and there was no problem with the demolition of two outbuildings. Other concerns of the Council which were addressed by the architect were the removal of the south porch and replacing it with a stair tower and access ramp, the future of the tin ceilings, and the placement of the fire/sprinkler system. Ms. Groschner moved that the comments be reflected in the letter. Also, that a copy be sent to the Department of Education, that the Council be sent a copy of the elevations illustrating design of the stair tower and that a courtesy copy of any future changes in the plans be sent to the Council. Seconded by Mr. Finger and passed unanimously.

Richford High School Addition. Paul Clark, Principal at Richford High School and Tom Good, Architect, presented plans, a model and photographs of the proposed renovations to this 1917 and 1938 building. Renovations included work to the doors, stairways, construction of a new gymnasium and renovation of the old gym. Mr. Keefe questioned their proposal regarding the stairway, whether the railing was going to be added to the top of the existing rail or built beside it. Mr. Finger questioned the plans for the windows. Mr. Good indicated they will take exterior storms off, upgrade the weather stripping, and put on interior storms. When asked about repairs to the existing building they commented there was no need to do anything at present. Ms. Boone explained the situation regarding the stairway and code compliance renovations. Ms. Groschner questioned the structural integrity of the rail. Mr. Finger made the motion that this project be approved and that the comments be reflected in the letter, that a copy be sent to the Department of Education and a courtesy copy of any future changes in the plans be sent to the Council, seconded by Dr. Andres. Ms. Groschner questioned the elevations of the gymnasium and asked when this information is available that it be sent to the Council. The Council also asked that the existing school be well documented with photos which should be sent to the local historical society. They agreed. Voted unanimously.

Bellows Free Academy Expansion (St. Albans)

Mr. James Lanphere, Architect, and Reginald Godin, Headmaster at BFA presented plans for the expansion of this 1930's school. They are going to demolish two existing mental health buildings, renovate the hospital for classrooms and develop a campus between the two buildings. Ms. Groschner questioned the demolition, and Mr. Lanphere indicated that this had been previously approved. Mr. Keefe questioned what their plans are for the windows in the hospital section. Mr. Lanphere indicated they will be replaced identically

as they are with storm sash inside as needed. Mr. Donath made the motion that this project be approved with no follow-up, and that there is no adverse effect. Seconded by Mr. Finger. The Council commented that this project, in fact, has a positive impact. Voted unanimously.

A motion was made by Mr. Donath on the remaining schools in the motion regarding archeology in school projects that there is no adverse effect, seconded by Dr. Andres. This resulted in a question regarding the Morrisville Schools abandonment, and that they have not been found to have no adverse effect. It was decided they should be invited to the next meeting. Ms. Groschner amended the motion to exclude Morrisville from the list for the time being, seconded by Mr. Donath. Passed unanimously.

Ms. Groschner questioned where the Advisory Council comes into the process. Should/could the process be streamlined? Can the architect/developer be given more direction regarding what the Council needs to see in the project? Some examples would be: photos of significant elevations of the building, the number of photos, photos of any historic features that are going to be affected, 8x14 drawings of the renovations, etc. They should also be scheduled for different times. Discussion followed on this process which resulted in the following.

Division staff would prepare a comment letter that includes:

- "Based on the plans which were represented to the Advisory Council on March 28,...

- If there are substantial design changes that were not presented to the Advisory Council on March 28 and there is potential for adverse impact on the historic resources, please notify the Advisory Council immediately."

- The "what if they don't comply" issue can be resolved through development of rules and regulations.

- A general description of the Council in the letter.

Mr. Finger made the motion that the interim procedures as presented be adopted, seconded by Mr. Donath. Dr. Andres commented regarding abandonment of buildings being adverse. Ms. Peebles mentioned that abandonment of historic properties is listed in federal 36 CFR 800 regulations under the criteria of "Adverse Effect." The Division staff will submit a copy of federal "Adverse Effect" criteria to the Advisory Council. Ms. Groschner questioned delegation of comment letters signed by the Advisory Council not the SHPO. Ms. Boone indicated that you delegate the writing responsibility not the signature authority. The motion passed unanimously.

Additional Business

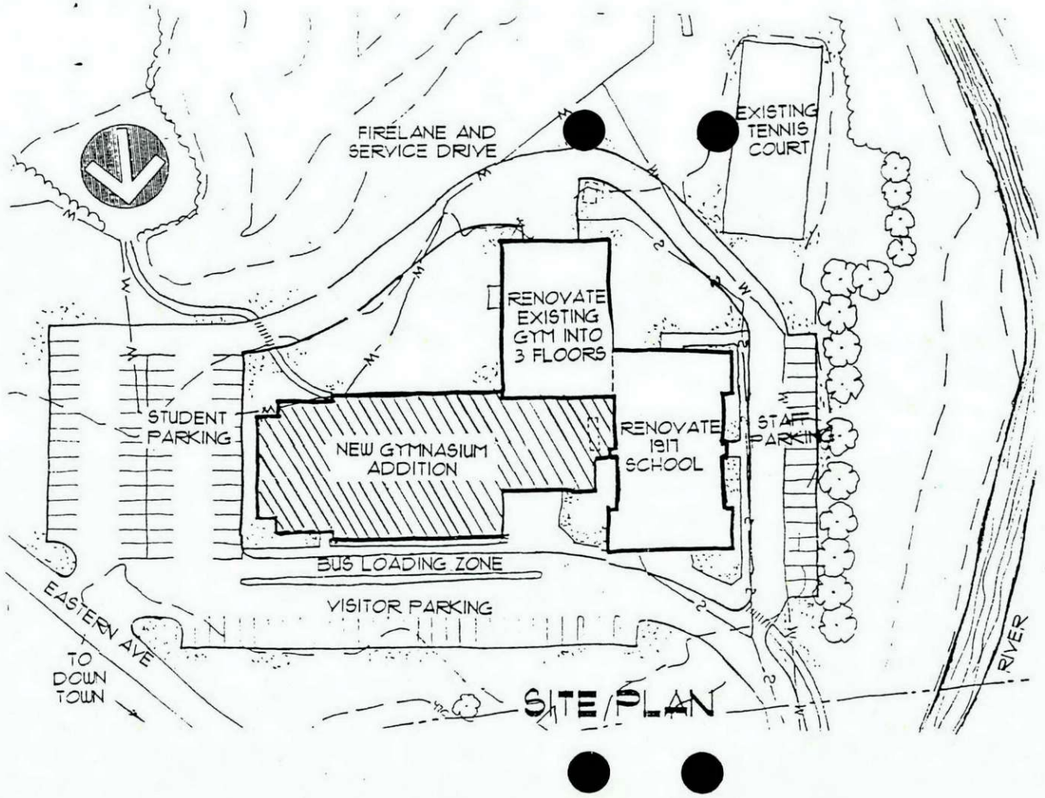
Thetford Academy - Act 250 review. Ms. Boone presented the plans for this project to the Council. She also indicated that the town has local design review and they have reviewed and approved the renovation. The Academy would like to add a reading room to the library section of the main building (built in 1942) by enclosing the portico. The concern which the Advisory Council had was that the plan and the elevations don't match, the plan does not indicate a setback but the elevations appear to have a setback which distinguishes the features of the original portico. The general consensus of the Council was this would be acceptable if there was substantial relief - that the wall would read as free standing. The Council said if the architect was OK with this they could conclude that the project has "no undue adverse effect, on the building, based on the drawing updated February 26, 1996."

The meeting was adjourned by the Chair at 4:12 pm.

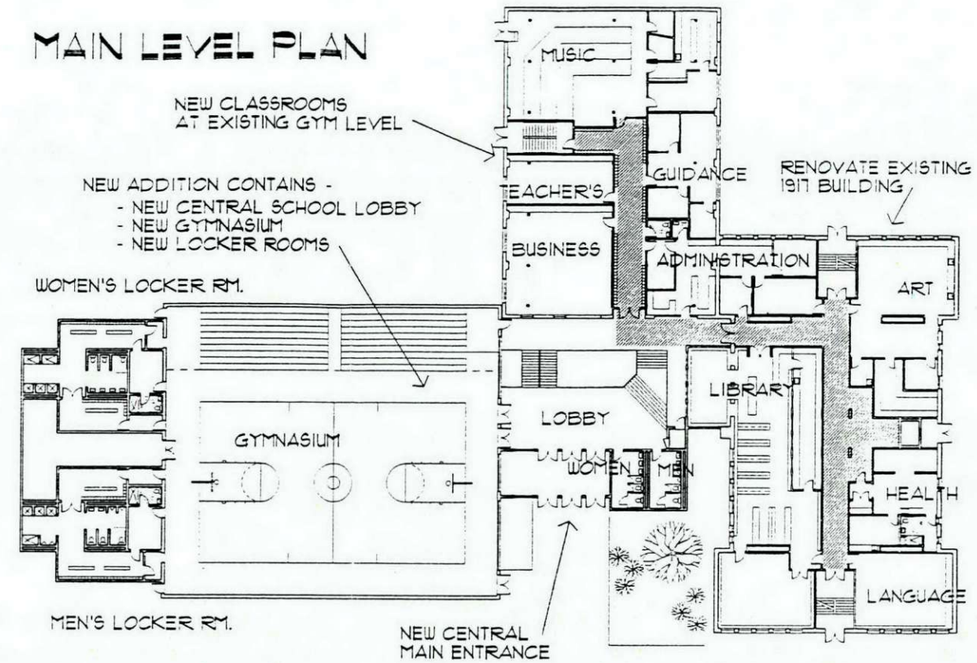
Submitted by,

Lanora B Preedom

Lanora B. Preedom
Division for Historic Preservation

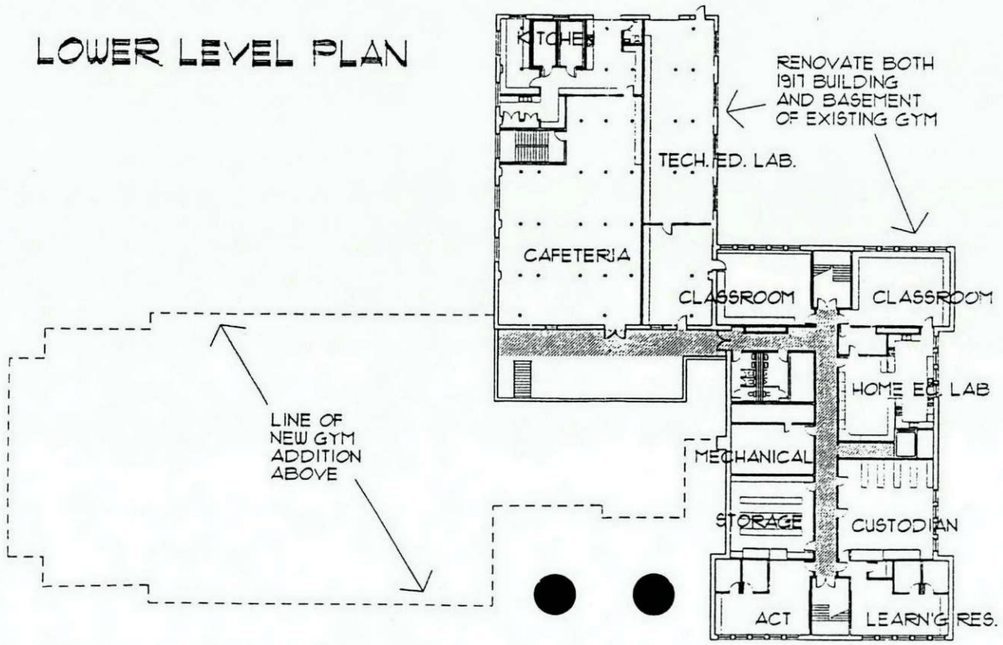


SITE PLAN

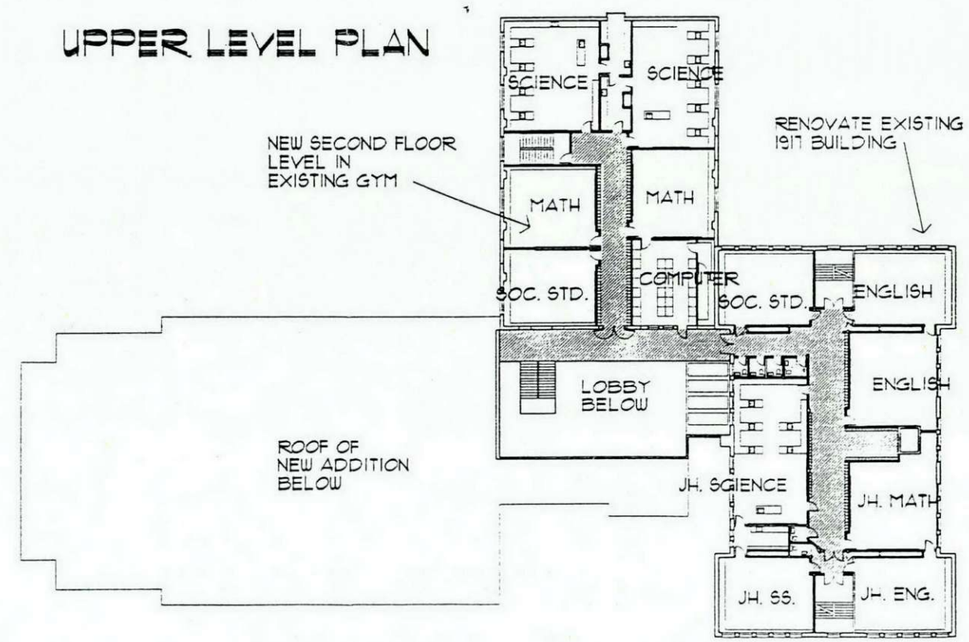


MAIN LEVEL PLAN

LOWER LEVEL PLAN



UPPER LEVEL PLAN



AGENCY OF DEVELOPMENT
and
COMMUNITY AFFAIRS

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

STATE OF VERMONT

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Thursday, April 18, 1996, beginning at 9:30 AM in Conference Room No. II, 133 State Street (basement of the Agency of Transportation Building), Montpelier, VT 05633. This conference room is accessible from the Division's office via the tunnel.

AGENDA

I.	Environmental Review Update	9:30 am
	- FERC update	
II.	Advisory Council Issues and Priorities, continued	9:45 am
III.	WORKING LUNCH	Noon
	- Minutes - Confirmation of meeting dates for May, June, July - SHPO Report	
IV.	Court Building - Waterbury	1:00 pm
V.	Environmental Review, 22 V.S.A., continued	1:30 pm
VI.	Other Business	3:15 pm

135 State Street, Drawer 33, Montpelier, VT 05633-1201 • 802-828-3226 • Fax 802-828-3206

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

April 18, 1996

Members Present: Thomas Keefe, Chair, Historic Architect
Dr. Glenn Andres, Vice-Chair, Architectural Historian
David Donath, Historian
William Finger, Citizen Member
Holly Ernst Groschner, Citizen Member (arrived at 10:45 am)
Kimberly Zea, Historian/Citizen Member (left at 2:18 pm)
David Lacy, Prehistoric and Historic Archeologist (left at 3:00 pm)

Staff Present: Townsend H. Anderson, State Historic Preservation Officer
Nancy Boone, Architecture Section Chief
Lanora Preedom, Administrative Assistant
Giovanna Peebles (9:30 am - 10:20 am)

Others: James Richardson, Department of State Buildings
(Item IV - 1:10 pm - 2:15 pm)
Ronald Tofani, Department of State Buildings
(Item IV- 1:30 pm - 2:15 pm)

I. Environmental Review Update (FERC)

Giovanna Peebles explained to the Council the history regarding FERC relicensing issues. Discussion followed regarding damage that has already been done and how to prevent further damage to archeological sites adjacent to hydroelectric flood pools. The Council questioned their role in FERC issues. It was generally agreed that the Council's role is advisory to the Division. Mr. Keefe suggested that Section 248 be reviewed and asked Ms. Peebles to research the context and encapsulate it in a few short sentences for the June meeting. Another question arose regarding our legal basis under 22 V.S.A. and Section 106. Dr. Andres said it would be useful to make a bulleted checklist of principles (establish parameters) and make the utility responsible for their own archeological resources.

II. Advisory Council Issues and Priorities, continued

Nancy Boone indicated she was unable to do the timeline which was requested by the Council for this meeting due to overwork (planning the Section 106 Workshop and the May 10, Historic Preservation Conference), the short period of time between meetings and lack of understanding what the Council wants. Mr. Donath indicated that what the Council would like is a bulleted description of where we interact with the nine agencies we named. (ie. Who are the key players, who would we deal with, what precedents have been set, a baseline of how we deal with these agencies and on what issues.) Ms. Zea questioned the amount of time available to do this and when did Ms. Boone feel she could present it to the Council. It was agreed it could be done by the June meeting. Other ideas which were put out for consideration were: what programs need HP comment (grants, loan programs, etc.); perhaps it should be a crib sheet to be used as a reference tool for the Council members to allow for consistency; what is the policy of the targeted "agency" toward historic preservation; what allows HP to comment on a project; what is their timeline for comment; are there any issues out there right now that need to be dealt with; is there time for negotiation; and when should the MOA's be in place?

It was also mentioned that the targeted agency should be involved in drafting the MOA which would create a pro-active, non-adversarial mode - a win-win situation. The MOA is a process for agency compliance and perhaps it could also contain a list of what we don't need to see.

Mr. Anderson cautioned the Council to not get ahead of the curve, but to let the curve guide them -- follow the curve.

Discussion followed regarding any problem agencies and Ms. Zea asked if projects are monitored on a regular basis or is it based on a sign off and good will. Ms. Boone indicated there is no monitoring.

Mr. Lacy suggested meeting at UVM on a regular basis. It was suggested to have the June meeting in Burlington. It was also suggested when we schedule a meeting at a project site to write a letter requesting a tour of the project.

Discussion followed regarding recourse and what weight we have if historic preservation criteria is not met or there are changes made during the project. Mr. Anderson said this issue needs to be researched, however, it was felt that the MOA's should be in place first. Ms. Groschner asked if she could get a copy of an in-place MOA - Ms. Boone will bring it to the May 10 meeting. Ms. Boone was also asked to provide the council with a copy of the letter sent to State Buildings where we said they weren't in compliance with 22 V.S.A. Mr. Anderson will provide the Council with documentation on where five high priority targeted agencies are on the curve and

why. Finally, it was decided to review Ms. Boone's outline on the targeted agencies before drafting letters and MOA's. It was also decided to go on to the next issue at the June meeting.

III. Minutes

Dr. Andres moved that the minutes be accepted, seconded by Ms. Zea. Discussion followed. It was asked how it is determined what goes into the minutes. It was decided if someone wants something specific they should preface their remark with "Let the minutes reflect...". The motion passed unanimously.

Confirmation of meeting dates

Meeting dates are: May 10 at Noon at the Equinox in Manchester Center, June 6 in Burlington, and July 25 in Montpelier.

SHPO Report

- Townsend Anderson and Curtis Johnson met with Mr. Emerson Baker of the Civilian Conservation Corps regarding Smugglers Notch land swap with Mt. Mansfield Corporation.

- Mount Independence is on track for the grand opening of the Visitors Center.

- Ms. Boone has been working very hard on the 2nd Annual Historic Preservation Conference to be held May 10 in Manchester Center.

- Ms. Boone is to be congratulated for her excellent work on the Section 106 workshop held in Montpelier, Tuesday, April 16.

- The Shard Villa letter went out as directed at the March meeting. (Attached)

- SPNEA is coming to review the General Wait house in Waitsfield. It is not looking good for a negotiated agreement.

IV. Department of State Buildings Issues

Chairman Keefe recused himself and left the room. The Department of State Buildings is one of his clients. Dr. Andres, Vice-Chair took over the meeting.

- **Court Building, Waterbury** - State Buildings is asking for Advisory Council permission to raze a building in the State Complex in Waterbury which is part of the Historic District. The building has recently been gutted by fire. The cost to fix up the house ($60-75,000) is less than the State's insurance deductible and it would cost $10,000 to raze it. The building is of no use to

the Department of State Buildings (DSB) and they plan to seed the area for lawn. DSB said that building is structurally sound, but because of its small size, lack of handicapped access, second means of egress, and central heating it did not fit with any State program need at this time. Discussion followed the presentation. Mr. Finger asked if the building could be moved if it were offered for free (the person would have to pay the cost of the move). Mr. Richardson said that is a possibility. Mr. Lacy indicated that it may be justified financially to raze the building. Ms. Groschner questioned salvage value. Mr. Richardson said the contractor takes care of that although the State would retain usable slates for roofwork elsewhere on the property. Ms. Groschner indicated that the predominant character of the district is other than this building. It was generally felt the destruction of the building is an adverse effect but not undue. Dr. Andres said that although this building is later than the main body of the complex, it is still a part of its history and there should be documentation, which will include the history of the building, photographs and plans. Mr. Finger again noted that he would like to have the effort made to give the house away for the cost of the move. Mr. Richardson indicated they would advertise.

Mr. Donath moved and Mr. Lacy seconded: that although demolition of the building is adverse, the effect upon the historic district will not be undue. The Council requests that the Department of State Buildings offer the building for removal from the site, with appropriate newspaper advertisement of the offer, before undertaking removal by demolition. Unanimously voted.

- **Vergennes/Andrews Building/Job Corps** - When Mr. Tofani told Job Corps (Weeks School tenant) that the Andrews Building would have to be properly documented in conformance with the Federal Historic Sites Guidelines they asked that the house be removed from the inventory of leased buildings. At a previous meeting it was agreed the building could be demolished after certain recommendations were met - a copy of the original motion is attached. State Buildings is looking for guidance from the Council or the Division on the documentation request and an answer regarding demolition. Discussion followed regarding age of the building and how it fits in with the rest of the campus. Dr. Andres had driven by the site and reported that the building appears to be quite old, and probably pre-dated establishment of the school. He reiterated how important excellent documentation of this building is to the history of the school. Ms. Groschner indicated that the original motion should be reinstated. It was mentioned by Mr. Tofani that this building is a hazard, that State Buildings has no money for repairs, and if it were to remain it would have to have a fence put around it. Mr. Anderson feels that the Division for Historic Preservation should assist State Buildings in developing the RFP, the Council agreed this would be acceptable. Mr. Tofani questioned the cost of documentation. The Council agreed that if the Division approved the documentation they would approve demolition. Other uses for the building were mentioned but it was concluded that location is a major problem. Mr.

Finger asked that the Department of State Buildings advertise to move the building. Mr. Tofani and Mr. Richardson agreed to do that. Mr. Donath moved and Ms. Groschner seconded: that, in the light of additional information made at this meeting, the Council's decision of November 16, 1995, be modified. Subsequent to completion of adequate documentation of the building (consistent with the basic level of HABS/HAER documentation) and completion of a historic preservation plan for the total Weeks School complex, removal of the building will be authorized. The Council requests that the Department of State Buildings offer the building for removal from the site, with appropriate newspaper advertisement of the offer, before undertaking removal by demolition. It was voted unanimously. Mr. Keefe returned at 2:19 pm.

V. Environmental Review, 22 V.S.A., continued

Nancy Boone went over the packet of school letters which was sent to the Council previous to the meeting. Formatting changes and typographical errors have been noted by Ms. Boone and will be incorporated. The Council also asked that the letter address the number of slides or photos which are submitted. They feel it should not exceed 12. Ms. Groschner asked if there is some way to get positive PR from these issues. Dr. Andres said perhaps there should be a complimentary paragraph at the end of the appropriate letters. Mr. Anderson said he would bring up the public relations issue at the management retreat.

IV. Other Business

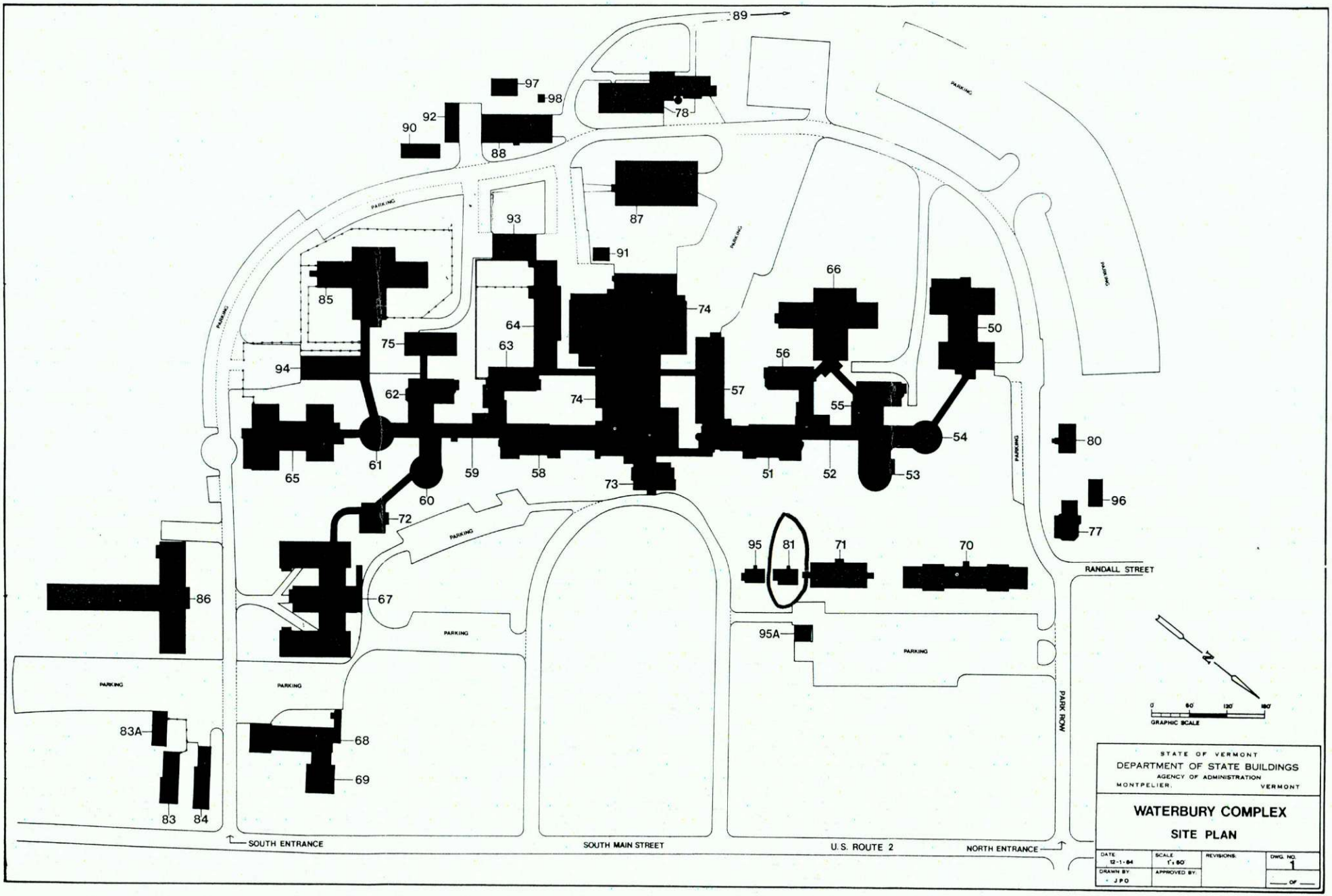
Mr. Donath has been asked by the National Park Service if it would be appropriate to have an informational meeting at the Rockefeller Mansion to inform the Council of the schedule and where they are in the process. The Council agreed to meet in Woodstock in September and to invite the Division staff for the tour.

The meeting was adjourned at 3:15 pm by the Chair.

Submitted,

Lanora Preedom

Lanora B. Preedom
Division for Historic Preservation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RANDALL STREET
86
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95A
PARKING
PARK ROW
83A
68
69
83
84
SOUTH ENTRANCE
SOUTH MAIN STREET
U.S. ROUTE 2
NORTH ENTRANCE
N
0
60'
120'
180'
GRAPHIC SCALE
STATE OF VERMONT
DEPARTMENT OF STATE BUILDINGS
AGENCY OF ADMINISTRATION
MONTPELIER, VERMONT
WATERBURY COMPLEX
SITE PLAN
DATE 12-1-84
SCALE 1" = 60'
REVISIONS:
DWG. NO. 1
DRAWN BY JPO
APPROVED BY:
OF

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Friday, May 10, 1996, beginning at Noon at the Equinox, Manchester, Vermont 05254.

AGENDA

I. Minutes

II. Confirmation of meeting dates for June, July, August.

III. New Business

A. National Register Preliminary Review -
1. Coventry School 12:20 p.m.

IV. Old Business

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

May 10, 1996

Members Present:	Dr. Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian William Finger, Citizen Member David Lacy, Prehistoric and Historic Archeologist
Staff Present:	Eric Gilbertson, Director Lanora Preedom, Administrative Assistant
Others Present:	Edward Stretch, Gilman Housing Trust Mary Hotaling, New York State Review Board
Members Absent:	Thomas Keefe, Chair, Historic Architect Holly Ernst Groschner, Citizen Member Kimberly Zea, Historian/Citizen Member

The meeting commenced at 12:45 pm at the Equinox in Manchester, Vermont. Dr. Andres was acting Chair in the absence of Mr. Keefe.

III. New Business

A.1. **Coventry School Preliminary Review** - The Council received information regarding this project prior to the meeting. Mr. Stretch passed around additional photos for the members to view. At the request of Dr. Andres, Mr. Gilbertson explained the background of this project. The Coventry School is applying for the Rehabilitation Investment Tax Credit (RITC) which requires buildings to be on or eligible for the National Register. The problem with the Coventry School building is the windows are new and a radical change from the historic windows. However, if they restore the windows properly they will be eligible for the National Register and therefore can apply for the RITC. Discussion followed on the setting, the ceilings, and the windows. Mr. Gilbertson suggested that Mr. Stretch contact Curtis Johnson to assure appropriate process is followed and to avoid any complications with the RITC application. Mr. Stretch said he planned to properly restore the windows prior to the RITC application and is applying for a Freeman Grant for that purpose. The consensus of the Council is that once the windows are restored the school appears eligible for nomination to the National Register.

I. Minutes

Mr. Lacy made the motion to accept the Minutes, seconded by Mr. Finger and it was voted unanimously.

II. Confirmation of meeting dates for June, July and August

The June 6 meeting will be held at UVM, Kalkin Hall, Severance Conference room. The July 22 meeting will be held in Montpelier. Because of the lack of Council Members in attendance the August meeting will be discussed at the June meeting.

III. New Business

Mr. Lacy:

- brought Newport to the attention of the Council. He feels this project is not receiving enough attention regarding archeology. Dr. Andres said he will bring this to the attention of Mr. Shouldice and Mr. Anderson;

- questioned the administration of the Grant program. It was decided this should be an agenda item for the next meeting;

- mentioned that the North Carolina Agency of Transportation makes a partial payment from federal funds to the SHPO office for Archeology Week. He asked if this could be checked out by Ms. Peebles. Mr. Gilbertson indicated that we already have something similar to this in Vermont. Discussion followed regarding how different states do Archaeology Week; and finally

- brought to the attention of the Council that this is the next to the last day of Archaeology Week.

IV. Old Business

SHPO Report - Mr. Gilbertson reported on legislation for Mr. Anderson who was absent. The Division had a successful session - Legislation regarding the Grant Program, Roadside Markers, Labor and Industry Building Codes, Lead Paint, Historic Schools and Roads and Historic Bridges all passed favorably for preservation.

The meeting adjourned at 1:15 p.m.

Submitted,

Lanora B Preedom

Lanora Preedom
Division for Historic Preservation

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

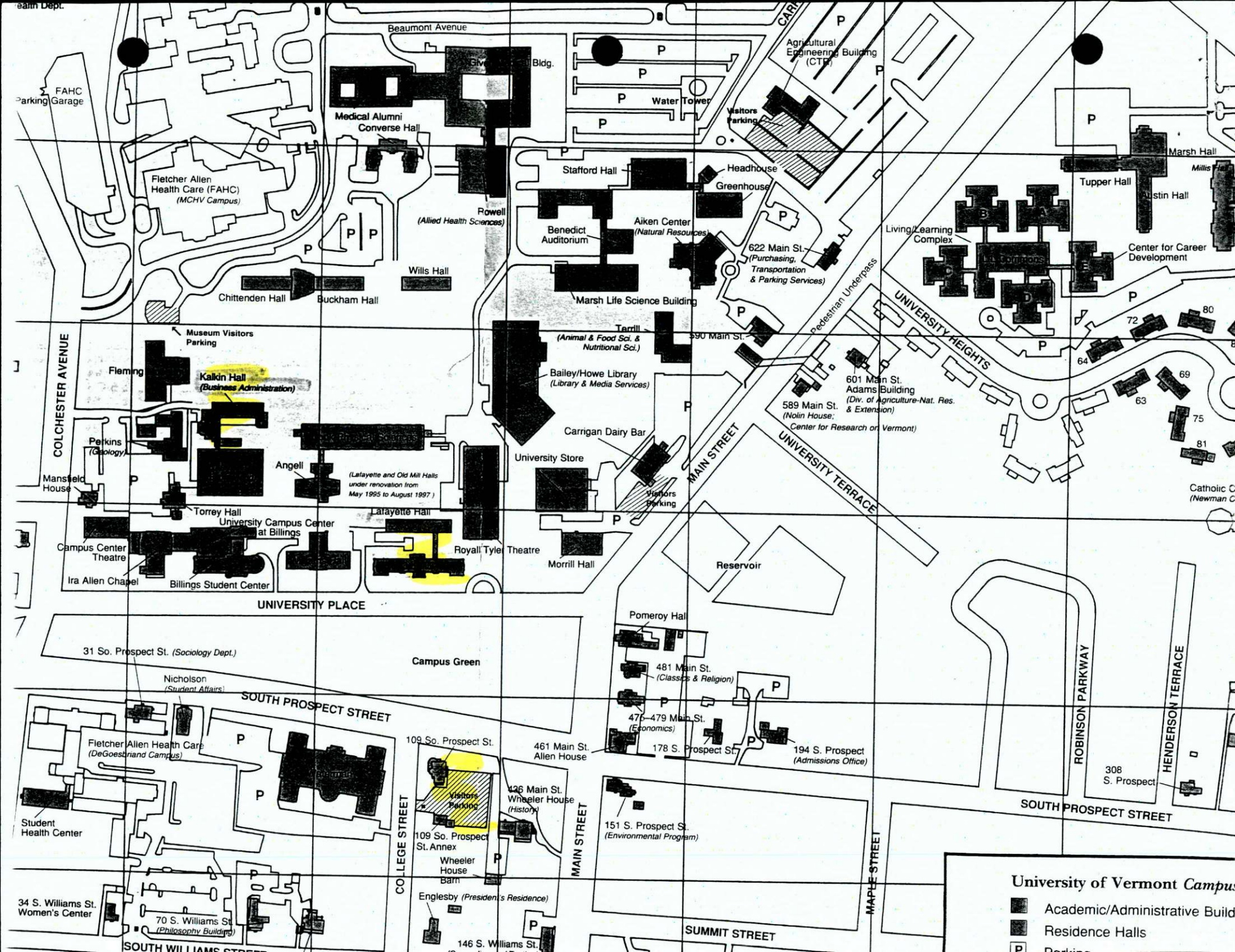
NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Thursday, June 6, 1996 at 9:00 a.m. The meeting will be held at the University of Vermont Kalkin Hall, Severence Conference Room (map attached).

AGENDA

I.	Minutes	9:00 a.m.
II.	Confirmation of July, August, September meeting dates	9:10 a.m.
III.	Continuation of Discussion of Council's Issues and Priorities	9:20 a.m.
	A. Relationship with State Agencies	
	B. Relationship with the Division for Historic Preservation	
	C. Advisory Council Regulations	
IV.	Environmental Review	
	A. FERC Follow-up	NOON
	B. Lyndon Institute Barn	1:00 p.m.
V.	SHPO Report	12:45 p.m. *
VI.	Tour "The Old Mill" Rehabilitation Project	1:30 - 2:30 p.m.
VII.	National Register Preliminary Review -	
	A. Yotch Chicken Barn, Jericho	2:45 p.m.
	B. Westfield Graded School	3:05 p.m.
	C. East Clarendon Railroad Station, Clarendon	3:25 p.m.
VIII.	Other Business	3:40 p.m.
	A. Administration of the Preservation Grant Programs	

* Out of sequence


Beaumont Avenue
Bldg.
FAHC Parking Garage
Water Tower
Agricultural Engineering Building (CTR)
Visitors Parking
Medical Alumni
Converse Hall
Fletcher Allen Health Care (FAHC)
(MCHV Campus)
Rowell
(Allied Health Sciences)
Stafford Hall
Headhouse
Greenhouse
Benedict Auditorium
Aiken Center
(Natural Resources)
622 Main St.
(Purchasing, Transportation & Parking Services)
Wills Hall
Chittenden Hall
Buckham Hall
Marsh Life Science Building
Terrill
(Animal & Food Sci. & Nutritional Sci.)
590 Main St.
Museum Visitors Parking
Fleming
Kalkin Hall
(Business Administration)
Bailey/Howe Library
(Library & Media Services)
Perkins
(Geology)
Mansfield House
Angell
(Lafayette and Old Mill Halls under renovation from May 1995 to August 1997)
Carrigan Dairy Bar
University Store
Visitors Parking
Torrey Hall
Lafayette Hall
University Campus Center at Billings
Campus Center Theatre
Ira Allen Chapel
Billings Student Center
Royall Tyler Theatre
Morrill Hall
Reservoir
COLCHESTER AVENUE
MAIN STREET
UNIVERSITY TERRACE
UNIVERSITY HEIGHTS
Pedestrian Underpass
601 Main St.
Adams Building
(Div. of Agriculture-Nat. Res. & Extension)
589 Main St.
(Nolin House; Center for Research on Vermont)
Living/Learning Complex
Tupper Hall
Marsh Hall
Austin Hall
Center for Career Development
Catholic C
(Newman C
UNIVERSITY PLACE
Campus Green
Pomeroy Hall
481 Main St.
(Classics & Religion)
475–479 Main St.
(Economics)
178 S. Prospect St.
194 S. Prospect
(Admissions Office)
461 Main St.
Allen House
31 So. Prospect St. (Sociology Dept.)
Nicholson
(Student Affairs)
SOUTH PROSPECT STREET
Fletcher Allen Health Care
(DeGoesbriand Campus)
Student Health Center
109 So. Prospect St.
Visitors Parking
109 So. Prospect St. Annex
426 Main St.
Wheeler House
(History)
Wheeler House Barn
Englesby (President's Residence)
151 S. Prospect St.
(Environmental Program)
ROBINSON PARKWAY
HENDERSON TERRACE
308 S. Prospect
SOUTH PROSPECT STREET
COLLEGE STREET
MAIN STREET
MAPLE STREET
SUMMIT STREET
34 S. Williams St.
Women's Center
70 S. Williams St.
(Philosophy Building)
SOUTH WILLIAMS STREET
146 S. Williams St.
University of Vermont Campus
Academic/Administrative Build
Residence Halls
Parking

State of Vermont
Advisory Council on Historic Preservation
135 State Street
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Montpelier, Vermont
05633-1201

MINUTES

June 6, 1996

Members Present:	Thomas Keefe, Chair, Historic Architect Dr. Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian William Finger, Citizen Member Holly Ernst Groschner, Citizen Member (arrived at 10:45 am) Kimberly Zea, Historian/Citizen Member (left at 2:18 pm)
Member Absent:	David Lacy, Prehistoric and Historic Archeologist
Staff Present:	Townsend H. Anderson, State Historic Preservation Officer Nancy Boone, Architecture Section Chief Lanora Preedom, Administrative Assistant Giovanna Peebles, State Archeologist (11:25 am - 1:15 pm) Tina Ruth, Staff Attorney (11:10 am - 12:15 pm) Kent Penfield, Attorney Intern
Other Present:	John Forrest, Lyndon Institute Richard Lawrence, Trustee, Lyndon Institute Robert Holdridge, Architect, UVM Jay Austin, Yotch Chicken Barn, Jericho

The meeting was called to order by the Chair at 9:37 am. It was held at the University of Vermont, Kalkin Hall, Severance Conference Room, Burlington, Vermont.

I. Minutes

Dr. Andres made the motion, seconded by Mr. Donath that the minutes be accepted. Dr. Andres said to change page 2, III, from Dr. Andres, to Mr. Gilbertson said he will bring ... . The motion passed unanimously and the minutes were accepted as changed.

II. Confirmation of Meeting Dates

The following meeting dates were scheduled: July 25 in Montpelier; August 22 (tentatively), and September 19 in Woodstock.

III. Continuation of Discussion of Council's Issues and Priorities

A. Relationship with State Agencies - Nancy Boone passed out information on the relationship of the Division for Historic Preservation with the Agency of Transportation, Department of State Buildings, and Department of Labor and Industry for the Council members to review (attached). Outlines for Education, VHCB and UVM/State Colleges are still outstanding. The Council would like to meet with someone from Labor and Industry to have them explain the new legislative mandate. Ms. Boone indicated she was planning such a joint meeting with Agency and Labor and Industry staff which would include approximately 24 people. Ms. Boone will inform the Council when this meeting has been scheduled.

Mr. Anderson mentioned that the RFP for Newport has gone out since the last meeting, that State Buildings is trying to do the right thing and is keeping in touch with the Division.

Mr. Keefe suggested that there be an "Old Business" section on the agenda to discuss any business from previous meetings which may come up.

III. B. Relationship to the Division - Mr. Keefe started with the questions; what does the Council delegate to the Division, is the Council's role to just advise the Division, what is the Council's role? Holly Groschner asked if perhaps Mr. Anderson or Ms. Boone could discuss the history of the relationship of the Council to the Division. Ms. Boone started with the early 70's when the Council approved the National and State Register nominations and grants, but didn't deal with a lot of controversy. In the 80's the Council's role became more interesting. They became more interested in pertinent preservation issues, environmental review, and the division had more programs which also increased the Council's involvement. The 90's has seen a Council which wants to be a more independent power and more influential in preservation. Extensive discussion followed. Ms. Groschner finished by saying that the Advisory Council should be pro-active in framing their activity under 22 V.S.A. and they should spell out their interpretation of the law, their mission statement and implementation.

Tina Ruth explained to the members that the Board does not set preservation policy under 22 V.S.A. - they advise the SHPO and comment on Division actions and policies. Ms. Ruth also told the Council to think about the form of their relationship with the Division. What is the best process, clarify what they want in the rules, who is going to use the rules. Ms. Ruth reiterated that they make sure this is the correct route to take, because it is very expensive to amend rules.

Mr. Kent Penfield then explained his role as an intern at the Division. He explained he would like to have a contact person on the Council, and that he would have a rough draft of the rules to them at the July 25 meeting. Ms. Groschner agreed to be the point person for the Council.

There will be further discussion of this issue (issue #2).

IV. Environmental Review

A. FERC Follow-up - Giovanna Peebles discussed impact of hydro projects in Vermont. She presented a sheet on "Vermont State Historic Preservation Office's Principles Relating to Hydro-Relicensing" for the Council's review and discussed each point (attached). There was also discussion on public education as it pertains to archeology and how/where the fees collected should be spent. It was suggested that perhaps a trust fund could be set up and interested parties could compete for the money through an application process.

Barn Grant

This item was not on the agenda but came up as an emergency. The Evans Grist Mill barn grant recipient did not use all their money. Therefore, the Council needs to vote on the use of the remaining money. The actual cost of the roof repairs for the grist mill in Clarendon was $1,061.50 under the bid. The owner wants to use the remaining money on the grain storage building on the property. Division staff feels that because this is another building the extra money should be given to the first alternate, the Bisson Barn who applied for $7,500 toward a $15,000 foundation project. Mr. Donath made the motion that the Council take into consideration the staff suggestion and the money be given to the first alternate, the Bisson Barn, seconded by Dr. Andres, and voted unanimously.

V. SHPO Report

- Mt. Independence Visitor Center grand opening will be July 27. They already had an opening for the Town - about 100 people attended and were impressed. Audrey did a great job!
- Monday June 4, was the Agency Retreat (strategy session). The emphasis was on community development - the Secretary takes historic resources seriously.
- The Division is in the process of setting priorities. There are lots of demands on staff time -- there is a need for administrative support for the sites.
- Rules and regulations are a high priority for the Agency

- Legislation - the Division got everything we wanted this session
- The Heritage Tourism Position Paper should come out this month

IV. B. Lyndon Institute Barn - Mr. John Forrest from Lyndon Institute and Mr. Richard Lawrence a trustee from Lyndon Institute appeared before the Council to request permission to dismantle the Prescott Barn. Mr. Forrest cited safety reasons as the primary reason to have the barn removed. He also said that repair of the barn, is not a priority for the Institute and that the cost of repair would be a financial burden on the Institute. The Council questioned whether there were other uses for the barn if it were moved to a different location on the Institute's property. It was mentioned by Mr. Forrest that the school has 30 buildings and the barn is not a priority for them He said they have two people who are interested in dismantling the barn and rebuilding it at a different location. The Council also questioned the barn's location on the property, how it affects the streetscape, its relationship to the house, and how much existing documentation there is. Questions that need to be considered are; is it historic, is it adverse, and if there is adverse effect is it undue? Mr. Donath said that he feels the barn is historically significant and made a motion that this building be considered eligible for the State Register of Historic Places, seconded by Ms. Groschner. The vote was four in favor, one abstention. The motion passed.

Further discussion ensued regarding whether dismantling would be an adverse effect on the structure, and if the context of the structure would still be there. It was felt that the context was a village, and there was no other contextual significance. Mr. Keefe requested that the Institute provide the Council with better pictures of the adjacent property, and would like Mr. Forrest and Mr. Lawrence to return to the Council on July 25 with better contextual information. Because it was indicated by the Institute that time is of the essence, the Council had a discussion on various ways to respond in a shorter timeframe. Because July 25 is six weeks away, Mr. Forrest asked if they could call the Institute and have pictures faxed and then resume later in the day. The Council decided if Mr. Forrest could get acceptable pictures faxed immediately, they would reconvene on this issue in the afternoon.

VI. Tour "The Old Mill" Rehabilitation Project

Mr. Robert Holdridge from Architecture and Engineering Services at UVM arrived at 1:15 p.m. After giving a short history of the building and the work which has been done to date, he took the Council on a tour of the project.

IV. B. Continued

Ms. Zea made the motion to find that removal of the structure woud have an adverse impact on the site. No discussion. Three votes in favor, two opposed. Motion passed.

The Council viewed the pictures of the adjacent property which were faxed. Explanation of the streetscape and overall view of the building was discussed.

Mr. Finger made the motion that it will have an undue adverse effect. Seconded by Ms. Zea. Discussion followed on document and destroy. Where are the archives. Does the institute have a place for the documentation. Ms. Zea pointed out that perhaps the building can be used for some generic purpose. Mr. Finger said he feels people are missing the point; that it would be better to have the building dismantled and reconstructed somewhere else than to just let it fall down. This resulted in the following amended motion by Mr. Donath - Although it is an adverse effect if the building is dismantled, if the HABS/HAER standards for documentation are followed prior to removal, it is the consensus of the Council that the barn can be dismantled and reconstructed at another site. Also, the Institute should work with the Division to make sure documentation is done thoroughly and properly. Seconded by Ms. Zea and voted unanimously.

VII. National Register Preliminary Review

A. Yotch Chicken Barn - Jericho - Mr. Jay Austin appeared before the Council regarding his request to have the chicken barn approved for nomination to the National Register. Mr. Austin would like to rehab the chicken barn to use as a warehouse for packaging material and would like to apply for the RITC. Ms. Boone read verbatim a letter from Mr. Austin and passed around photos for the Council to view. The question before the Council is whether the Yotch Chicken Barn meets the criteria for "exceptional" because it is not 50 years old. Discussion followed regarding the number of comparable barns there are in the state, is this a great example of a specific form of agricultural property. Mr. Austin defended the property as exceptional because of the abundance of windows, that it is definitely south facing, it is clear span, and has the original 50's equipment still in place. Ms. Boone stated that a rare, surviving example, does not make a property exceptional. Ms. Groschner made the motion to accept the property under the exceptional criteria. The motion was not seconded.

Mr. Finger made the motion that this building appears eligible to be nominated to the National Register. Seconded by Dr. Andres. Discussion followed regarding researching the significance as thoroughly as possible before doing the nomination work, and perhaps

checking with the Barn Again Program for possible funding for this building. There was qualified consensus of the Council to proceed with the nomination to the National Register.

B. Westfield Graded School - Nancy presented slides to the council and explained the project. The question before the council is if the existing modern casement windows are replaced by the original windows will this project be eligible for the National Register. Presently the windows do not meet National Register Criteria. There was discussion regarding the overall appearance of the building. It was also indicated that they intend to add an access ramp and put a kitchen shed on the full length of the back. Ms. Groschner questioned if changes to the interior affected the eligibility of the school. It was indicated that some interior changes are acceptable. It was the consensus of the Council that the school would be National Register eligible based on their willingness to restore the windows to the 1920's appearance and meet the registration requirements for the school property type under the Educational Resources of Vermont MPDF.

C. East Clarendon Railroad Station - The Council looked at a photograph of this proposed restaurant project. It was the consensus of the Council that it appears eligible for the National Register.

The meeting was adjourned by the Chair at 4:30 p.m.

Submitted,

Lanora B Preedom

Lanora Preedom
Division for Historic Preservation

Attachments

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Thursday, July 25, 1996 at 9:30 a.m. The meeting will be held in Conference Room #3, 133 State Street (basement of the Agency of Transportation), Montpelier, Vermont.

AGENDA

I.	Minutes	9:30 a.m.
II.	Confirmation of August, September, and October meeting dates Updates from previous meetings	9:40 a.m.
III.	Continuation of Discussion of Council's Issues and Priorities A. Relationship with State Agencies B. Relationship with the Division for Historic Preservation C. Rules and Regulations Update - Report on State Agency Forum and on Archeology Forums	9:45 a.m.
IV.	SHPO Report (written report to be distributed)	12:00
V.	Historic Preservation Grant - St. Johnsbury Athenaeum	12:05
VI.	Environmental Review A. Barton Motors, Barton (Demolition, Act 250) B. Summary of sign-off by Chairman Keefe of West Rutland School renovations C. Johnson Elementary School Renovations and Addition	 12:10 12:35 12:45
VII.	National Register Preliminary Review - A. 316 and 318 Safford St., and 1-3 and 4-13 Carrigan La., Bennington B. 191 Canal Street, Brattleboro C. District #5 Schoolhouse, Stratton D. Mathewson Block, Lyndonville E. Simon Pearce Barn, Windsor F. Freeman House, Cavendish	 1:10
VIII.	Other Business A. Administration of the Preservation Grant Programs	2:30
IX.	Old Business	

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

July 25, 1996

Members Present:	Thomas Keefe, Chair, Historic Architect Dr. Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian William Finger, Citizen Member David Lacy, Prehistoric and Historic Archaeologist Holly Ernst Groschner, Citizen Member Kimberly Zea, Historian/Citizen Member (left at 2:05 PM)
Staff Present:	Townsend Anderson, SHPO Nancy Boone, Architecture Section Chief Lanora Preedom, Administrative Assistant Giovanna Peebles (10:00 am - 11:15 am) Kent Penfield (10:00 am - Noon) Curtis Johnson (10:00 am - 2:15 pm) Eric Gilbertson (12:05-3:42 pm) Elsa Gilbertson (1:10 pm - 2:15 pm)
Others Present:	Emily Wadhams, Historic Preservation Consultant (12:45 - 1:10 pm) John Hemmelgarn, Black River Design (12:45 - 1:10 pm) Richard Ewald, Historic Preservation Consultant (1:15 pm - 2:00 pm)

The monthly meeting of the Vermont Advisory Council on Historic Preservation commenced at 9:40 a.m. in the conference room at the Division's office, 135 State Street, Montpelier, Vermont.

I. Minutes - Dr. Andres made the motion to accept the minutes, seconded by Ms. Zea. Mr. Lacy noted that the time he left should be removed because he was absent. Voted unanimously as amended.

II. Meeting Dates - The following meeting dates were set: there will be no August meeting. September 19 at the Mount Independence Visitor Center in Orwell, October 24 in Woodstock.

III. Continuation of Discussion of Council's Issues and Prioriies

A. Relationship with State Agencies - Kent Penfield was asked for progress regarding rulemaking. Mr. Penfield indicated that rules and regulations will codify the relationship of the Council to the Division. Discussion followed regarding history and updating the Council on progress. Ms. Groschner said that what the Council is trying to determine is what they look at, not look at, and what the relationship is with the Division. There was discussion regarding the true meaning of the law and if it is administrable. Is the burden assumable or should it be delegated? The Council decided to look at each regulation and: 1. identify the function, 2. identify reliance on the Division, and 3. whether the funciton is subject to the rules. Discussion on 22 V.S.A., Section 742 (a)-(c) followed. (Attached is an outline of the discussion which was recorded on a flipchart by Giovanna Peebles.)

At this time Ms. Groscher brought up the subject of the August meeting - she made a motion to have a meeting in August, seconded by Mr. Lacy. The motion did not pass - the vote was 1 in favor and 5 against.

Discussion followed regarding workload and lapse in time between meetings making follow-up difficult. Mr. Anderson suggested that if it would be helpful he would try to provide a detailed summary of what was accomplished at the meeting - where they're at and what's next.

V. Historic Preservation Grant - St. Johnsbury Athenaeum

The Council received a letter from the St. Johnsbury Athenaeum previous to the meeting. Eric Gilbertson was present to answer questions from the Council. The Athenaeum is requesting an extension of the completion date for their restoration Grant. After a brief discussion, Mr. Finger made the motion to extend the grant deadline to December 1, 1997, seconded by Ms. Zea and voted unanimously.

IV. SHPO Report

- Mr. Anderson reported on the NCSHPO meeting in Deluth. He said there is a big focus on Section 106, revised regs, and property rights among other things.

- Labor and Industry codes for historic buildings are underway.

- Still working on the Rules and Regulations - Mr. Finger commended Ms. Peebles, Ms. Ruth, and Mr. Penfield for handling the Archeology Forum.

- Calvin Coolidge State Historic Site was an Editor pick by Yankee Magazine as a "must see" site.

- Mt. Independence Visitors Center will open on Saturday.

Ms. Groschner made a comment that an Advisory Council member(s) should be notified 30 days in advance of the forums. They should attend so they can be aware of what the public input/perception is.

VI. Environmental review

B. Summary of sign-off by Chairman Keefe of West Rutland School renovations - While Mr. Keefe explained his decision regarding the West Rutland School application and their request for an expedited decision, the council reviewed the project. Mr. Keefe was asked to review the proposal and signed off on behalf of the Council that pursuant to Title 22 VSA 14, Section 742 (a)(7) the proposed school project will not have an adverse effect on the historic property which is listed on the State Register. The Council agreed this was a timely and appropriate response.

A. Johnson Elementary School Renovations and Addition - Ms. Emily Wadhams, Historic Preservation Consultant and Mr. John Hemmelgarn, Black River Design appeared before the Council. Ms. Wadhams presented slides and explained the proposed project. The district is proposing to rehabilitate and construct a new addition so the building can continue to be used as an elementary school. Discussion followed. Mr. Keefe asked if all the windows were in uniformly bad condition or if they ranged? Mr. Hemmelgarn said they range, but none are in good condition. They are going to use Marvin Magnum wood, clear finish with thick sill, which will appear similar to the existing windows. They will also be replacing interior doors because they need to have a glass panel. Each classroom will maintain one wall for woodworking (wainscoting, etc.). Mr. Donath made the motion that the council comment that they endorse the approach to the rehabilitation/renovation of the school, seconded by Mr. Finger, voted unanimously.

VII. National Register Preliminary Review

A. 316 and 318 Safford Street, and 1-3 and 4-13 Carrigan Lane, Bennington - Ms. Wadhams passed out a locator map and gave the background of the four buildings which the Bennington Regional Affordable Housing Coalition would like to

rehabilitate to use for affordable housing. The buildings are vernacular with Italianate elements (including rails), and peaked lintels. All roofs are slate, the foundations are stone. The buildings are being presented as a district under Criterion C. Ms. Boone read verbatim a letter from the Town of Bennington CLG in support of this nomination to the National Register. After a brief discussion it was the consensus of the Council that this property (four buildings) appears eligible for nomination to the National Register.

B. 191 Canal Street, Brattleboro. Mr. Ewald passed around a letter, map and photographs and explained that this house was purchased in 1926 and in 1934 was mortgaged to the Homeowners Loan Corporation. The house is stucco and metal lathe, slate roof, original windows and many interior features. It would be nominated to the National Register for his local significance. The proposed use of the building would be for offices. Discussion followed regarding intactness of building, its positive aspect on the streetscape, and the reflection of its type in this area. The council reminded Mr. Ewald that it is important to properly document the building as a standalone structure. It was the consensus of the council that this building appears eligible for nomination to the National Register.

C. District #5 Schoolhouse, Stratton - Ms. Gilbertson passed out the survey sheet and photographs. This schoolhouse is being presented to be placed on the State Register and to be determined eligible for the National Register. Ms. Gilbertson indicated that it is similar to Schoolhouse #1 owned by the Green Mountain National Forest in Somerset which is listed on the National Register. It had been moved a short distance up the road to a similar location. Ms. Gilbertson said it clearly meets the registration requirement for schoolhouse property type. Dr. Andres made a motion that this property be placed on the State Register, seconded by Mr. Lacy and voted unanimously. It was also the consensus of the Council that this property appears eligible for the National Register.

Non-agenda Item - Townshend Town Hall - Ms. Gilbertson presented the survey form to the Council. They concurred that the town hall appears eligible for the National Register; it meets the registration requirements for the town hall property type under the Historic Government Buildings in Vermont MPDF.

D. Mathewson Block, Lyndonville - Mr. Johnson passed around information and presented slides regarding the Mathewson Block. It is an 1869 commercial building which is the terminous of the community of Lyndonville. The Gilman Housing Trust would like it nominated to the National Register under Criterion A. It was the first commercial block built in Lyndonville after the railroad was built and has great exterior significance. Dr. Andres indicated that it could be

nominated to the National Register under Criterion A and C if it is restored. It was the consensus of the Council that this block appears eligible for nomination to the National Register.

VI. Environmental Review

A. Barton Motors - This matter has been brought to the Council because a building was demolished without going through Act 250. There has been a hearing scheduled by the District Commission and the Division has been asked to submit comments under Criterion 8 and Act 250. Therefore, the Division requests determination from the Council if the demolished house was historically significant and if the impact was adverse. Ms. Boone passed around photographs and read excerpts from a letter by the owner of the property. Ms. Boone explained the significance of the building while the Council viewed slides. After extensive discussion Mr. Donath made the following motion: Based on information available for the Council's review, there appears to be an eligible historic district centered around the triangular village green of which the building that is now missing would have been a contributing structure by virtue of its corner position on the triangular green, its late 19th century sidehall massing, its extensive Colonial Revival porch, and window details appropriate to the period. Therefore, the Advisory Council determines the house to have been historically significant, under Criteria 2 and 3 of the State Register of Historic Places criteria. It was seconded by Mr. Finger and voted unanimously.

Ms. Boone asked the Council if they felt the building was individually eligible for the State Register. It was voted, five in favor and one against that there was not enough information to make that determination.

Ms. Groschner indicated that the Council now needs to determine if there is undue adverse impact. Since the Council has determined the building to be historically significant the Division can now pursue comments which find the proposed demolition to be an undue adverse impact. Ms Groschner made the motion that the Division participate in the review of this Act 250 application process and assess the impact on this historic resource and enter into resolution of suitable mitigation. Seconded by Mr. Finger. The motion passed with four in favor (Ms. Zea left at 2:05 pm) and Mr. Lacy abstaining.

Non-agenda item - Mr. Keefe brought to the attention of the Council that Mr. Donath, Mr. Finger and Ms. Zea's terms have expired and asked them each if they were interested in continuing on the Council. They all said yes. Pursuant to 22 V.S.A. Section 741 (b): "The members shall serve for terms of three years or until their successors are appointed."

Ms. Boone followed up with a memo to the Governor's office requesting their reappointment.

VIII. Other Business

A. Administration of the Preservation Grant Programs - Mr. Anderson started by explaining that the Division is looking at options for administration of these programs because the Grant Administrator position was eliminated effective June 30. The Division still has the obligation to administer the program which the Legislature funded at $150,000 for the regular grant program (non-profits and municipalities) and $50,000 for the Barn Grant Program. Mr. Gilbertson suggested that technical assistance be separated from the grants administration - this may be an assumable solution. Mr. Gilbertson passed out copies of the RFP and explained the process to the Council. Extensive discussion followed. Mr. Gilbertson will take into consideration the suggestions, incorporate the changes and the RFP will be sent out shortly.

B. Park-McCullough House - Mr. Lacy asked for an update on the Park-McCullough House. Mr. Anderson told the Council that they are still open and have a new board. Park-McCullough House has also been doing some new promotion and advertising. As far as Mr. Anderson knows they are up and running.

The meeting was adjourned by the Chair at 3:42 p.m.

Submitted by:

Lanora B. Preedom
Division for Historic Preservation

STEPHEN PITKIN

PO BOX 257
ALBANY, VERMONT 05820
PHONE/FAX 802-755-6772

RECEIVED
MAY 29 '96
Black River Design

May 28, 1996

John Hemmelgarn
Black River Design
73 Main Street
Montpelier, Vermont 05602
FAX 802-223-1132

Re. Johnson School Windows

Dear John,

Please find with this letter four comparative estimates for window repair or replacement. The comparative estimates are based on contractor's cost and do not include costs associated with general conditions, overhead and profit or contingency. Please note that the option to rebuild the existing windows would require a greater contingency than the new window options.

OPTION 1 - Rebuild existing windows including;

- Replacing all exterior trim.
- Salvaging interior trim to the extent possible.
- New window jambs, parting beads and stops.
- Replace rotting sash as required (30%).
- Strip paint and old window putty.
- Minor repairs to sash.
- Re-glaze as required.
- Replace rotting sills as required (20%)
- Affix top sash in place.
- Re-work and rebuild sash weights for lower sash.
- Insulate and caulk sash weight pocket to the extent possible.
- New triple track storm windows.
- Painting

OPTION 2. - Replace existing windows with new units which have insulating glass and historic simulated divided lights, including the following;

- Replacing all exterior trim.
- Salvaging interior trim to the extent possible.
- New window unit.
- Fully insulated jamb space.
- Painting

OPTION 3- Replace existing windows with new units which are single glazed and have true divided lights with energy panels , including the following;

- Replacing all exterior trim.
- Salvaging interior trim to the extent possible.
- New window unit.
- Fully insulated jamb space.
- Painting

OPTION 4 - Install new replacement sash having insulating glass, historic simulated divided lights and including the following;

- Replacing all exterior trim.
- Salvaging interior trim to the extent possible.
- New window unit.
- Fully insulated jamb space.
- Replace rotting sills as required (20%)
- New window jambs and stops.
- Painting

Please contact me if you have any questions.

Sincerely,

Stephen Pitkin

Stephen Pitkin

RUN D[illegible] 5/28/96
TIME8:00 AM

ESTIMATE [illegible]MMARY

STEPHEN [illegible]KIN
Construction Co[illegible]tant

PROJECT		JOHNSON SCHOOL WINDOWS						BID DATE	date			
DATE		5/26/96										
DIVISION	1	REBUILD EXIST WINDOW						ESTIMATOR	Stephen Pitkin			
DESCRIPTION		UNIT	QUANTITY	MATERIALS			LABOR			SUBCONTRACT		TOTAL
				UNIT PRICE	AMOUNT	UNIT M.H	TOTAL M.H.	RATE	AMOUNT	UNIT PRICE	AMOUNT	
remove stops and parting		lf	36		$0	0.01	0.36	19	$7		$0	$7
remove sash		ea	2		$0	0.1	0.2	19	$4		$0	$4
remove interior casing for reuse		lf	18		$0	0.015	0.27	19	$5		$0	$5
remove exterior casing		lf	18		$0	0.013	0.234	19	$4		$0	$4
remove interior stool		lf	4		$0	0.015	0.06	19	$1		$0	$1
remove all sills		ea	1		$0	0.25	0.25	19	$5		$0	$5
remove jambs		lf	18		$0	0.013	0.234	19	$4		$0	$4
remove and dispose of old storm		ea	1		$0	0.5	0.5	19	$10		$0	$10
dip and strip 70-% all sash			0.7	90	$63		0	19	$0		$0	$63
re-glaze 70%			0.7		$0		0	19	$0	40	$28	$28
replace 30% of all sash			0.3	495	$149		0	19	$0		$0	$149
minor repairs 80% all sash			0.8	5	$4	0.75	0.6	19	$11		$0	$15
80% new 5/4 jamb routed for parting bead		lf	16	2.6	$42	0.03	0.48	19	$9		$0	$51
20% new sills 3 x 6 clear pine		lf	0.8	4.5	$4		0	19	$0		$0	$4
50% new interior stops		lf	8	0.45	$4		0	19	$0		$0	$4
10 % interior casing		lf	2.4	3.5	$8		0	19	$0		$0	$8
transport sash for dip			0.8		$0	0.9	0.72	19	$14		$0	$14
disposal fees		ea	1		$0		0	19	$0	8	$8	$8
					$0		0	19	$0		$0	$0
build window frames		lf	24		$0	0.06	1.44	19	$27		$0	$27
install window frames		ls	1		$0	0.4	0.4	19	$8		$0	$8
new exterior trim 5/4 x6 clear		lf	20	2.6	$52	0.03	0.6	19	$11		$0	$63
install sash weights with new cords		ls	2		$0	0.35	0.7	19	$13		$0	$13
fix top sash		ea	1		$0	1.5	1.5	19	$29		$0	$29
hang lower sash		ea	1		$0	0.4	0.4	19	$8		$0	$8
install window stool		lf	4		$0	0.05	0.2	19	$4		$0	$4
install parting bead		lf	20		$0	0.02	0.4	19	$8		$0	$8
install interior stops		lf	20		$0	0.03	0.6	19	$11		$0	$11
interior casing and apron		lf	24		$0	0.045	1.08	19	$21		$0	$21
weather strip			28	0.35	$10	0.035	0.98	19	$19		$0	$28
new storm window		ea	1	158	$158	1.25	1.25	19	$24		$0	$182
paint		ea	1		$0		0	19	$0	65	$65	$65
caulk and seal sash weight pocket		ls	1	18	$18	1	1	19	$19		$0	$37
					$0		0	19	$0		$0	$0
TOTALS					$511				$275		$101	$886
REBUILD EXIST WINDOW	1											$886

RUN D :5/28/96
TIME8:00 AM

ESTIMATE MMARY

STEPHEI TKIN
Construction Consultant

PROJECT JOHNSON SCHOOL WINDOWS
DATE 5/26/96
DIVISION 2 NEW WINDOW w/insulating glass

BID DATE date
ESTIMATOR Stephen Pitkin

DESCRIPTION		UNIT	QUANTITY	MATERIALS		LABOR				SUBCONTRACT		TOTAL
				UNIT PRICE	AMOUNT	UNIT M.H	TOTAL M.H.	RATE	AMOUNT	UNIT PRICE	AMOUNT	
					$0		0	19	$0		$0	$0
remove sash		ea	2		$0	0.1	0.2	19	$4		$0	$4
remove interior casing for reuse		lf	18		$0	0.015	0.27	19	$5		$0	$5
remove exterior casing		lf	18		$0	0.013	0.234	19	$4		$0	$4
remove interior stool		lf	4		$0	0.015	0.06	19	$1		$0	$1
remove all sills		ea	1		$0	0.25	0.25	19	$5		$0	$5
remove jambs		lf	18		$0	0.013	0.234	19	$4		$0	$4
remove and dispose of old storm		ea	1		$0	0.5	0.5	19	$10		$0	$10
disposal fees		ea	1		$0		0	19	$0	10	$10	$10
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
10 % interior casing		lf	2.4	3.5	$8		0	19	$0		$0	$8
					$0		0	19	$0		$0	$0
set new window		ea	1	583	$583	1.75	1.75	19	$33		$0	$616
insulate annular space		ls	1	5	$5	0.3	0.3	19	$6		$0	$11
new exterior trim 5/4 x6 clear		lf	20	2.6	$52	0.03	0.6	19	$11		$0	$63
exterior sill piece		lf	4	1.1	$4	0.06	0.24	19	$5		$0	$9
install window stool		lf	4		$0	0.05	0.2	19	$4		$0	$4
nterior casing and apron		lf	24		$0	0.045	1.08	19	$21		$0	$21
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
paint		ea	1		$0		0	19	$0	50	$50	$50
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
TOTALS					$653		5.918		$112		$60	$825
NEW WINDO w/insulating gla	2											$825

RUN D[illegible]5/28/96
TIME8:[illegible]AM

ESTIMATE [illegible]MMARY

STEPHEN [illegible]TKIN
Construction Co[illegible]tant

PROJECT			JOHNSON SCHOOL WINDOWS					BID DATE		date		
DATE			date									
DIVISION		3	NEW WINDOW w/energy panel					ESTIMATOR		Stephen Pitkin		
DESCRIPTION		UNIT	QUANTITY	MATERIALS			LABOR			SUBCONTRACT		TOTAL
				UNIT PRICE	AMOUNT	UNIT M.H	TOTAL M.H.	RATE	AMOUNT	UNIT PRICE	AMOUNT	
					$0		0	19	$0		$0	$0
emove sash		ea	2		$0	0.1	0.2	19	$4		$0	$4
emove interior casing for reuse		lf	18		$0	0.015	0.27	19	$5		$0	$5
emove exterior casing		lf	18		$0	0.013	0.234	19	$4		$0	$4
emove interior stool		lf	4		$0	0.015	0.06	19	$1		$0	$1
emove all sills		ea	1		$0	0.25	0.25	19	$5		$0	$5
emove jambs		lf	18		$0	0.013	0.234	19	$4		$0	$4
emove and dispose of old storm		ea	1		$0	0.5	0.5	19	$10		$0	$10
isposal fees		ea	1		$0		0	19	$0	10	$10	$10
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
10 % interior casing		lf	2.4	3.5	$8		0	19	$0		$0	$8
					$0		0	19	$0		$0	$0
et new window		ea	1	568	$568	1.75	1.75	19	$33		$0	$601
nsulate annular space		ls	1	5	$5	0.3	0.3	19	$6		$0	$11
ew exterior trim 5/4 x6 clear		lf	20	2.6	$52	0.03	0.6	19	$11		$0	$63
xterior sill piece		lf	4	1.1	$4	0.06	0.24	19	$5		$0	$9
nstall window stool		lf	4		$0	0.05	0.2	19	$4		$0	$4
nterior casing and apron		lf	24		$0	0.045	1.08	19	$21		$0	$21
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
aint		ea	1		$0		0	19	$0	50	$50	$50
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
TOTALS					$638				$112		$60	$810
NEW WINDOW w/energy pane	3											$810

RUN D E5/28/96
TIME8:00 AM

ESTIMATI IMMARY

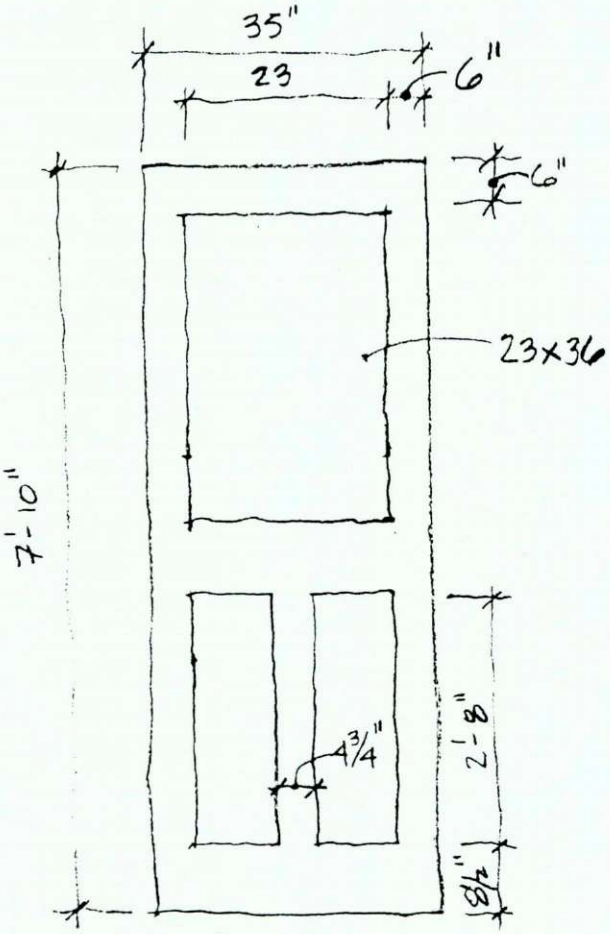
STEPHE 'TKIN
Construction Consultant

PROJECT JOHNSON SCHOOL WINDOWS
DATE 5/27/96
DIVISION 4 SASH REPLACEMENT KITS

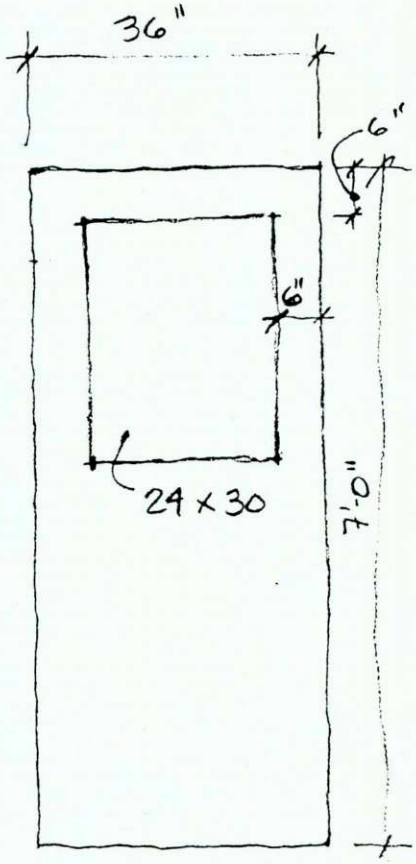
BID DATE date
ESTIMATOR Stephen Pitkin

DESCRIPTION		UNIT	QUANTITY	MATERIALS		LABOR				SUBCONTRACT		TOTAL
				UNIT PRICE	AMOUNT	UNIT M.H	TOTAL M.H.	RATE	AMOUNT	UNIT PRICE	AMOUNT	
remove stops and parting		lf	36		$0	0.01	0.36	19	$7		$0	$7
remove sash		ea	2		$0	0.1	0.2	19	$4		$0	$4
remove interior casing for reuse		lf	18		$0	0.015	0.27	19	$5		$0	$5
remove exterior casing		lf	18		$0	0.013	0.234	19	$4		$0	$4
remove interior stool		lf	4		$0	0.015	0.06	19	$1		$0	$1
remove all sills		ea	1		$0	0.25	0.25	19	$5		$0	$5
remove jambs		lf	18		$0	0.013	0.234	19	$4		$0	$4
remove and dispose of old storm		ea	1		$0	0.5	0.5	19	$10		$0	$10
80% new 5/4 jamb		lf	16	2.6	$42		0	19	$0		$0	$42
20% new sills 3 x 6 clear pine		lf	0.8	4.5	$4		0	19	$0		$0	$4
10 % interior casing		lf	2.4	3.5	$8		0	19	$0		$0	$8
disposal fees		ea	1		$0		0	19	$0	10	$10	$10
build window frames		lf	24		$0	0.06	1.44	19	$27		$0	$27
install window frames		ls	1		$0	0.4	0.4	19	$8		$0	$8
new exterior trim 5/4 x6 clear		lf	20	2.6	$52	0.03	0.6	19	$11		$0	$63
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
install window stool		lf	4		$0	0.05	0.2	19	$4		$0	$4
					$0		0	19	$0		$0	$0
install interior stops		lf	20		$0	0.03	0.6	19	$11		$0	$11
interior casing and apron		lf	24		$0	0.045	1.08	19	$21		$0	$21
					$0		0	19	$0		$0	$0
install tilt pack kit		ls	1	543	$543	2.25	2.25	19	$43		$0	$586
					$0		0	19	$0		$0	$0
insulate annular space		ls	1	5	$5	0.3	0.3	19	$6		$0	$11
install screen units		ls	1	6	$6	0.75	0.75	19	$14		$0	$20
paint		ea	1		$0		0	19	$0	50	$50	$50
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
					$0		0	19	$0		$0	$0
TOTALS					$660				$185		$60	$904
SASH REPLACEMENT KITS	0											$904

BLACK RIVER DESIGN 73 MAIN STREET MONTPELIER, VT 05602



NEW PANEL DOORS -
EXISTING CLASSROOMS



NEW FLUSH DOORS -
NEW ADDITION

DATE	6-2-96
SCALE	
REV.	

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

SURVEY NUMBER: 0806-27

NEGATIVE FILE NUMBER: 80-A-256
81-A-163

UTM REFERENCES:
Zone/Easting/Northing
18/ 684,385/ 4,945,020

U.S.G.S. QUAD. MAP: Hyde Park 1:62,500

PRESENT FORMAL NAME: Johnson Elementary School

ORIGINAL FORMAL NAME: Johnson Graded School

PRESENT USE: school

ORIGINAL USE: school

ARCHITECT/ENGINEER: unknown

BUILDER/CONTRACTOR: unknown

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ■
Fair ☐ Poor ☐

STYLE: Queen Anne / Colonial Revival

DATE BUILT: 1895

COUNTY: Lamoille

TOWN: Johnson

LOCATION: School Street

COMMON NAME: Johnson Elementary School

FUNCTIONAL TYPE: school

OWNER: Town of Johnson

ADDRESS: Johnson, Vt.

ACCESSIBILITY TO PUBLIC:
Yes ■ No ☐ Restricted ☐

LEVEL OF SIGNIFICANCE:
Local ☐ State ■ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ■ Concrete ☐ Concrete Block ☐
2. Wall Structure
   a. Wood Frame: Post & Beam ☐ Balloon ■
   b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
   c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ■ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐
   Bonding Pattern: Other:
4. Roof Structure
   a. Truss: Wood ■ Iron ☐ Steel ☐ Concrete ☐
   b. Other:
5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ■ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ■ Towers ■ Cupolas ☐ Dormers ■ Chimneys ■ Sheds ☐ Ells ☐ Wings ■ Bay Window ■ Other:

Roof Style: Gable ☐ Hip ■ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2½ with tower

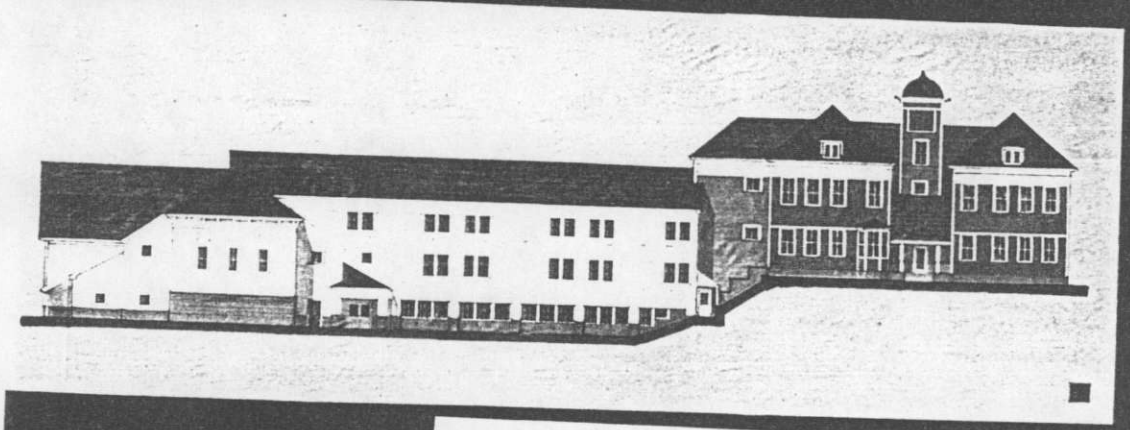
Number of Bays: 10x9

Entrance Location: center

Approximate Dimensions: 50'x60'

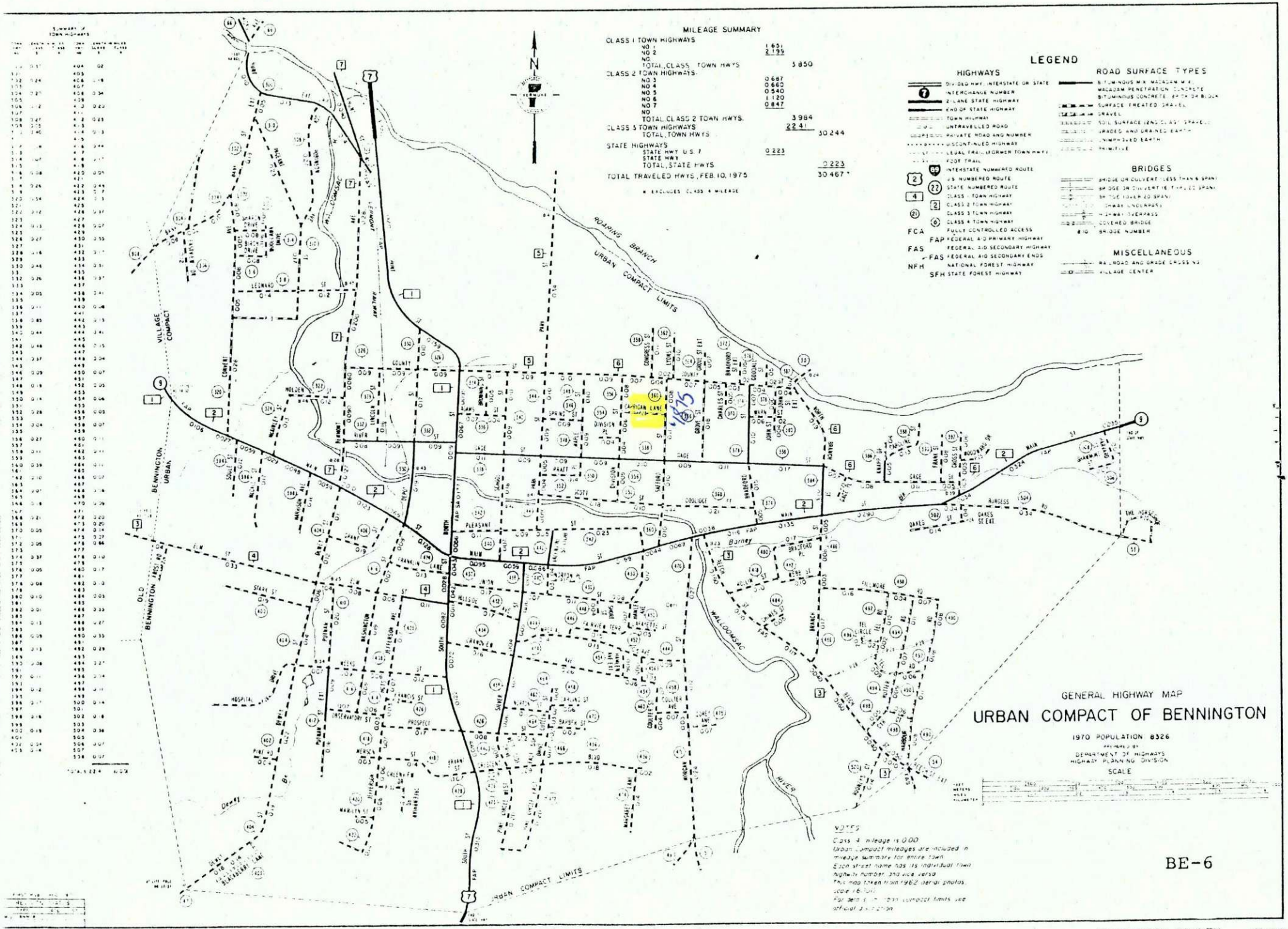
THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:
Positive ☐ Negative ☐
Mixed ☐ Other:



5. South Elevation of building with new addition
Johnson School, Johnson, Vt

POOR QUALITY
ORIGINAL


MILEAGE SUMMARY
CLASS 1 TOWN HIGHWAYS
NO. 1 1.651
NO. 2 2.199
NO.
TOTAL, CLASS 1 TOWN HWYS 3.850
CLASS 2 TOWN HIGHWAYS
NO. 3 0.687
NO. 4 0.660
NO. 5 0.540
NO. 6 1.120
NO. 7 0.847
NO.
TOTAL, CLASS 2 TOWN HWYS. 3.984
CLASS 3 TOWN HIGHWAYS 22.41
TOTAL, TOWN HWYS 30.244
STATE HIGHWAYS
STATE HWY U.S. 7 0.223
STATE HWY
TOTAL, STATE HWYS 0.223
TOTAL TRAVELED HWYS, FEB. 10, 1975 30.467 *
* EXCLUDES CLASS 4 MILEAGE
LEGEND
HIGHWAYS
DIV. OLD HWY., INTERSTATE OR STATE
INTERCHANGE NUMBER
2-LANE STATE HIGHWAY
END OF STATE HIGHWAY
TOWN HIGHWAY
UNTRAVELLED ROAD
PRIVATE ROAD AND NUMBER
DISCONTINUED HIGHWAY
LEGAL TRAIL (FORMER TOWN HWY)
FOOT TRAIL
INTERSTATE NUMBERED ROUTE
US NUMBERED ROUTE
STATE NUMBERED ROUTE
CLASS 1 TOWN HIGHWAY
CLASS 2 TOWN HIGHWAY
CLASS 3 TOWN HIGHWAY
CLASS 4 TOWN HIGHWAY
FCA FULLY CONTROLLED ACCESS
FAP FEDERAL AID PRIMARY HIGHWAY
FAS FEDERAL AID SECONDARY HIGHWAY
FAS FEDERAL AID SECONDARY ENDS
NFH NATIONAL FOREST HIGHWAY
SFH STATE FOREST HIGHWAY
ROAD SURFACE TYPES
BITUMINOUS MIX MACADAM MIX
MACADAM PENETRATION CONCRETE
BITUMINOUS CONCRETE
SURFACE TREATED GRAVEL
GRAVEL
SOIL SURFACE (2ND CLASS GRAVEL)
GRADED AND DRAINED EARTH
UNIMPROVED EARTH
PRIMITIVE
BRIDGES
BRIDGE OR CULVERT (LESS THAN 8' SPAN)
BRIDGE OR CULVERT (8' THRU 20' SPAN)
BRIDGE (OVER 20' SPAN)
HIGHWAY UNDERPASS
HIGHWAY OVERPASS
COVERED BRIDGE
BRIDGE NUMBER
MISCELLANEOUS
RAILROAD AND GRADE CROSSING
VILLAGE CENTER
ROARING BRANCH
URBAN COMPACT LIMITS
WALLOOMSAC RIVER
BENNINGTON URBAN
OLD BENNINGTON
VILLAGE COMPACT
NOTES
Class 4 mileage is 0.00
Urban Compact mileages are included in mileage summary for entire town.
Each street name has its individual town highway number and vice versa.
This map taken from 1962 aerial photos.
Code 16.0.01
For Title 5 T 23 Compact limits see official 2 V.S.A. 2139
GENERAL HIGHWAY MAP
URBAN COMPACT OF BENNINGTON
1970 POPULATION 8326
PREPARED BY
DEPARTMENT OF HIGHWAYS
HIGHWAY PLANNING DIVISION
SCALE
BE-6

RICHARD J. EWALD
(802) 869-2711 869-3411 (FAX)
email: ewaldia@sover.net

BEMIS HILL ROAD
WESTMINSTER WEST

RFD 3 BOX 895
PUTNEY, VERMONT 05346

July 19, 1996

Vermont Advisory Council on Historic Preservation:

This is to request a preliminary determination that the property at 191 Canal Street, Brattleboro, VT, appears eligible for inclusion in the National Register of Historic Places. On behalf of the property owner, Todd Enright, ECM Limited Corp., I am I am seeking this determination as a step toward fulfilling the requirements of the federal Rehabilitation Investment Tax Credit.

The building stands in a prominent corner location and faces Canal Street, a local main street (Vermont Route 5) which links downtown Brattleboro to Guilford and points south. It is a two-story, stuccoed residence with matching one-car garage, built c. 1926 in a style combining elements of the vernacular Prairie and Craftsman styles.

The property appears eligible for the National Register under Criterion C in that it embodies the distinctive characteristics of a type, period, or methods of construction. On both the exterior and interior, it retains virtually all of its distinctive architectural features. While Brattleboro Memorial Hospital has been constructed to its north, and some contempory strip development has been built to its south along Canal Street, the neighborhood around 191 Canal Street retains a significant number of residential properties built during the same period. Among similar "four square" residential properties in the neighborhood to the east and west of Canal Street, the property at 191 is among the least altered on its exterior. In my opinion, the property retains integrity of design, setting, workmanship, materials, feeling, and association.

According to deeds on file in the office of the Brattleboro Town Clerk, the property at 191 Canal Street was conveyed as "a certain piece of land" on August 7, 1926, to Mary A. Brooks. It was called Lot No. 3 on a plan of lots known as Cottage Heights, a subdivided development drawn to include lots on both sides of Belmont Avenue. On March 23, 1934, Mary A. Brooks of Brattleboro and Hermon V. Brooks of Boston, husband and wife, mortgaged the property to the Homeowners Loan Corporation. The transaction included "all heating, plumbing and lighting fixtures and equipment..." and required the Brooks to "keep all buildings erected...insured." Further research may document a more precise date of construction.

According to Brattleboro city directories in the 1940s, the property at that time was occupied by a number of apparently unrelated persons, suggesting that 191 Canal Street was a rooming house. When the current property owner took possession this year, the building had most recently been employed as a rooming house/apartment building. While several non-historic partitions had been put up, and while they slightly damaged some historic features, the plan of the house and its significant interior features remain unaltered.

Sincerely,

Richard Ewald

Richard Ewald
architectural historian

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Thursday, September 19, 1996, at 9:00 a.m. **SHARP**. The meeting will be held at the Mt. Independence State Historic Site Visitor Center in Orwell, Vermont.

AGENDA

I.	Minutes	9:00 a.m.
II.	Confirmation of October, November, December, meeting dates	9:05 a.m.
III.	New state office building project Newport - John Ostrum, Division of State Buildings	9:15 a.m.
IV.	Continuation of Discussion of Council's Issues and Priorities A. Advisory Council Regulations	10:00 a.m.
V.	SHPO Report	11:45 a.m.
VI.	National Register Final Review A. Lewis Grout House, Brattleboro B. Fairfield Street School, St. Albans City C. Wait Block, Manchester	NOON
VII.	National Register Preliminary Review A. West Fairlee Center Congregational Church, West Fairlee B. Woodbury Center United Methodist Church, Woodbury C. Grahamsville Barn, Ludlow D. Freeman House, Cavendish E. Simon Pearce Barn, Windsor F. Brandon Training School, Brandon	
VIII.	CLG Grants - Second Round	1:15 p.m.
IX.	Steve Smith and Michael Bourdreau - The Old Mill, UVM	2:00 p.m.
X.	Pomeroy Hall, UVM - Emily Wadhams, Hist. Pres. Consultant	2:30 p.m.

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

September 19, 1996

Members Present:	Thomas Keefe, Chair, Historic Architect Dr. Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian William Finger, Citizen Member (left at 3:00 pm) David Lacy, Prehistoric and Historic Archaeologist
Members Absent:	Kimberly Zea, Historian/Citizen Member Holly Ernst Groschner, Citizen Member
Staff Present:	Townsend Anderson, SHPO Nancy Boone, Architecture Section Chief Lanora Preedom, Administrative Assistant Elsa Gilbertson, National Register Specialist (Noon - 2:10 pm) Curtis Johnson, RITC Program (Noon - 2:10 pm)
Others Present:	John Ostrum, Buildings and General Services (9:15 am - 11:15 am) Melissa Cotton, Historic Preservation Consultant (9:15 am - 11:15 am) Mr. Richard Svec, Town Manager, Cavendish (1:15 pm - 2:00 pm) Michael Boudreau, University of Vermont (2:00 pm - 3:00 pm) Steve Smith, Architect, Smith Alvarez Sienkiewycz (2:00 pm - 3:00 pm) Emily Wadhams, Historic Preservation Consultant (2:00 pm - 3:00 pm) Mr. Ken Bean, Architect (2:00 pm - 3:00 pm)
Recusal(s):	Mr. Keefe - Wait Block Mr. Finger - CLG reallocation request

The monthly meeting of the Vermont Advisory Council on Historic Preservation commenced at 9:00 a.m. at the Mount Independence Visitor Center, Orwell, Vermont.

I. Minutes - Mr. Finger made the motion seconded by Mr. Lacy to accept the minutes. There was no discussion and there were no changes. The motion passed unanimously.

II. Confirmation of meeting dates: October 24, 1996 in Montpelier, November 21, 1996 in Woodstock and December 12, 1996 in Montpelier.

Nancy Boone took the opportunity, while Mr. Ostrum and Ms. Cotton were preparing for their presentation, to pass out to the Council Ms. Lendway's Memorandum regarding the Certified Local Government Grant requests.

Ms. Boone also had a letter from Mr. Warren Dexter asking if he could address the Council at a future meeting regarding ancient relics. The Council agreed that they could allow Mr. Dexter ½ - 1 hour at a future meeting depending on the Agenda. He is to be notified two weeks prior to the meeting.

III. New State Office Building Project Newport

Mr. Anderson introduced Mr. John Ostrum from Buildings and General Services and Ms. Melissa Cotton, Historic Preservation Consultant to the Council. Mr. Ostrum distributed a copy of the RFP for the Newport State Office Building and Waterfront Development to the Council. Mr. Ostrum presented the plans and said that the $14 million project is moving ahead as anticipated. He also said that Mr. Art Cohn is doing the underwater work. Ms. Cotton showed slides and explained the project. The building is being built into a hillside to retain the view of the lake and it is being well received the by City. Proposals went out on the four buildings which need to be moved, however there were no viable bids, therefore the buildings will be destroyed. The archeology will be the responsibility of the contractor and it is State Buildings intention to retain the foundations. State Buildings is keeping the Sanel building as a site office. The project will be done is two phases with construction starting in June 1997.

There was discussion regarding the boathouses - Ms. Boone asked if there was any documentation from the lake view to see the fronts of the boathouses. Ms. Cotton said there was not, but she would get it done. Mr. Keefe suggested that Ms. Cotton talk to the Division regarding appropriate standards for documentation. It was also suggested that more be done to preserve the cultural heritage of the Lake, i.e. prohibition.

Suggestions followed regarding mitigation, however they were considered to be not plausible. Mr. Ostrum indicated that the "Walking Tour" was a good compromise. Extensive discussion followed regarding the "Woolworth" facade among others that were being destroyed. It was agreed that these would be documented. Mr. Ostrum said that it was suggested that these photographs be on display in the lobby of the new building. It was also suggested that these photos might be part of the "walking tour". This was discussed further and will be checked into. Mr. Ostrum mentioned that in projects such as this that there is an "Art in State Government" requirement which needs to be fulfilled and perhaps these photos could be part of that

requirement. Discussion followed. Mr. Ostrum mentioned that a deceased photographer, Mr. H.R. Richardson, had taken excellent pictures of the early Main Street and that he would like to see these on display as part of the documentation. Mr. Lacy suggested that the Council write a letter in support of Mr. Richardson's photographs and suggest that a living person could produce an exhibit from the deceased man's photographs and perhaps this would meet the Arts Council's requirements.

As part of the discussions it was brought to the attention of the Council that there will be leased space in the building. One of the tenants is going to be a bank. Mr. Anderson commented that State Buildings be aware that if a bank rents part of the building then Section 106 will be required.

The Council commended State Buildings, particularly Mr. Ostrum, for the handling of this project.

VI. National Register Final Review

The Council received copies of all nominations before the meeting.

A. **Lewis Grout House, Brattleboro -** Elsa Gilbertson passed around photographs and explained the property's architectural significance and the history of the request. Dr. Andres made the motion to accept this property under Criterion C, seconded by Mr. Lacy. There was no discussion. The motion passed unanimously.

B. **Fairfield Street School, St. Albans City -** Ms. Gilbertson passed out photographs and explained that this project will also be a tax credit project. They are going to make 16 housing units. Dr. Andres made the motion that this property be accepted under Criterion A and C, and under the Educational Resources of Vermont MPDF, seconded by Mr. Finger. There was no discussion, the vote was unanimous in favor of the nomination.

C. **Wait Block, Manchester -** Mr. Keefe recused himself and left the room because his firm worked on Part I of the application. Dr. Andres took over the meeting. Ms. Gilbertson passed out photographs and explained that this project also will be a tax credit project. There were questions regarding other buildings on the street and whether this was part of a district. Ms. Gilbertson said that it is an individual nomination. Mr. Donath made the motion to accept this project under Criterion A and C, seconded by Mr. Finger. There was no further discussion. The motion passed unanimously.

Mr. Keefe was called back into the meeting.

VII. National Register Preliminary Review

A. **West Fairlee Center Congregational Church, West Fairlee -** Elsa Gilbertson passed out the survey and read a letter from Ms. Deecie McNelly, member of the church, in support of the nomination. There was no discussion. It was the consensus of the Council that this property appears eligible for nomination to the National Register.

B. **Woodbury Center United Methodist Church, Woodbury** - Ms. Gilbertson passed out the survey and photographs and read verbatim a letter from the Minister in support of the nomination. After a brief discussion it was the consensus of the Council that this property appears eligible for nomination to the National Register of Historic Places.

C. **Grahamsville Barn, Ludlow -** Mr. Curtis Johnson requested that this request be postponed to a later meeting. The Council agreed.

E. **Simon Pearce Barn, Windsor -** Mr. Johnson explained that they would like to convert this 1921 dairy barn into a restaurant. Curtis Johnson asked if the Council would like to review this project as a preliminary review. Mr. Lacy questioned the value of the Advisory Council's input. Mr Johnson explained that it could be a possible tax credit project and that it would ensure better preservation. Mr. Johnson passed out photographs. Discussion and questions followed regarding eligibility under its type, whether it a visual landmark, and does it meet the criteria? The Division asked if the barn is individually eligible as it exists as a good example of its type. It is not likely it could be nominated as a farmstead since the house has a separate owner who is not interested in the National Register. It is the consensus of the Council that this property appears eligible under Criterion C. However, it was decided to come back to the Council at a later time when the owners know what they want.

D. **Freeman House, Cavendish -** Ms. Gilbertson passed out information from National Register Bulletin 15 on the Criterion regarding moved properties. Mr. Johnson passed out photographs and explained the project. The house may be a possible tax credit project and is a good example under Criterion C as an individual nomination after it is moved. The Community Land Trust wants to make the house into Senior Affordable Housing. Discussion followed. It is the consensus of the Council that this property appears eligible under Criterion C. There was further discussion regarding eligibility under Criterion A. It was decided that there needs to be further justification and research, and assurance that the house is not diminished by the move. Ms. Gilbertson pointed out to the Council that she feels this property clearly will not be eligible for the National Register when it is moved as it does not meet the National Register criterion exception for moved buildings..

F. **Brandon Training School, Brandon** - Mr. Johnson passed out photographs and explained the social history of the School. Mr. Johnson would like to have this state-owned property National Register eligible so when it is sold the new owners can use the Rehabilitation Investment Tax Credit for future projects. There was discussion regarding its eligibility under Criterion A and C. It was the consensus of the Council that this property appears eligible for nomination to the National Register.

VIII. CLG Grants - Second Round

Mr. Finger recused himself and left the room. Ms. Lendway sent to the Council a memorandum outlining a spending plan for Vermont's uncommitted Certified Local Government funds (attached to record copy of the minutes). Mr. Donath made the motion to accept the plan as written, seconded by Dr. Andres. The motion was approved unanimously. The Council noted that Ms. Lendway does an excellent job as administrator of the CLG funds.

Mr. Finger was called back into the room.

NOTE: Mr. Lacy wanted to note that he feels good about the Abenaki Reinterment Reception and feels this is a good thing for the Division.

V. SHPO Report

Mr. Anderson congratulated Ms. Nancy Boone for the hard work she has been doing on the Labor and Industry Historic Building Codes. The Division will keep the Council informed.

IX. Steve Smith and Michael Boudreau - The Old Mill, UVM

Mr. Boudreau, UVM, and Mr. Smith, Architect, were present at the request of the Council to explain how the project developed and progressed and apparently went off track. Mr. Boudreau began by explaining the series of events from 1988. They toured the building with the Council and members of the Division staff. UVM thought they understood what was important to preservation and what the Division wanted. The University went through the Act 250 process and felt they had not modified the plans and that they were doing the right thing. They did mention that they lost track of one of the Divison's letters signed by Mr. Gilbertson and that the on-staff architect, Ms. Diane Gayer, who was the key contact, left for a long period of time and that was where communications broke down. Discussion followed regarding the issues of the classrooms and the chapel and Dr. Andres pointed out that they should have been preserved, but since they weren't they should not try to recreate them, they should just be treated as new space. Mr. Boudreau said that once they got started it was worse than they thought. He agreed they should

have contacted the Division first to see it, then go on as agreed. The Council agreed that the misunderstandings are in the past and that they should go on from here.

X. Pomeroy Hall, UVM

Ms. Emily Wadhams, Historic Preservation Consultant and Mr. Ken Bean, Project Architect explained the project at Pomeroy Hall. Ms. Wadhams passed out a complete set of plans and explained the project through use of a model building. The building is currently vacant and has been under utilized for several years. Once the building is rehabbed it will be used for the Department of Communication Sciences and Communication Disorders. Therefore the rehabilitation will have to meet "special" needs, ie no vibrations, and a quiet area. The barn is not part of the project, and they are not tearing it down. Ceilings will be removed, windows restored, they will remove the 4th floor, they will replicate the cupola and the door will be rehabbed in the 1858 section. A connector will be added which will have the public and handicapped entrance. The quiet rooms will be in the new addition. There will be appropriate landscaping. There will be adverse effect because of the loss of the 1878 structure, but there will be no adverse effect on the interior because it has already lost its integrity. Mitigation was accomplished through documentation, restoration of the 1858 section, the feeling that the addition does not detract and they are putting together a historic exhibit with documentation and historic fabric. Discussion followed regarding impact of the new addition on the barn, and overall appearance of the new addition. It was asked by the Council if the addition could be made more appealing?

The Council commended UVM for having a historic preservation consultant involved in the process. The Council asked UVM to communicate with them as the design develops and keep them abreast of changes. Mr. Keefe asked that the Council see the final design. Mr. Beaudreau agreed.

The meeting adjourned at 3:55 p.m.

Submitted by,

Lanora B. Preedom

Lanora B. Preedom
Division for Historic Preservation

LAKE CHAMPLAIN MARITIME MUSEUM

at Basin Harbor, Inc.

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James Sullivan

Stephen Terry

Director
Arthur B. Cohn

August 30, 1996

Mr. John Ostrum
Dept. Of State Buildings
2 Governor Aiken Avenue
Drawer 33
Montpelier, VT 05633-5802

LAKE MEMPHREMAGOG CULTURAL RESOURCE ASSESSMENT

Background:

The following brief report will serve to summarize the recent field inspection undertaken at Lake Memphremagog by Art Cohn, Lake Champlain Maritime Museum Director, and Museum staff person Don Dewees on August 26, 1996. The purpose of the visit was to meet with John Ostrum and a team of surveyors to 1) record specific information about the bottom conditions within your project area and 2) evaluate through diver observations what, if any, cultural resources may lie underwater within the project boundaries. This field investigation was preceded by a previous visit to the project area and a preliminary analysis of archaeological potential within the project area. Based on that analysis and subsequent conversations with John Ostrum it was determined that an examination of the immediate shoreline area within the project area was desirable. It was, however, my opinion that a larger survey outside of this immediate project area was unnecessary and of low archaeological potential.

Project Methodology:

After consultation with the state project manager, John Ostrum, diver and archaeologist Art Cohn supported by Don Dewees, planned a diver survey in the project area slated for a new state office building on Lake Memphremagog. This project area is defined on two specific survey maps which had been previously provided Mr. Cohn and entitled "Phase 2 Boardwalk Plan West" SD-3 and "Phase 2 Boardwalk Plan East" SD-4. (See Appendix maps) All observations and references were made relative to these survey charts. The area is characterized as a gentle curving waterfront area just north of the present railroad tracks in downtown Newport, Vermont. This specific area is being considered for enhancement with the removal of several existing boathouses and the possible construction of a pedestrian boardwalk. A portion of this boardwalk is currently designed to extend into Lake Memphremagog supported on pilings. The goal of this immediate survey was to

examine the project area with a free swimming diver and identify any potential archaeological sites which might be impacted by the construction activities involved. If archaeological remains were located, an attempt would be made to evaluate their significance.

Through approximately five hours of in-water observation staged on two consecutive dives, the principle investigator was able to examine the entire length of the in-water project area. The area leading up to, between and under all boathouses was examined, with one exception. The easternmost boathouse owned by James Russell has a collapsed center section, apparently due to storm damage in a previous season. This collapsed section presented a serious hazard to the diver and contained so much modern debris that it was not possible to penetrate this approximately forty by forty foot area. The bottom areas under the other boathouses were examined.

In general, the eastern portion of the survey area began just west of the railroad bridge and contained a primarily gravel bottom with very little silt. From the types of debris visible it is my belief that this area is swept clean by the current and that any potential archaeological sites would be visible. As I progressed in a westerly direction the amount of silt gradually increased as did the amount of weed growth. However, I believe that even in the western portion of the project area, the historic bottom was visible. Visibility varied from ten to twenty feet and conditions during the day went from bright sunlight to rain.

Results:

During the course of the survey two submerged watercraft were located. Vessel number 1 was located protruding out of the northern edge of the collapsed Russell boathouse. It had a fair amount of debris on and around it. It appears to be approximately thirty feet long, powered by a gasoline engine, and is quite badly eroded. I would estimate its age at circa 1935. Vessel number 2 was located just east of the James Russell boathouses and appears to be a 1950's vintage wooden cruiser. It was 29 feet long with a Mercruiser 228 engine still inside. It also appears to have a gas tank, its ships wheel and other parts inside the now open hull. The vessel is in approximately sixteen feet of water and still has identification numbers on its bow. I was able to make out VT 746... but could not make out the remaining letters. Both these vessels have been identified on the survey map for state buildings personnel and discussion indicated that they would be avoided during any demolition or construction

activities.

A line of pilings was located along the eastern edge of the project area which possibly date to the 19th century and are associated with the steamers which used to ply Lake Memphremagog. These pilings, which have been cut off just below the surface, appear to be retaining the footings for the historic timber cribbing used when this area was originally filled. In discussions with the state project manager it appears these timbers will not be removed or impacted during the demolition or construction activities.

A wide variety of more modern junk was located throughout the project area, typified by old boilers, tire hubs, tires, beer and soda bottles and old timbers. A nineteenth century ceramic pot was recovered in three pieces. This was located approximately thirty five feet offshore just east of section No. 3 and is currently in the possession of John Ostrum. A scattering of nineteenth century pottery shards were located between sections 5 and 6 and left in-situ. Two old iron well drilling bits were located on section 9, ninety four feet from shore in approximately five feet of water. Between section 10 and 11 and approximately fifty feet from shore, an old timber crib was located. Apparently people are unaware that this crib is out there, as there is currently a sailboat moored with its centerboard banging perpetually on top of the rocks of this crib. This crib appears to be triangular in shape, approximately three feet wide at its northern end, twenty feet long on its sides and twenty feet across on its southern end. A second offshore crib was located between sections 11 and 12 approximately six feet by twenty feet rectangular shape, oriented north and south, and approximately twenty feet north of the boathouse.

All the above referenced items have been located on an enclosed copy of the survey map referenced above.

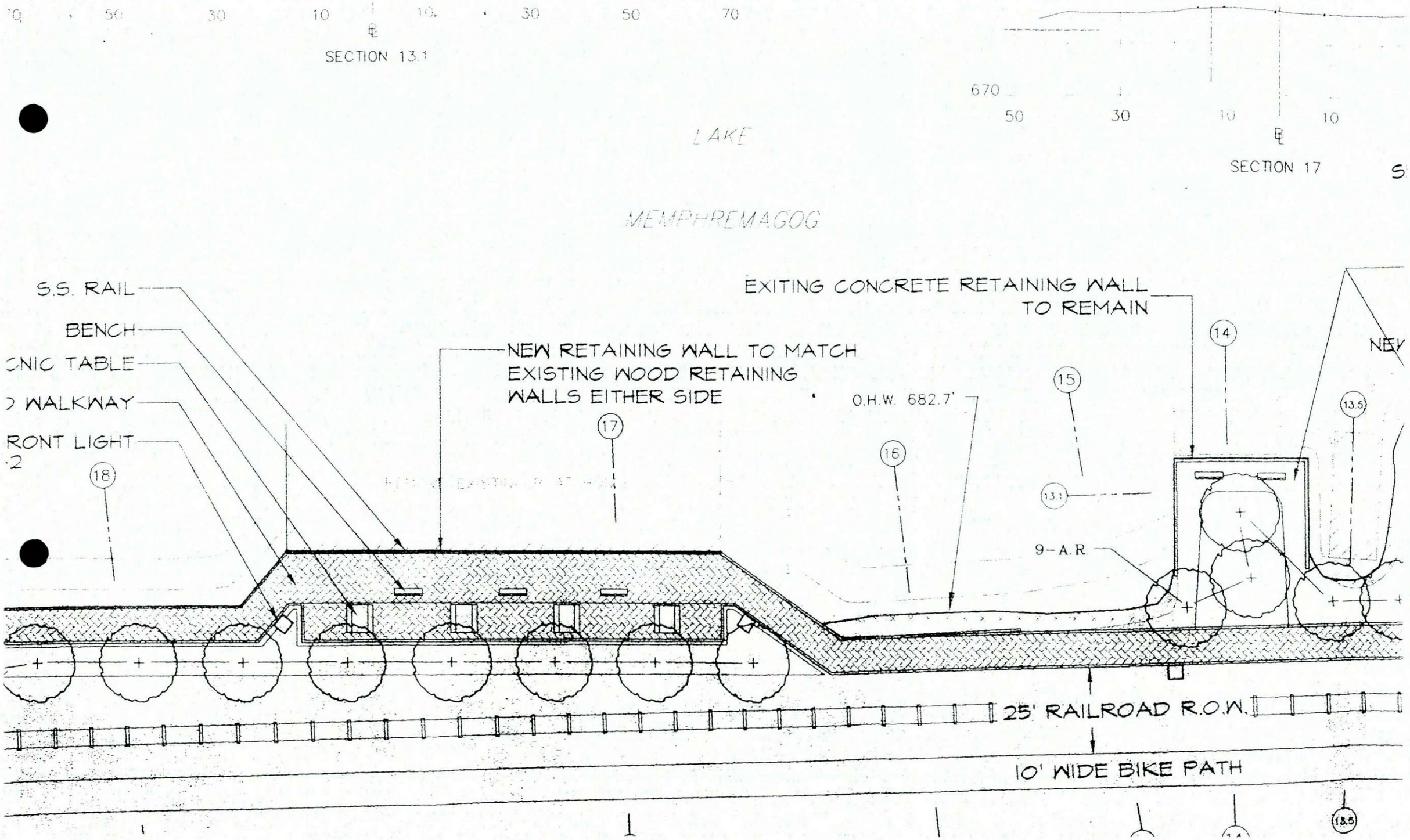
Conclusions:

It is the principle investigator's opinion that no significant archaeological remains lie within the proposed project area. The two vessels located, the offshore timber cribs and the shoreline timber cribs, do not meet National Register criteria and will be avoided during the project. The properties identified above have been discussed with the state project manager and it is his intention to design any demolition or construction activities to avoid these properties.

In order to ensure that the vessels and offshore cribbing are avoided during construction, it is recommended that buoys be placed defining their outside limits during the course of construction. It is also recommended that when excavation takes place along the shoreline during the construction phase of this project, that state managers are sensitive to the possibility that shipwrecks are sometimes used as reinforcing structures in which to put fill. Should any shipwreck-like timbers be encountered work should cease in that area until a qualified archaeologist can examine the object.

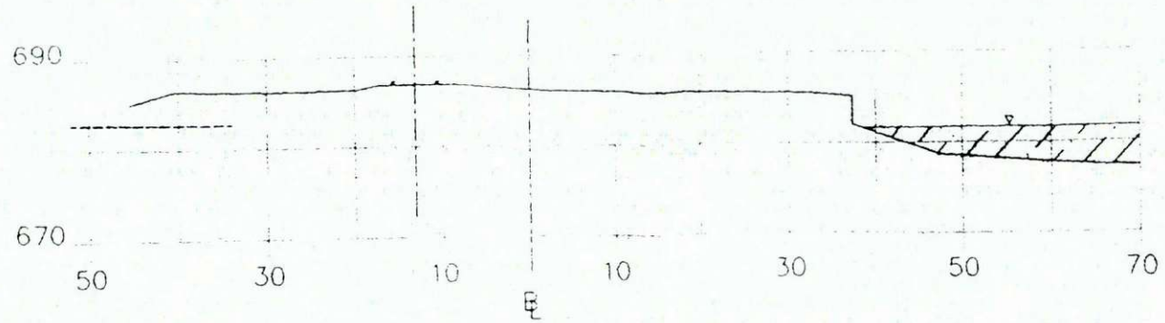
POOR QUALITY
ORIGINAL C/O

pgs 1-5

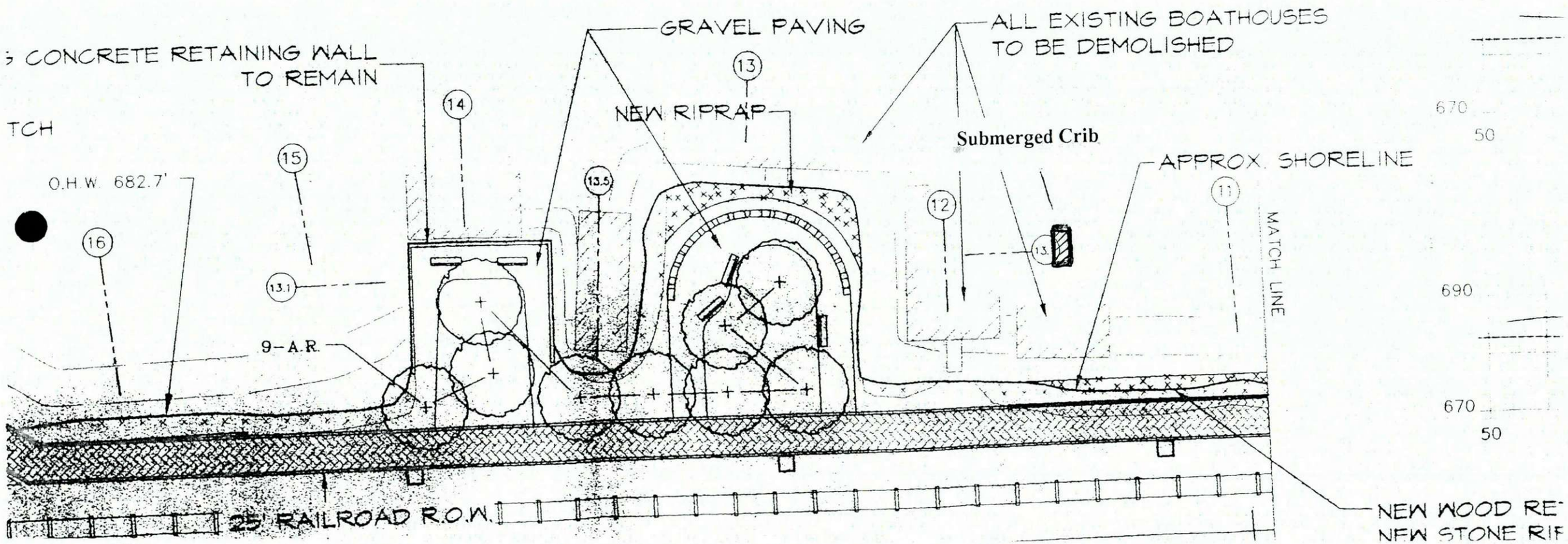

SECTION 13.1
LAKE
MEMPHREMAGOG
670
SECTION 17
S.S. RAIL
BENCH
NIC TABLE
WALKWAY
RONT LIGHT
NEW RETAINING WALL TO MATCH
EXISTING WOOD RETAINING
WALLS EITHER SIDE
O.H.W. 682.7'
EXITING CONCRETE RETAINING WALL
TO REMAIN
9-A.R.
25' RAILROAD R.O.W.
10' WIDE BIKE PATH
NEW
17
16
15
14
13.1
13.5
18

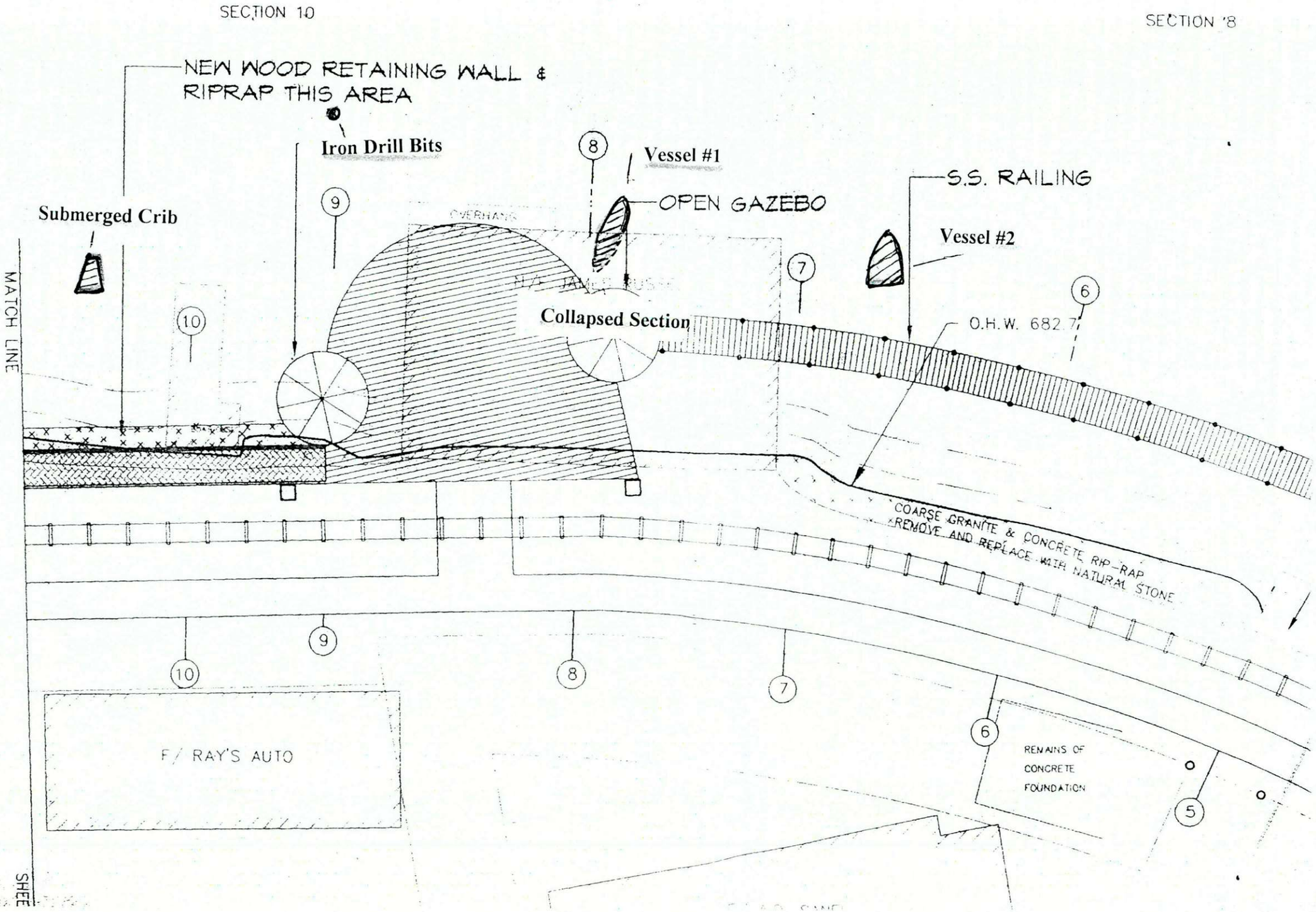
3/4/96 - 681.6' (TYP)

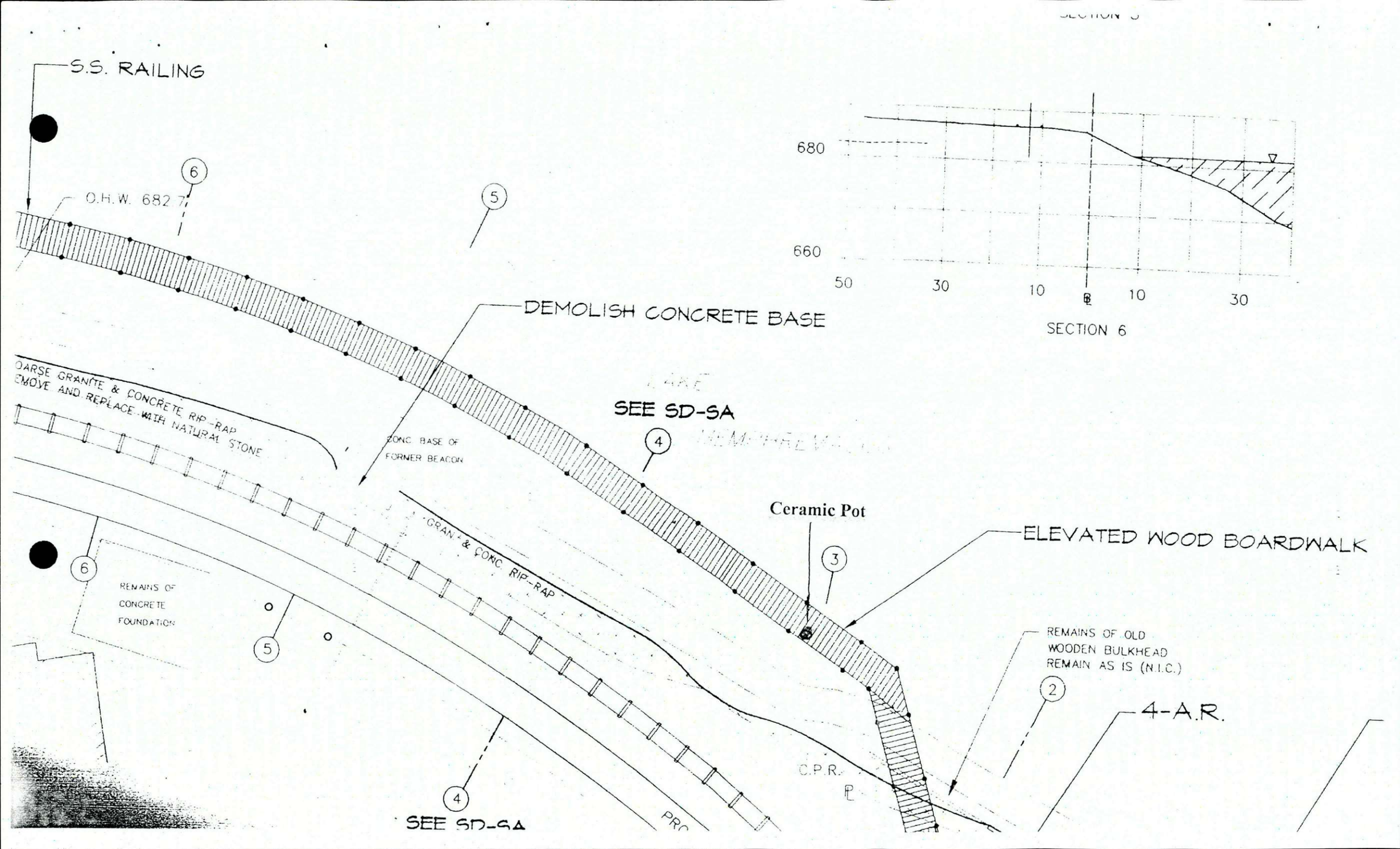
SECTION 16 SEE SD-3A

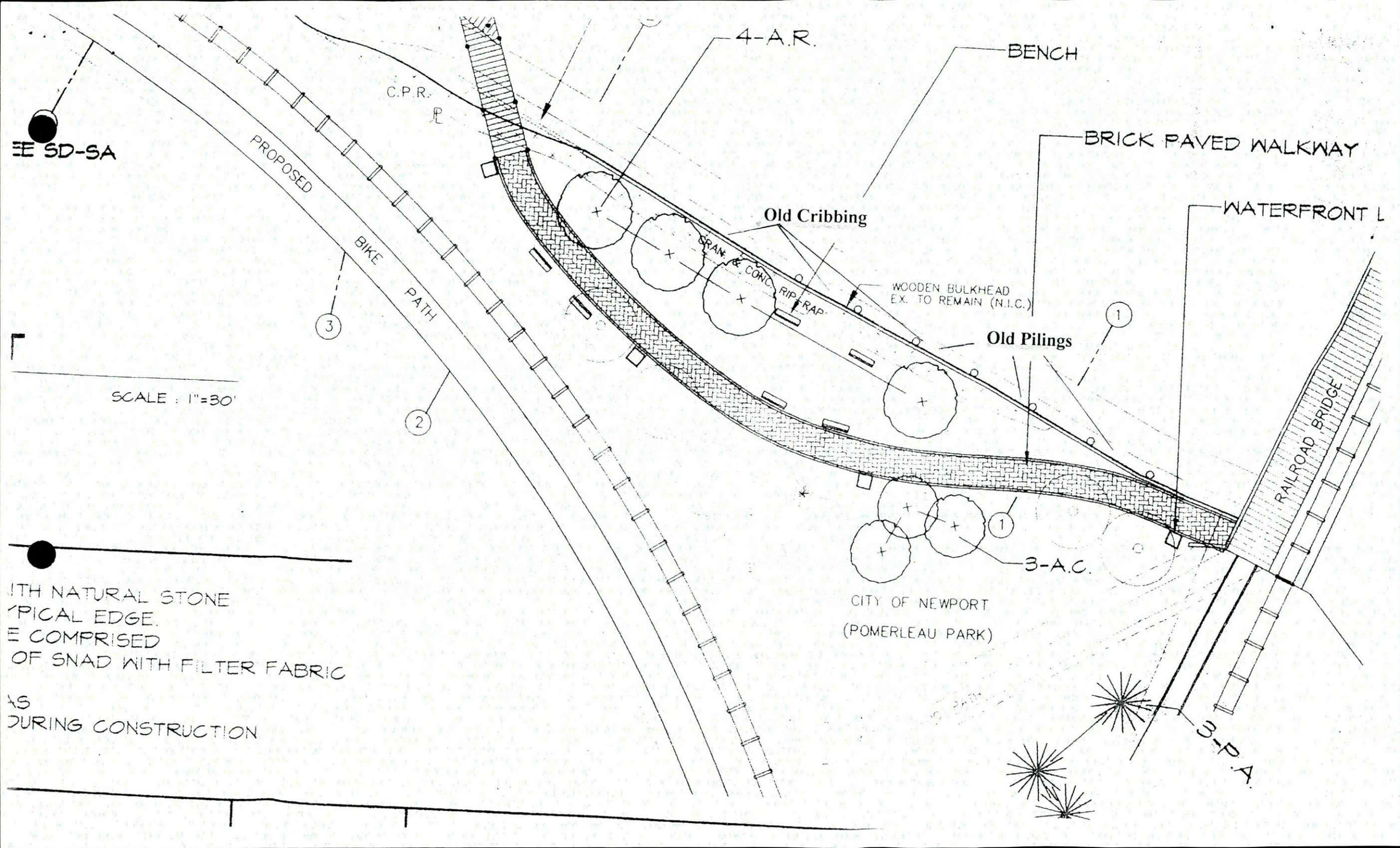


SECTION 17 SEE SD-3A




SECTION 10
SECTION 8
NEW WOOD RETAINING WALL & RIPRAP THIS AREA
Iron Drill Bits
Vessel #1
OPEN GAZEBO
S.S. RAILING
Submerged Crib
Vessel #2
Collapsed Section
O.H.W. 682.7
MATCH LINE
COARSE GRANITE & CONCRETE RIP-RAP
REMOVE AND REPLACE WITH NATURAL STONE
F/ RAY'S AUTO
REMAINS OF
CONCRETE
FOUNDATION
10
9
8
7
6
5


S.S. RAILING
O.H.W. 682.7
6
5
DEMOLISH CONCRETE BASE
COARSE GRANITE & CONCRETE RIP-RAP
REMOVE AND REPLACE WITH NATURAL STONE
CONC. BASE OF
FORMER BEACON
SEE SD-SA
4
Ceramic Pot
3
ELEVATED WOOD BOARDWALK
GRAN. & CONC. RIP-RAP
REMAINS OF
CONCRETE
FOUNDATION
REMAINS OF OLD
WOODEN BULKHEAD
REMAIN AS IS (N.I.C.)
2
4-A.R.
C.P.R.
PRC
SEE SD-SA
680
660
50
30
10
10
30
SECTION 6


4-A.R.
BENCH
BRICK PAVED WALKWAY
WATERFRONT L
C.P.R.
℄
SE SD-SA
PROPOSED
BIKE
PATH
Old Cribbing
GRAN. & CONC. RIP RAP
WOODEN BULKHEAD
EX. TO REMAIN (N.I.C.)
Old Pilings
3
2
1
1
SCALE : 1"=30'
RAILROAD BRIDGE
3-A.C.
CITY OF NEWPORT
(POMERLEAU PARK)
3-P.A.
ITH NATURAL STONE
YPICAL EDGE.
E COMPRISED
OF SNAD WITH FILTER FABRIC
AS
DURING CONSTRUCTION

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Thursday, October 24, 1996, at 9:00 am. The meeting will be held at 135 State Street, Montpelier, VT 05633 in the Division for Historic Preservation, 4th floor conference room.

AGENDA

I.	Issues and Priorities	9:00 a.m.-10:15 a.m.
II.	Grant Administration Review (Eric)	10:15 a.m.-11:30 a.m.
III.	National Register	11:30 a.m.-12:15 p.m.

A. National Register Preliminary Review
   1. Old Lakeview Inn, Greensboro, VT

B. National Register Final Review
   1. Gray Rocks, Richmond, VT
   2. Chipman's Point, Orwell, VT

C. State Register Review
   1. Valley House Inn, Barton, VT

IV.	Lunch	12:15 p.m.-12:45 p.m.

A. Minutes
B. Schedule next meetings
C. SHPO Report

V.	State Register and Environmental Review	12:45 p.m.- 1:30 p.m.

A. Grace Cottage Hospital (Architect/Nancy)

VI.	Historic Preservation Plan Review	1:30 p.m.- 2:45 p.m.
VII.	Warren Dexter - Stone Chambers	2:45 p.m.- 3:15 p.m.
VIII.	Old Business	
IX.	New Business	

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES

October 24, 1996

Members Present:	Thomas Keefe, Chair, Historic Architect Dr. Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian David Lacy, Prehistoric and Historic Archaeologist Kimberly Zea, Historian/Citizen Member (Arrived at 10:00 am) Holly Ernst Groschner, Citizen Member (Arrived at 9:45 am)
Members Absent:	William Finger, Citizen Member
Staff Present:	Townsend Anderson, SHPO Nancy Boone, Architecture Section Chief Lanora Preedom, Administrative Assistant Eric Gilbertson (10:15 am - 11:30 am) Elsa Gilbertson, National Register Specialist (11:30 am - Noon) Curtis Johnson, RITC Program (11:30 am - 11:45 am) Giovanna Peebles (2:00 pm - 3:45 pm)
Others Present:	Mr. Don Leigh, Director, Grace Cottage Hospital Foundation (12:45 pm - 2:00 pm) Mr. Al Larochelle, Trustee, Grace Cottage Hospital (12:45 pm - 2:00 pm) Mr. Robert Millett, Architect, Morris/Switzer & Assoc., Inc. (12:45 pm - 2:00 pm) Mr. Warren Dexter (2:45 pm - 3:45 pm) Mr. and Mrs. Sincerbeaux (2:45 pm - 3:45 pm) Mr. and Mrs. Martin (2:45 pm - 3:45 pm)

The monthly meeting of the Vermont Advisory Council on Historic Preservation commenced at 9:20 a.m. at the Division's Conference Room, 4th Floor, 135 State Street, Montpelier, VT.

IV. B. Confirmation of meeting dates - Planning strategy for the next meeting on November 19, 1996, in Woodstock was explained by David Donath. He suggested there be a ½ hour presentation at 11:30 a.m., followed by lunch, and then a tour of the Marsh-Billings

Mansion, National Historic Landmark which will end at 2:30 p.m. All Department and Division Staff will be invited. Other meeting dates are December 12 in Montpelier and January 23, 1997, location to be determined.

At the request of the Council, Mr. Anderson explained the layout of the Division's new space.

IV. A. Minutes - Dr. Andres made the motion that the minutes be accepted as written, seconded by Mr. Lacy. There was no discussion. The motion passed unanimously.

Mr. Lacy questioned the Brandon Training School issue and asked if the Council was aware that construction is going on. Mr. Anderson said that it may be a parcel that was subdivided and has been through Act 250. He said he will check with Mr. Dillon and Ms. Jamele and let the Council know.

IX. Mr. Lacy passed out the recent CRM booklet for review and interest of the members.

I. Issues and Priorities

State Register and National Register discussion will be the next issue to be discussed by the Council. The discussions will take up about 2-3 meetings. Ms. Boone will notify Elsa Gilbertson and Curtis Johnson in sufficient time so they may attend the meetings.

The Council continued their previous discussions regarding the Council's Relationship to the Division. Mr. Anderson discussed the timeline for submitting rules and regs to the Legislature and indicated to the Council that he felt there was not enough time left this year to properly submit them. This brought on extensive discussion by the Council on how we might be able to achieve the changes this year. Mr. Anderson mentioned that presently the Agency Counsel and the Division Staff do not have the capacity to do the review needed to change the rules. Also, since Mr. Penfield left and the new legal intern who recently arrived is not yet up to speed, it was ultimately decided to go ahead with the intent to have them ready this summer for the Legislative Rules Committee. Ms. Boone also pointed out that the public comment criteria is also very time consuming.

The Council asked Mr. Anderson for an outline by the end of the year of the Rules that will be done. Mr. Keefe mentioned that the Council is still not sure how extensive they want to be. However, the Council did ask Mr. Anderson to put in a direct request to the Agency asking the intern to focus on the Historic Preservation Rules and Regs and stress to them that the Council would like to bring this to closure. Specifically the request should ask for a concise "to do" list indicating the procedure, what activities are associated with the programs to date, what is under discussion and what is left to do. They also asked if it would be possible to generate a list of what the rules and regs are to date. The Council would like to codify the Advisory Council's relationship to the Division and have a clear focus regarding the legal burdens of the Council for administering the law.

Ms. Boone asked for clarification of the Council's role under Act 250, she questioned who has authority, and once the Council determines significance, then what? It was determined that the Council approves participation in the Act 250 process and the Division has approval of the Council to review Act 250 regarding significance. The approval was in conflict with other aspects of our programs, i.e. archeology where we have shifted the burden from the State to the applicant.

Ms. Groschner mentioned that she feels the Council does not have to concur regarding undue adverse effect on a regular basis, that the Council should be dealing with major political issues. Ms. Groschner verified that the Council gives permission to the Division to submit findings under Act 250 to the District Commission. Mr. Keefe said that the Council should have an interim statement regarding what is interpreted as the policy regarding the relationship of the Council to the Division. Ms. Boone pointed out that previous minutes have this documented and that Ms. Peebles (or Ms. Boone) can find it for the council with little trouble. Ms. Groschner wants to be able to understand roles, be consistent and integrated with other state agencies. Ms. Groschner will prepare a report on the status of former policy procedures for the Council for the November meeting.

Finally, there was brief discussion on the Environmental Review report submitted to the Council. Ms. Zea asked if it would be possible to organize the list differently to make it easier for the Council to understand. Ms. Zea suggested that all the problems be listed in one area. It was decided to ask the division to sort the ER list by Federal then State; within State the level of decision. Ms. Boone will ask Ms. Sayers if she can do this.

II. Grant Administration Review

Eric passed out a packet of information (attached to record copy of minutes) and explained the RFP, how it affects technical assistance, the Council and the Division. There were various questions and suggestions from the Council which Mr. Gilbertson noted (i.e. pre-review by the staff, adding a comment section and long term plans section, and the actual role of the technical assistance person). One particular point the Council wants to make is that the technical assistance person be made aware that the Council wants to "hear" about the project besides having it just outlined on the *"1996 Historic Preservation Grants Application List".*

Nancy Boone asked if the RFP and Contract address the issue of Conflict of Interest for the hired technical assistance person. Ms. Boone pointed out the need for objectivity of the contractor. This started a lengthy discussion on various issues: what is the viability of doing this, would it deplete the pool of consultants in such a small state as Vermont. It was reiterated that getting OBJECTIVE information is very important.

The Council wants to make sure that a responsive mechanism be put in place which will assure no conflict of interest or bias on subsequent projects. Mr. Gilbertson will make sure that in the RFP there is a statement that the contractor be prepared to make a "degree of previous involvement declaration". The contract itself will have a "Conflict of

Interest" section including a declaration of past contact with any applicant and a prohibition on working for any applicants during the state contract period and for one year after.

III. A. National Register Preliminary Review

Prior to the meeting the Council received copies of all surveys which are to be reviewed.

1. **Old Lakeview Inn, Greensboro, VT -** Ms. Gilbertson passed out photographs and briefly explained the building. She explained this is a potential tax credit project as a bed and breakfast. Mr. Johnson explained its significance under Criterion A. It is the consensus of the Council that this building appears eligible for the National Register.

B. National register Final Review

1. **Gray Rocks, Richmond, Vermont** - Ms. Gilbertson read verbatim letters from the owners and the Chair of the Richmond Selectboard in support of the National Register nomination. Ms. Gilbertson explained it is eligible under Criterion A and C and the Agriculture Resources of Vermont MPDF. Mr. Donath made the motion that the Council find this property eligible under Criterion A and C and the Agricultural Resources of Vermont MPDF, seconded by Dr. Andres. Brief discussion followed. The motion passed unanimously.

2. **Chipman's Point, Orwell, Vermont** - Ms Gilbertson read verbatim letters of support from the owner of the Chipman's Point Marina, and the Town of Orwell Selectboard. Dr. Andres made a motion to nominate this property under Criterion A and C, seconded by Mr. Donath. Dr. Andres asked that the description should delete the reference to posts, and should read as just beams and Ms. Zea questioned the disclaimer of signature, Ms. Gilbertson said she would have these removed. Mr. Keefe asked if there was any money for interpretive displays. Ms. Gilbertson said she would write to the owners and express the Council's concern. The motion passed unanimously.

C. State Register Review

1. **Valley House Inn, Barton, Vermont -** Ms. Gilbertson explained that the outside of this property is not exceptional, however, the interior is pressed metal and the bathrooms and lobby are intact and excellent. Elsa Gilbertson also pointed out that the owners are having enforcement problems with Labor and Industry and that State Register designation may help them obtain a variance. Ms. Groschner made the motion that this property be placed on the State Register because of its marked significance and high degree of historic fabric on interior spaces. The motion was seconded by Mr. Donath and voted unanimously.

IV. C. SHPO Report

The Council discussed the recent letter from the National Park Service regarding the Council's "Conflict of Interest" process. Dr. Andres was upset that the NPS is not willing to cut any slack at all. Mr. Keefe pointed out that he feels this is a structural problem, especially the Certified Local Government issue. Mr. Anderson said he will look into a "waiver" route for the CLG conflict issues and said that the Council needs to establish what the perspective of the NPS is regarding this issue. Mr. Keefe felt a letter should be written to Ms. Gurney indicating what the Council feels is the nature of her request. The letter should ask her for more documentation on the law, ask for proposed alternatives and explain that the Council feels this policy penalizes the communities who feel they are doing the right thing by doing preservation. The Council feels that the National Park Service has no sense of the limited size of the pool in a State as small as Vermont. Finally, Mr. Anderson should invite Ms. Gurney to a Council meeting to discuss this with her.

Ms. Boone asked about questioning the CLG's to see if they have a problem with a Council member coming from a CLG town. Ms. Groschner indicated that it would be possible to build a record in that direction. Ms. Zea suggested changing the rules and making it a requirement to have a CLG member represented on the Council and the position would be a rotating one. Ms. Groschner mentioned that in any court of law recusal is sufficient to avoid the appearance of conflict of interest, so why isn't it good enough for the Park Service? Mr. Anderson pointed out that the Park Service is not questioning the recusal, the issue for them is setting a pattern of recusals.

Ms. Groschner suggested having the NPS send a copy of the citation used in their determination and have Ms. Gurney send all examples of recusals. The Council concluded by indicating they may also want to consider that a pattern of recusals may be healthier than no recusals at all. Mr. Anderson said there needs to be a Federal to State distinction and primarily the Council needs to focus on what Ms. Gurney is thinking to know how to respond.

V. State Register and Environmental Review

A. **Grace Cottage Hospital** - Ms. Nancy Boone explained that the Council needs to determine State Register eligibility for the purpose of Act 250 Review. The presentation for the hospital was made by Bob Millett, Architect for the project and questions were answered by Mr. Millett, Mr. Don Leigh and Mr. Al Larochelle. Mr. Millett gave an overview of the project, and passed around photographs. He explained that the hospital needs to make these improvements for life safety reasons and ADA requirements. The original building dated to 1844, however it did not become a hospital until 1949. Since then there have been many additions, connections, alterations and changes. Mr. Donath made the following motion: Because of the date this property was turned into a hospital, and because it has been architecturally compromised and is not in historical parameters, and because this building does not have historical significance under our Criteria, this

building does not appear to be eligible for the State Register, seconded by David Lacy. Extensive discussion followed regarding the staircases, readable history of the facades, and the interior of the building (which has been destroyed). Ms. Groschner pointed out that this property could be educational if recognized as the evolution of a hospital. She pointed out that they should not obliterate significance without education and that they might possibly hurt future fundraising efforts. Ms. Groschner mentioned that perhaps they could do something with the windows which wouldn't hurt the project, perhaps put additional windows on the second floor to maintain some integrity. Mr. Larochelle said they don't have money to make alterations but they will try to comply if they can do it financially. The vote was four in favor and one against - the motion passed. As Mr. Larochelle was leaving he extended an invitation to the Council to visit the facility.

VI. Historic Preservation Plan Review - Mr. Anderson explained that the Plan was prepared as a mandate of the National Park Service and that it is going to be used as the framework for work plans and long term goals for the Division. The Council made recommendations which were noted by Ms. Peebles and will be incorporated. Ms. Groschner made the motion that the Council approve the Draft Historic Preservation Plan, after incorporating such comments and changes made at the October 24 meeting, and to be presented to the Council at their next meeting. Seconded by Ms. Zea and voted unanimously.

VII. Warren Dexter - Stone Chambers - Mr. Warren Dexter and Mrs. Donna Martin made a presentation before the Council regarding stone chambers and the ancient alphabet of Ogam. Others who were present and assisted Mr. Dexter were Mr. and Mrs. Sincerbeaux, and Mr. Martin.

The meeting adjourned at 3:45 pm.

Submitted,

Lanora B Preedom

Lanora Preedom
Division for Historic Preservation

STATE OF VERMONT
Division of Historic Sites
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
District ☐ Complex ☐ Survey Form

SURVEY NUMBER: 1317-1

NEGATIVE FILE NUMBERS:
74-A-55 and 74-A-56

CORNER	LATITUDE	LONGITUDE
NW	43 2' 52"	72 40' 18"
NE	43 2' 52"	72 39' 55"
SE	43 2' 40"	72 39' 55"
SW	43 2' 40"	72 40' 18"

U.S.G.S. QUAD. MAP:
Saxton's River 15 min. Quad.

(Complex Information Only)

COUNTY: Windham

TOWN: Townshend

LOCATION: on Rt. 30 north of Newfane near the West River

PHYSICAL CONDITION OF STRUCTURES:
Excellent 15 % Good 65 %
Fair 20 % Poor %
Deteriorated %

LEVEL OF SIGNIFICANCE:
Local ☒ State ☐ National ☐

THEMES:

TYPE OF DISTRICT:

NAME OF DISTRICT:
Townshend Historic District

TYPE OF COMPLEX: town center

TYPES OF STRUCTURES:
houses, public and commercial buildings

COMMON NAME:
Townshend

PRESENT FORMAL NAME:
Townshend

ORIGINAL FORMAL NAME:
East Townshend or East Village

PRESENT USE:

ORIGINAL USE:

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

ACCESSIBILITY TO PUBLIC:
Yes ☒ No ☐ Restricted ☐

STATEMENT OF SIGNIFICANCE:

The village of Townshend has a cohesive and unified appearance. The town green, with its fountain, benches and large shade trees provides the focus of the village. Smaller scale white clapboard buildings--residences, school, and stores--surround the green on all four sides and complement the handsome Townshend Church which dominates the north end of the green. Three highways enter Townshend : Rt.35 from the north, and Rt. 30 from the south and west. These intersect at the south-east corner of the green and thus tend to separate the green from the buildings which face on its south and east sides. In contrast, the north and west sides of the green are bounded by a village street which recieves only local traffic.

On the south side of the green along Rt. 30, are the three village stores. These are important compoments of this district, for in form and materials they correspond to the general character of the residential street. The large corner Food Store is also important in that it marks the corner where Rts. 30 and 35 intersect and creates a sense of entrance into the village center from the south.

On the east side of the green, the uniform line of buildings on the street has been altered by the construction of the Leland and Gray Union High School which is low and set back from the road. The siting of the school opens a view of Peaked Mountain from the center of the village, yet at the same time creates a gap in the streetscape. The Dutton Gymnasium, next to the school restores the unifed line of buildings fronting on the street, thus acting as an important link between the school and the other buildings on the street.

The architectural design of the High School is outstanding. In fact, the

(con't)

THREAT TO STRUCTURES:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Other:

LOCAL ATTITUDES:
Positive ☐ Negative ☐ Mixed ☐
Other:

high school and the other modern building in the village, the Roman Catholic church, are examples of modern buildings which fit successfully with older buildings without trying to imitate the predominant architectural idiom. Also successufl are the two small modern clapboard buildings on Rt. 30 which house the Post Office and the Town Library. These are simple and unobtrusive, and perhaps most importantly, maintain the continuity of the streetscape. On the same street are the large Town Hall and the Texaco gas station. These two buildings, built in this century, lend diversity to the streetscape and at the same time, maintain the "line" established by the other houses on the street. On the other roads which lead into the village, white clapboard houses front directly on the street and provide a pleasant sense of continuity. Thus the uniform scale and materials of the residential buildings give unity to the town, while the public and commercial buildings exibit a variety of architectural styles, making the center of Townshend a lively and interesting focus of village life.

Townshend's most outstanding historical events have been the succession of four fires which swept the town between 1886 and 1918, changing repeatedly the physical fabric of the town. The first fire, that of November 1886, burned the SW corner of the green where the Phillips' Food Store now stands and raged down the street, burning five houses and stores below, on the east side of the present Rt. 35.

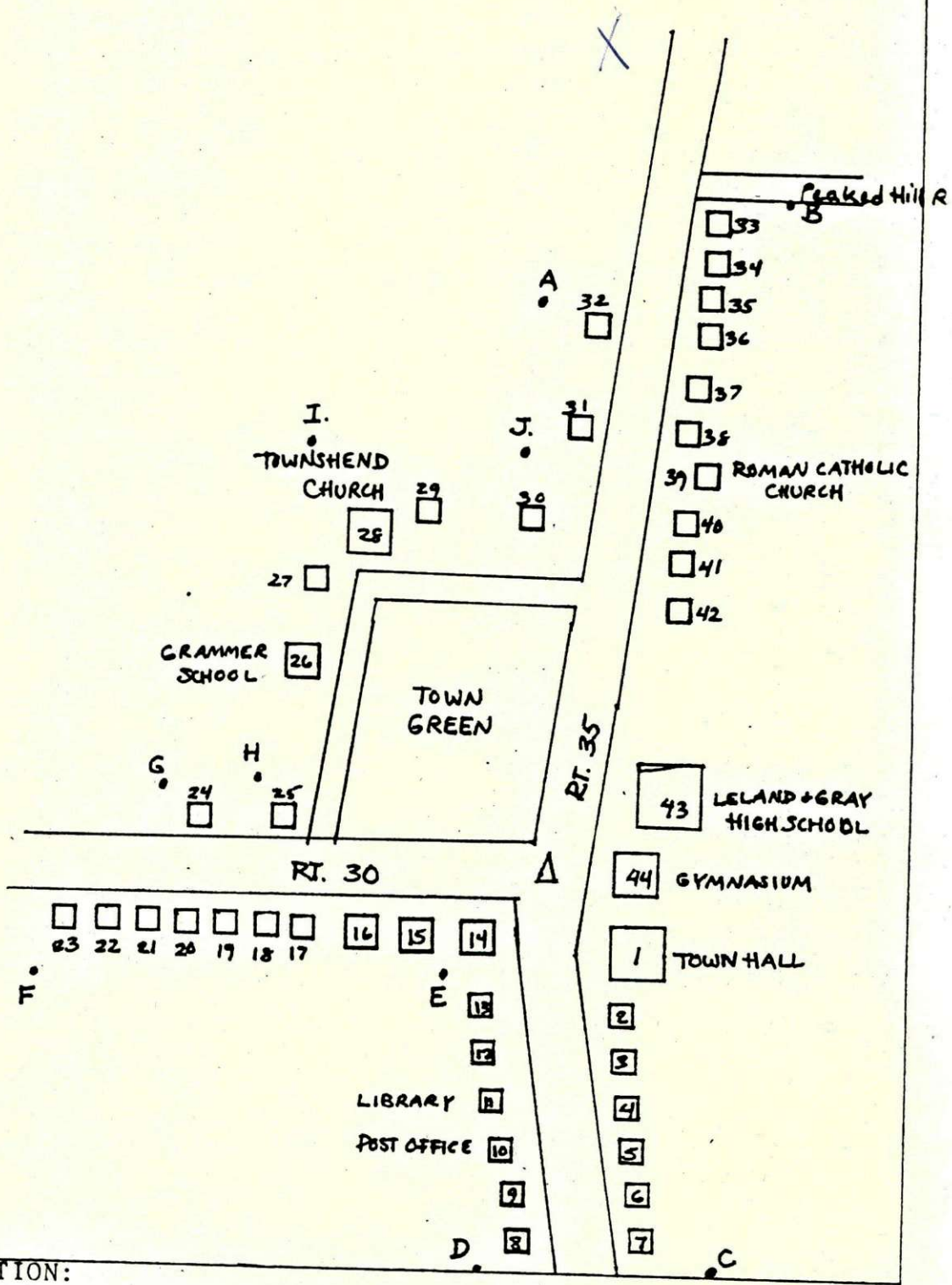
Eight years later, the "Big Fire" of April 1894 began in the Baptist Church and moved south, burning the opposite side of the street down as far as the Masonic Hall. This fire virtually gutted the town center, for the buildings lost were large public and commercial buildings: the Baptist Church, the Leland and Gray Seminary building, Holland's store, and the well-known West River Hotel. (Daniel Webster had stayed here in 1810). Several dwellings south of the hotel were also burned. To help extinfuish the blaze, the Brattleboro Fire Brigade of men and horses was brought by train from Brattleboro. They unloaded in Harmonyville at the depot, and galloped up the road to Townshend.

After the fire a new Seminary building was completed, and the Baptist Church began to be rebuilt. But before the Hotel and stores were rebuilt, a third fire broke out in 1896. This burned the dwellings on the south side of thegreen, from the corner store to where Dr. Otis' house now stands. Following the fire, the stores there were rebuilt and a new hotel was also completed on its former site.

The last fire came in 1918 and consumed the new Townshend Inn and the nearly completed Town Hall. The hotel was not again rebuilt; the Town Hall was, following closely the plans for the original hall.

POOR QUALITY
ORIGINAL c/o

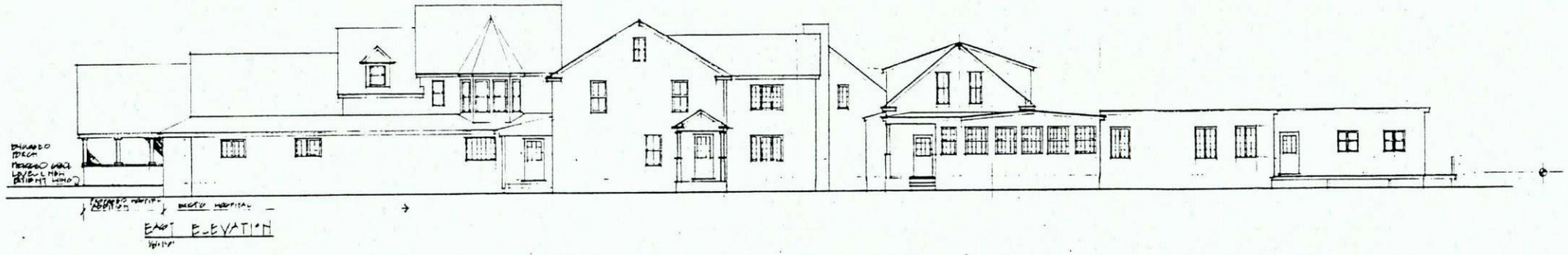
MAP: (1. Indicate NORTH in circle. 2. Represent each structure as an open box. 3. Number each structure inside of its box.)



BOUNDRY DESCRIPTION:

The district boundary begins at point A, the NW corner of the Heins' property (#32) and proceeds east along Peaked Hill Rd to point B, the NE corner of Dr. Otis' property (#33). From point B the boundary follows the eastern property lines of those houses, civic and educational buildings, #s 33-44 and #1-7 in the district, to point C. the SE corner of the Chamberlin property. From C the line crosses Rt. 35 and proceeds along the southern line of the Lyman property to the SW corner of that property point D. From point D, the district boundary follows the western property lines of buildings numbered 8-13 to point E. Point E is the NW corner ofthe Kearley property. From point E the boundary proceeds along the southern property line of buildings numbered 14-23, to point F, the SW corner of the Newell property. From there the (con'

RECORDED BY:	ORGANIZATION:	DATE RECORDED:
Anne Derry	Windham Regional Commission	7/74



Date	Revision	Date	Revision

MORRIS/SWITZER ASSOCIATES INC.

MS&A

ARCHITECTURE
INTERIOR DESIGN
PLANNING

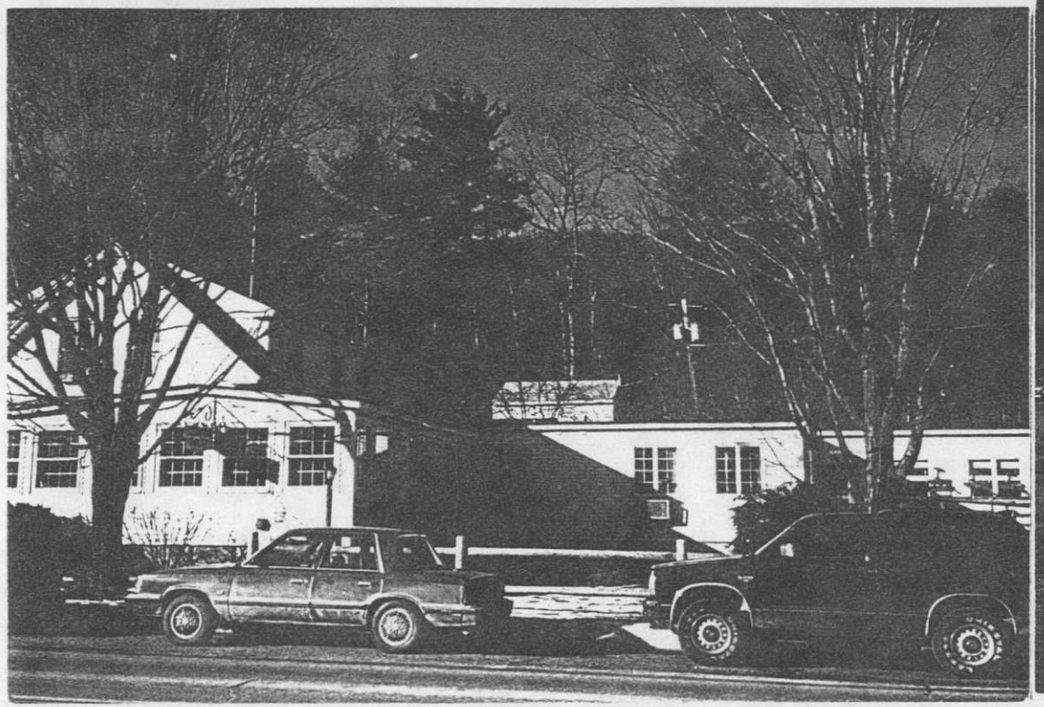
Date 9.27.96
Scale 1/8"=1'-0"
Drawn By A.
Checked By

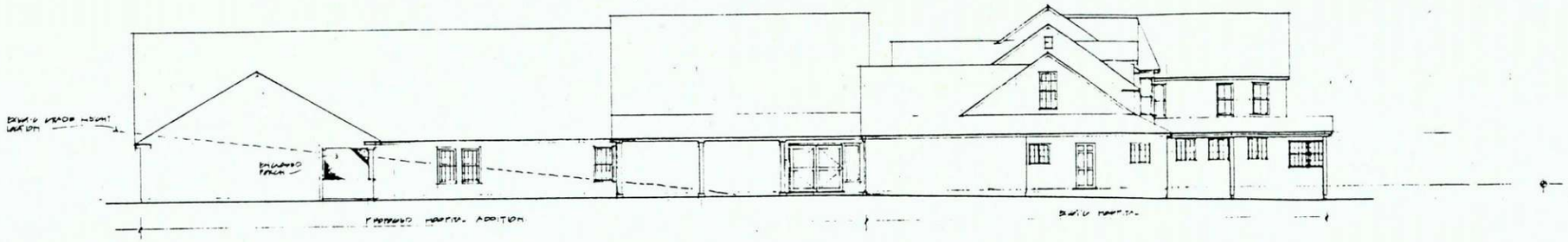
Project Name
GRACE COTTAGE HOSPITAL ADDITION
TOWNSHEND VT

Sheet Title
PROPOSED ELEVATION

Sheet Number
A-7

POOR QUALITY
ORIGINAL





SOUTH ELEVATION
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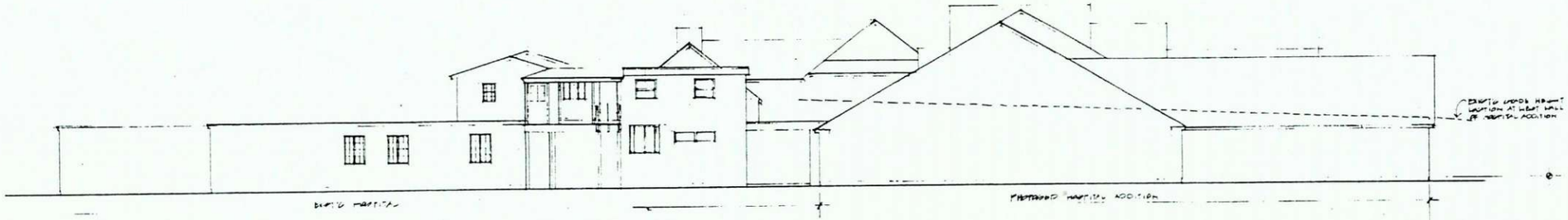

WEST ELEVATION
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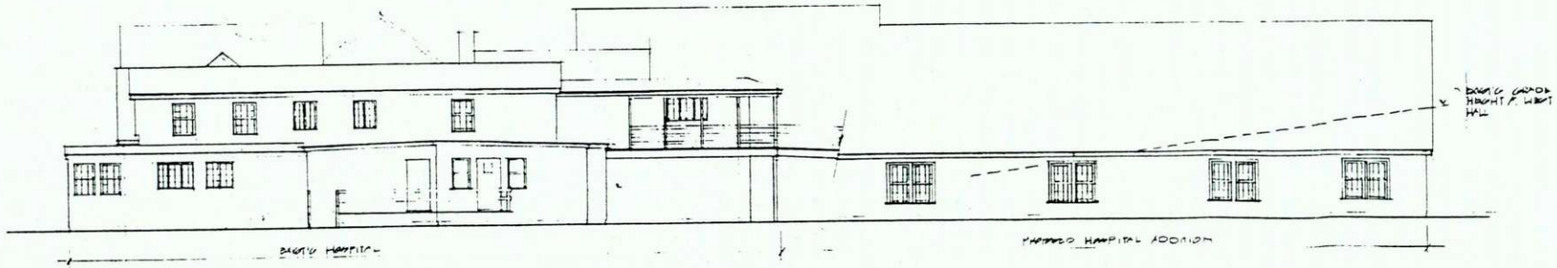


NORTH ELEVATION
1/8"=1'-0"

Date	Revision:	Date	Revision:

MORRIS/SWITZER ASSOCIATES INC.

MS&A

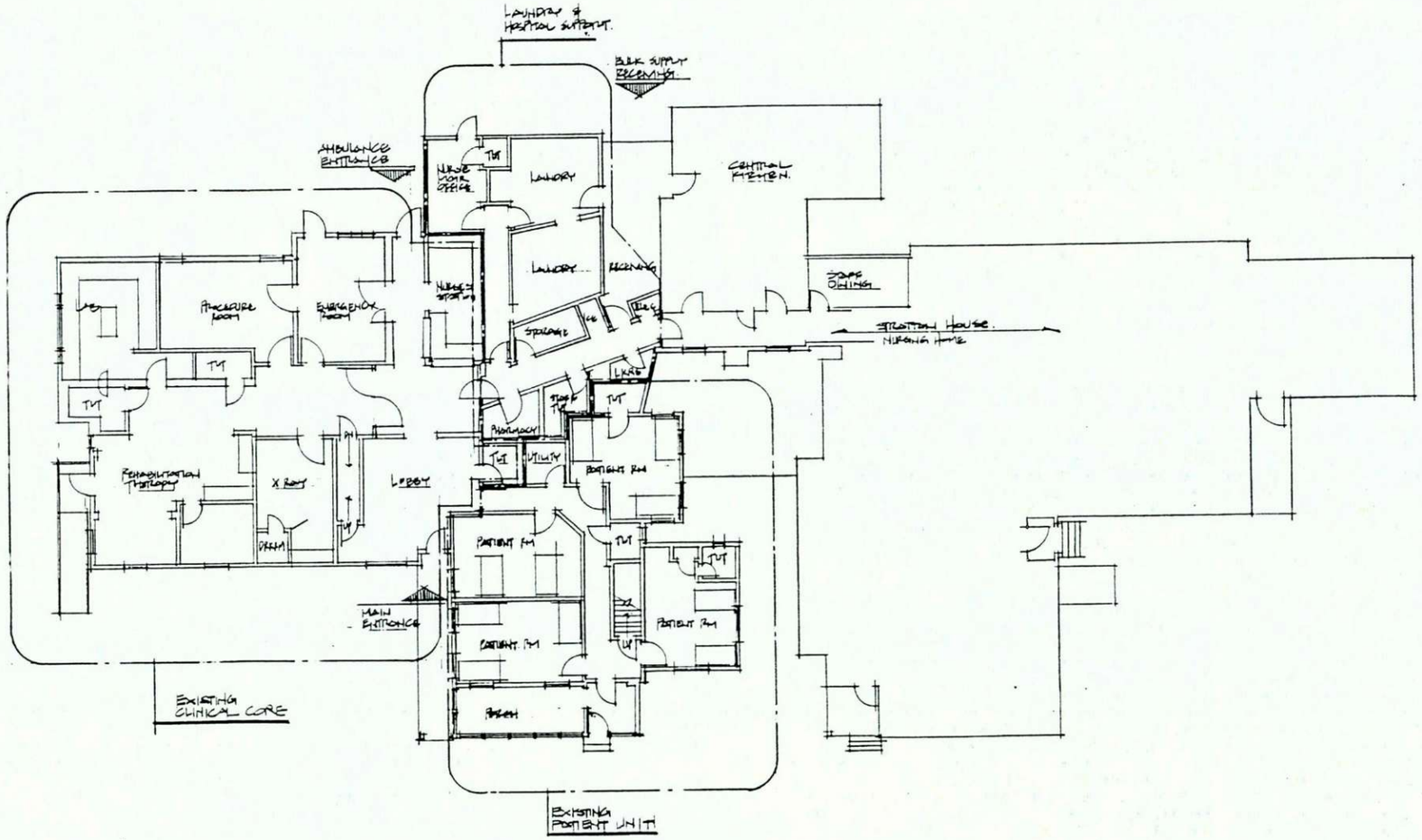
ARCHITECTURE
INTERIOR DESIGN
PLANNING

Date: 9.26.96
Scale: 1/8"=1'-0"
Drawn By: A
Checked:

Project Name: GRACE COTTAGE HOSPITAL ADDITION
BURLINGTON VERMONT

Sheet Title: PROPOSED ELEVATIONS

Sheet Number: A-4



Date	Revision	Date	Revision

MORRIS/SWITZER ASSOCIATES INC.

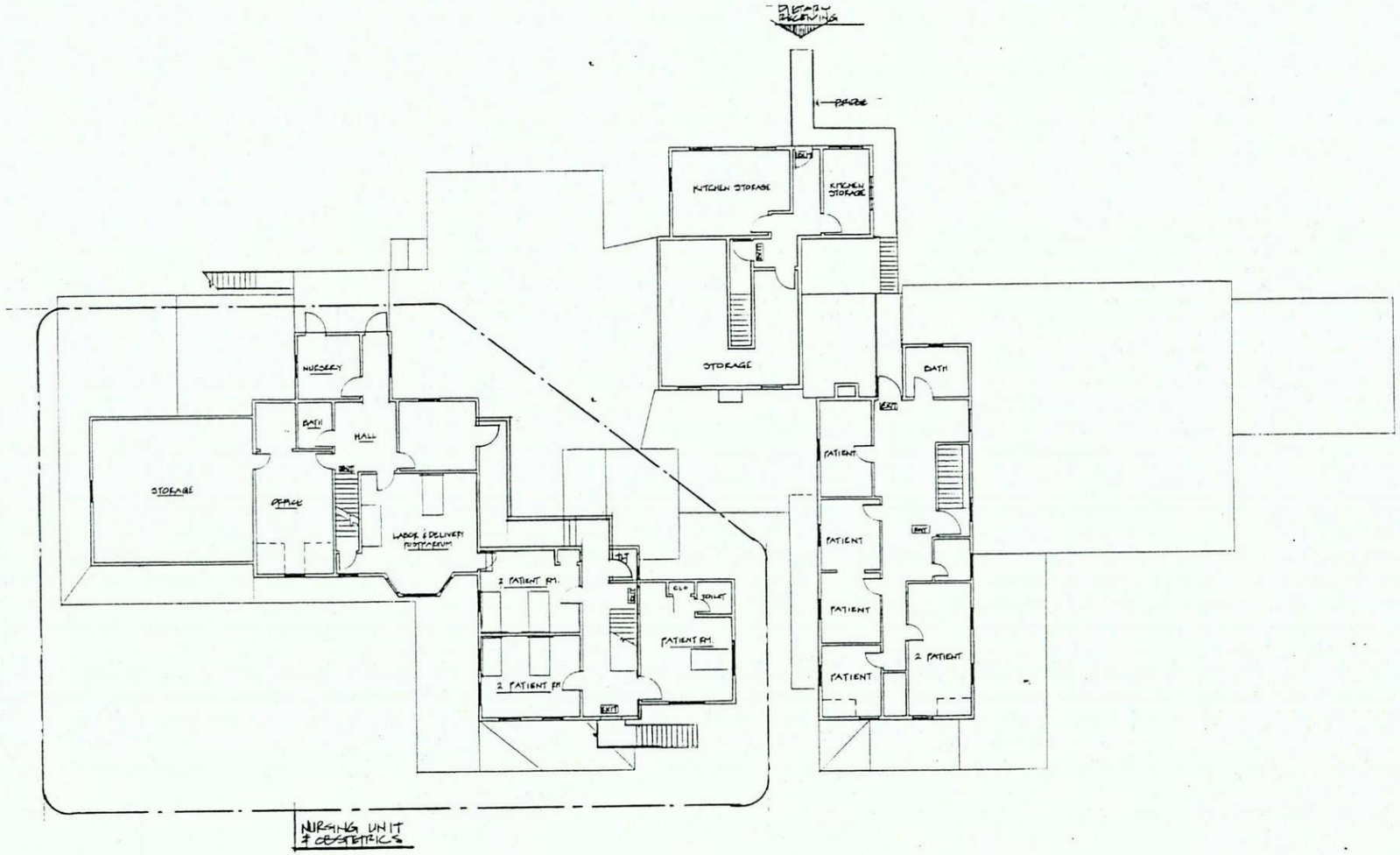
MS&A

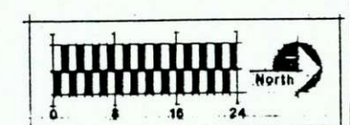
Date: 22 MARCH 1996
Scale: 1/8"=1'-0"
Drawn By: R. MAILLETTE
Checked:

Project Name: CERTIFICATE OF NEED APPLICATION
GRACE COTTAGE HOSPITAL TOWNSHEND, VERMONT

Sheet Title: EXISTING FIRST FLOOR PLAN

Sheet Number: A-1





Date	Revision	Date	Revision

MORRIS/SWITZER & ASSOCIATES INC.

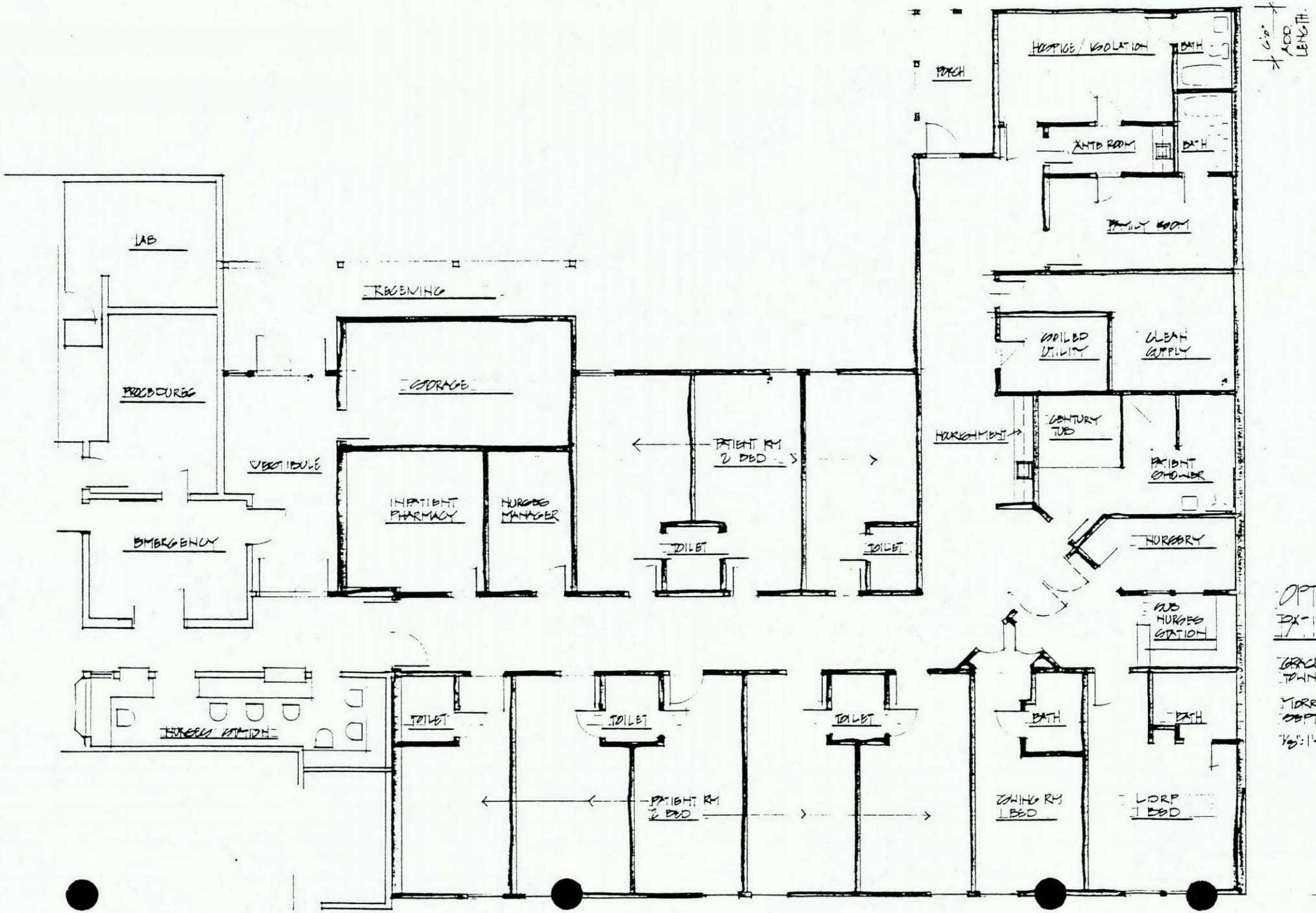
MS&A ARCHITECTURE INTERIOR DESIGN PLANNING

Date: 22 MARCH 1996
Scale: 1/8"=1'-0"
Drawn By: R. MALLETTE
Checked By:

Project Name: CERTIFICATE OF NEED APPLICATION
GRACE COTTAGE HOSPITAL TOWNSHEND, VERMONT

Sheet Title: EXISTING SECOND FLOOR PLAN

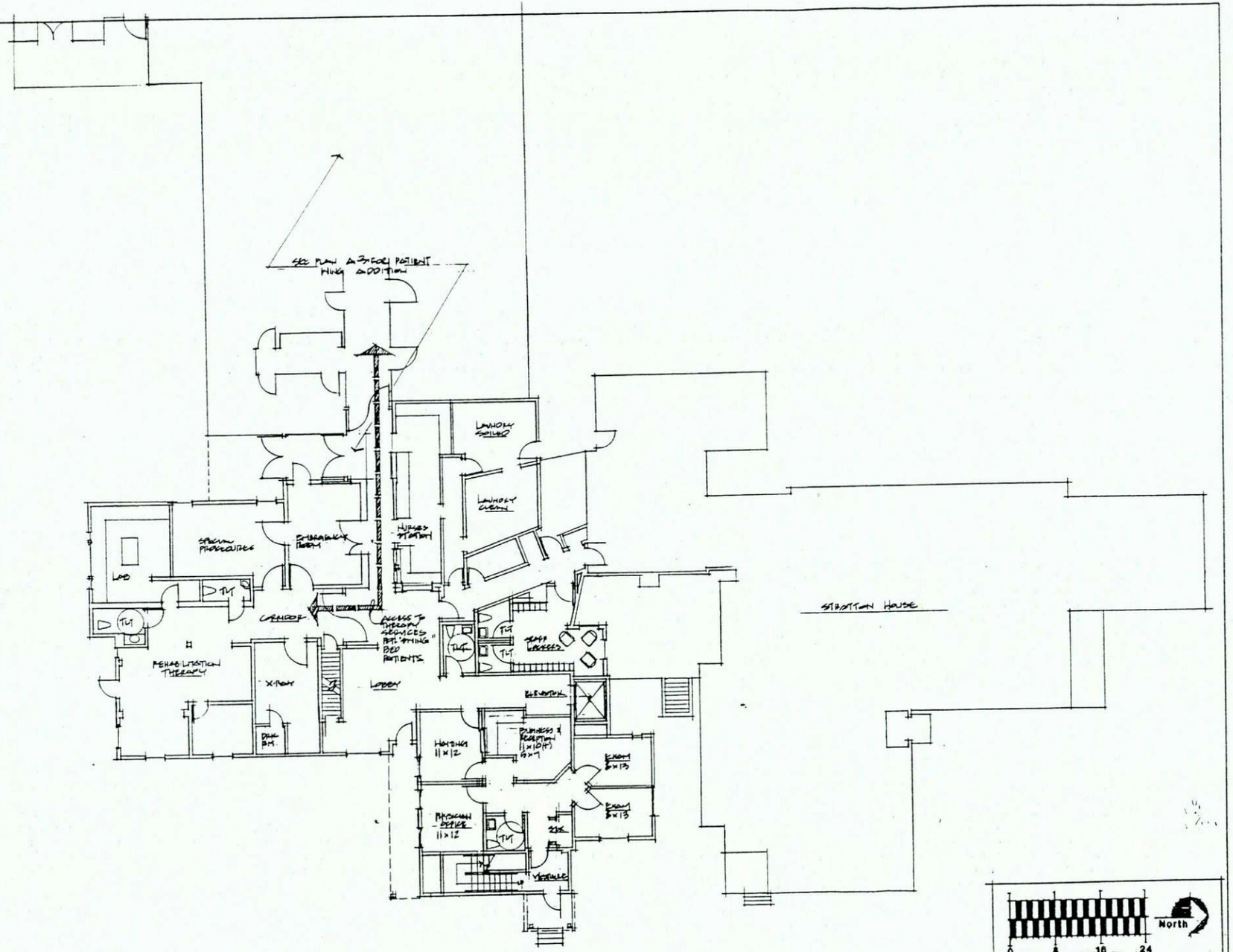
Sheet Number: A-2



OPTION D
PATIENT WING ADDIT

GRACE COTTAGE HOSPITAL
TOWNSHEND, VT

MORRIS / SWITZER ASSOC.
SEPTEMBER 18, 1996
1/8":1'-0"



Date	Revision	Date	Revision

MORRIS/SWITZER ASSOCIATES INC.

MS&A

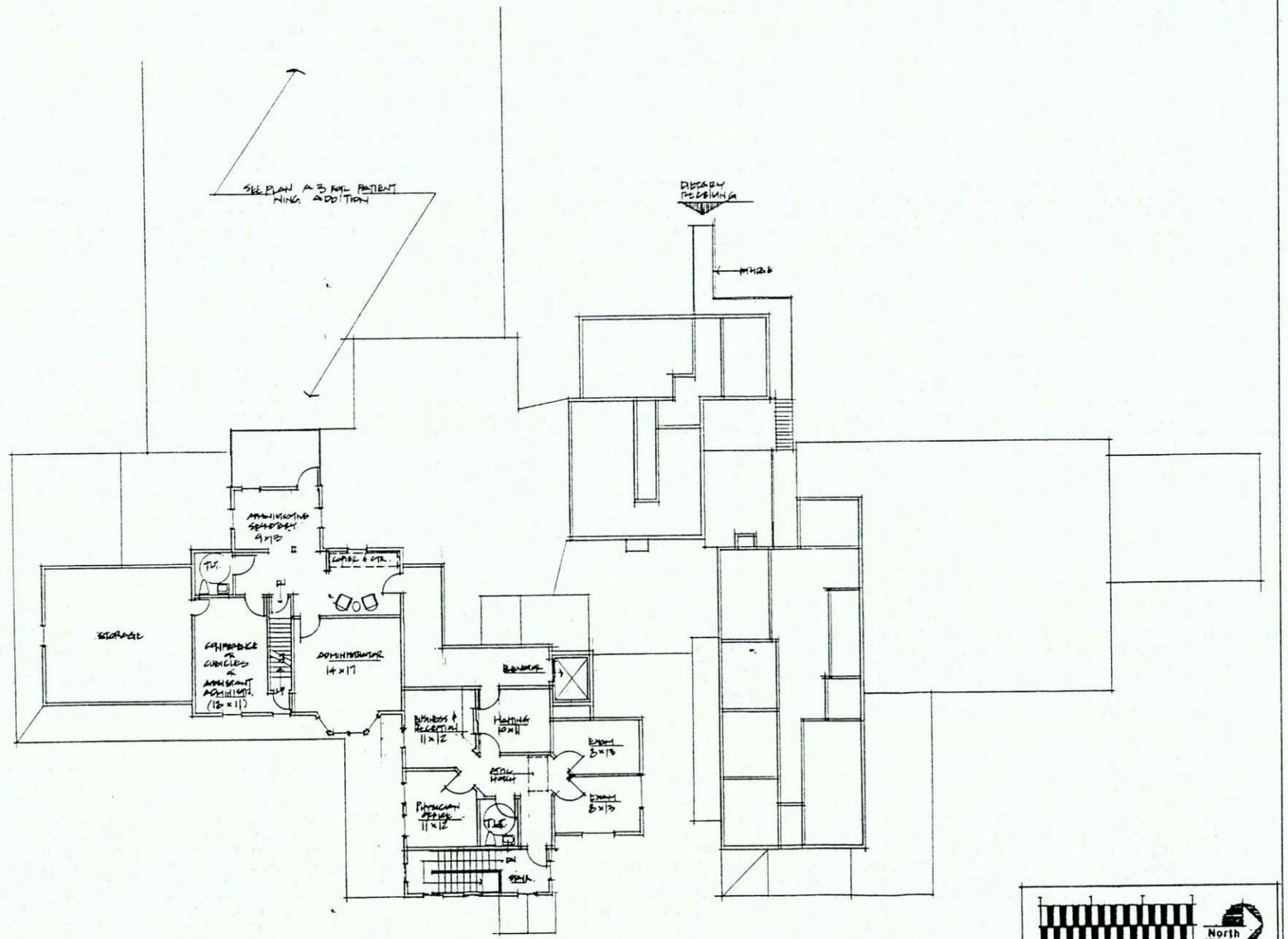
ARCHITECTURE
INTERIOR DESIGN
PLANNING

Date: 22 MARCH, 1996
Scale: 1/8"=1'-0"
Drawn by: R. MALLETTE
Checked by:

Project Name: CERTIFICATE OF NEED APPLICATION
GRACE COTTAGE HOSPITAL TOWNSHEND, VERMONT

Sheet Title: PROPOSED FIRST FLOOR PLAN
RENOVATIONS TO EXISTING HOSPITAL

Sheet Number: A-4



Date	Revision	Date	Revision

MORRIS/SWITZER ASSOCIATES INC.

MS&A

ARCHITECTURE
INTERIOR DESIGN
PLANNING

Date: 22 MARCH 1996

Scale: 1/8"=1'-0"

Project Name: CERTIFICATE OF NEED APPLICATION

GRACE COTTAGE HOSPITAL TOWNSHEND, VERMONT

Sheet Title: PROPOSED SECOND FLOOR PLAN

RENOVATIONS TO EXISTING HOSPITAL

Sheet Number: A-5

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Tuesday, November 19, 1996, at 9:30 am. The meeting will be held at the headquarters of the Billings Farm Museum in Woodstock.

AGENDA (Revised)

I.	A.	Minutes	9:30 a.m.
	B.	Schedule next meetings	
II.		Springfield State Office Building (Jay Swainbank, DSB, Jules Chatot, Architect)	9:45 a.m. - 10:30 a.m.
III.		Issues and Priorities - Rules and Regs	10:30 a.m.
IV.		National Park Service Presentation	11:30 a.m.
V.		Lunch	12:00 p.m. - 12:45 p.m.
VI.		Tour of Marsh Billings Mansion, National Historic Landmark	12:45 p.m. - 2:30 p.m.
VII.		Brandon Training School	2:30 p.m.
VIII.		SHPO Report	3:15 p.m.
IX.		Other	

STATE OF VERMONT

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS

Divisions for:

* Community Development
* Housing
* Planning

Pavilion Building
109 State Street
Montpelier, VT
05609-0501

Telephone:
802-828-3217
Fax:
802-828-2928

* Historic Preservation

135 State Street
Drawer 33
Montpelier, VT
05633-1201

Telephone:
802-828-3226
Fax:
802-828-3206

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on Tuesday, November 19, 1996, at 9:30 am. The meeting will be held at the headquarters of the Billings Farm Museum in Woodstock.

AGENDA

I.	A.	Minutes	9:30 a.m.
	B.	Schedule next meetings	
II.		Springfield State Office Building (Jay Swainbank, DSB, Jules Chatot, Architect)	9:45 a.m. - 10:30 a.m.
III.		Issues and Priorities State and National Register	10:30 a.m.
IV.		National Park Service Presentation	11:30 a.m.
V.		Lunch	
VI.		Tour of Marsh Billings Mansion, National Historic Landmark	1:00 p.m. - 2:30 p.m.
VII.		National Register	
	A.	National Register Preliminary Review	
		1. Sturgis Farm, Wilmington	2:30 p.m.
VIII.		SHPO Report	2:45 p.m.
IX.		III. Issues and Priorities, State and National Register, Cont'd	3:00 p.m.
X.		Other	

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES
November 19, 1996

Members Present:	Thomas Keefe, Chair, Historic Architect Dr. Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian David Lacy, Prehistoric and Historic Archaeologist Kimberly Zea, Historian/Citizen member
Members Absent:	William Finger, Citizen Member Holly Ernst Groschner, Citizen Member
Staff Present:	Townsend H. Anderson, SHPO Nancy Boone, Architecture Section Chief Lanora Preedom, Administrative Assistant Giovanna Peebles, State Archeologist Greg Maguire, Agency Counsel Judith Melito, Law Clerk Elsa Gilbertson, National Register Specialist (11:15 a.m. - 2:45 p.m.) Suzanne Jamele, Environmental Review Coordinator (11:15 a.m. - 2:45 p.m.) Jane Lendway, CLG/VDP Coordinator (11:15 a.m. - 2:45 p.m.) Debra Sayers, Environmental Review Assistant (11:15 a.m. - 2:45 p.m.) Eric Gilbertson, Director (11:15 a.m. - 2:45 p.m.) John Dumville, Historic Sites Coordinator (11:15 a.m. - 2:45 p.m.) Audrey Porsche, Regional Site Administrator (11:15 a.m. - 2:45 p.m.) William Jenney, Regional Site Administrator (11:15 a.m. - 2:45 p.m.) Curtis Johnson, RITC Coordinator (2:30 p.m. - 3:50 p.m.)
Others:	Jay Swainbank, Buildings and General Services (9:45 a.m. - 11:00 a.m.) Jules Chatot, Architect, Banwell, White, Arnold, Hemberger and Partners, Inc. (9:45 a.m. - 11:00 a.m.) Marjorie Smith, NPS (11:30 a.m. - 2:30 p.m.) Rolf Diamant, Superintendent (11:30 a.m. - 2:30 p.m.) Bruce Jacobson, Acadia (11:30 a.m. - 2:30 p.m.) Janet Houghton, Billings Farm Museum (11:30 a.m. - 2:30 p.m.) Deborah Bulissa, Billings Farm Museum (9:30 a.m. - 2:30 p.m.) Ron Tofani, Buildings and General Services (2:43 p.m. - 3:30 p.m.) Frederic Meier, Buildings and General Services (2:43 p.m. - 3:30 p.m.)

The monthly meeting of the Vermont Advisory Council on Historic Preservation commenced at 9:45 a.m. at the Billings Farm Museum, in Woodstock Vermont. The Council wishes to thank Mr. Donath and his staff for hosting the Council and giving them the opportunity to tour this National Historic Landmark.

I. A. Minutes - Dr. Andres made the motion to accept the minutes, seconded by Ms. Zea. There was no discussion and the motion passed unanimously.

B. Schedule next meetings - Meeting have been scheduled for the following dates: December 12 (Montpelier), January 23, and February 18.

II. Springfield State Office Building - Mr. Jay Swainbank, Department of Buildings and General Services (BGS), and Jules Chatot, Architect, presented the project development to date. These are 1912 and 1918 mill buildings which will be rehabilitated into state office space. The banks need to be stabilized and graded for parking. Mr. Chatot indicated they were going to move the road and create a new access to a new parking area down near the river. BGS stated they had made no plans to conduct archeological studies. State Archeologist Giovanna Peebles provided a historic overview of the project area below the mills. The area has many historic industrial remains - foundations, floor slabs, etc., and may contain significant archeological deposits. It was suggested by the Council that BGS reconsider their plan to excavate below the slabs and fill the area instead of destroying it. Mr. Chatot said that sounds like a possibility. Ms. Peebles stated that there is a high potential for finding rock walls, rubble, and unconsolidated materials beneath the slabs which could result in unexpected construction problems. Mr. Lacy said that the archeological values of this site cannot be ignored. Several Council members recommended documenting all the sequences of development to address the archeological values of the site. Mr. Lacy indicated he would like to make sure that the documentation reflects the footprint of what is in the project area. Perhaps they can hire a consultant to put that together. Ms. Zea said that the documentation should be in keeping with what needs to be done for the town, i.e. Vermont Novelty Works has a lot of history for the town as the original manufacturer of "Lincoln Logs." Ms. Zea stated that Miller Art Center in Springfield has records and objects from Vermont Novelty Works that would be useful in site interpretation. Mr. Lacy said perhaps a progressive model would be appropriate. Mr. Donath stated that he wants to be sure BGS does proper historical analysis and interpretation of the sites. Mr. Donath emphasized that it was important to complete the historic analysis and documentation before any thoughts are given to breaking up the slabs. Mr. Keefe suggested that BGS use historic exhibits in lieu of arts in these buildings. The Council told Mr. Chatot and Mr. Swainbank that the project should continue with administrative oversight by the Division for Historic Preservation with emphasis on interpretive displays and documentation. Mr. Donath said they should

check into a private/public partnership with the present manufacturer of "Lincoln Logs" to see if there could be some tie-in there.

Finally, Mr. Chatot showed a sample of the windows, which will fit the present masonry opening. Ms. Boone complimented the architect for his great effort to bring back the texture of the facade and bringing both buildings into the project. Nearly all of the original windows are missing, but, Ms. Zea asked if one original extant window could be saved and stored as a record. Mr. Lacy requested that BGS give the Division the final plans for review.

III. Issues and Priorities - Rules and Regs - Mr. Greg Maguire, Agency Counsel and Ms. Judith Melito, Legal Intern, gave the Council a brief explanation of where in the process the rules and regs are at present. Mr. Maguire told the Council that scarcity of resources and complexity of the issues is making it difficult to have closure this year. However, he gave the members the scope of where he would like to be at the end of the next two years. Ms. Melito passed out an outline and a set of questions to the Council and asked for their input. Ms. Melito said there are three areas of the Rules and Regs she would like to address: 1. State undertakings including the sale of state land, 2. Act 250, and 3. Section 106. Mr. Maguire said there are several players, i.e. the SHPO, Council, Division, and State Archeologist.. Once Ms. Melito has received feedback she hopes to break out into focus groups and go over the draft. Mr. Maguire indicated that he would like to be ready to go to Administrative Rules Committee by the end of next year. Mr. Maguire said he needs input on who to involve in the process; he needs to build consensus. We especially need to work very closely with the Act 250 people (district commissions and the E-board). Once the draft is ready Mr. Maguire will come back to the Council for a comprehensive review, possibly this summer. Then the package will be ready for the Administrative Rules process. After review by the Administrative Rules Committee they will be reviewed by the Interagency Committee on Administrative Rules (ICAR), followed by the public comment period and then to the Legislative Committee on Administrative Rules (LCAR). When they pass LCAR they become effective within 30 days if passed. In the meantime Ms. Melito will address MOA/MOU's with state agencies. In the absence of rules and regs these need to be comprehensive and perhaps changed.

IV. National Park Service Presentation - Mr. Donath gave background on the Marsh-Billings National Historical Park (NHP) and its partner the Billings Farm & Museum (BF&M). The NHP was first proposed in 1990 and the legislation was signed by President Bush in 1992. It includes within the boundaries the Marsh-Billings Mansion National Historic Landmark (declared in 1967), the 555 acre Marsh-Billings estate and Mt. Tom forest, and the 88 acre Billings Farm. The Mansion and the estate/forest were deeded to the United States in 1993. They remain the residence of Mary F. and Laurance S. Rockefeller under a life estate and will be operated by the NPS. The Billings Farm will remain in private

ownership and will continue to be operated by the Woodstock Foundation as the BF&M. When the NHP opens to the public in 1998, it will be operated as an active partnership between the NPS and the BF&M. Mr. Donath then introduced Marjorie Smith, Rolf Diamant, and Bruce Jacobson from the NPS. Ms. Smith explained the preferred alternative which will have minimum impact on the site, no new construction and no parking expansion. Ms. Smith also explained an average visitor tour.

VI. Tour of Marsh-Billings Mansion, National Historic Landmark - Staff and invited guests were given a tour of the Marsh-Billings Mansion, Carriage House and Belvedere by Janet Houghton, Curator, at the Billings Farm and Museum. It was an excellent tour and questions were answered by Ms. Houghton, Ms. Smith and Mr. Diamant. Again, the Council wishes to express our thanks for the generous hospitality of Mr. Donath, Ms. Houghton, and Ms. Bulissa.

VII. Brandon Training School - Mr. Frederic Meier and Mr. Ron Tofani spoke to the Council regarding plans to subdivide the Brandon Training School. A portion, 191 acres, of the property is going to be subdivided. The land is prime agricultural and some wetlands. Mr. Meier indicated that Buildings and General Services did not think to appear before the Council because they were only selling the land and had an Act 250 permit. Mr. Johnson handed out information on the subdivision, noted the 22 V.S.A. §14 jurisdiction and indicated there are three structures on the State Register which are completely deteriorated and that 35 mm documentation is recommended. Ms. Peebles indicated to the Council that this area has high significance for archeology. After lengthy discussion regarding options which would indicate the need for archeology before development it was finally decided to add the following to the deed:

> In addition, based on assessments by the Division for Historic Preservation, this parcel may be archeologically sensitive. As a result this sale is subject to consultation with the Vermont Advisory Council on Historic Preservation. Such a requirement for consultation shall be included in the deed as a covenant that runs with the land.

Mr. Meier agreed with the Council that Buildings and General Services could do more to assess any affected historic resources on this parcel. Ms. Peebles suggested doing a field inspection on the property to determine how much of the land is archeologically sensitive. The field inspection report can be made a part of the Purchase and Sales Agreement. Mr. Meier thought this was an excellent, reasonable approach and asked for a list of Archeological Consultants which will be provided to the Department of Buildings and General Services by Ms. Peebles along with a list of things which they need to send the consultant. Mr. Johnson suggested that the photo documentation meet modified HABS/HAER 35 mm requirements. Ms. Boone noted that the work should follow draft photo documentation requirements specifications.

VIII. SHPO - Mr. Anderson deferred to Ms. Boone who said regarding Labor and Industry, that the proposed Accessibility rules are going to include a section on housing, which is lacking in federal ADA rules.

Mr. Anderson reported that positive changes are taking place regarding the "Vermont Downtown Legislation". There are a number of incentives being proposed including 5% and 25% tax credits for certain types of rehabs.

IX. Other - Mr. Lacy indicated that he attended a conference sponsored by GEOARCH to create a database of lithic sources (i.e. stone used by native people for tool making) for the entire region.

The meeting adjourned at 3:50 p.m.

Submitted,

Lanora Preedom
Division for Historic Preservation

State of Vermont

LAND USE PERMIT

786-5920

CASE NUMBER: 1R0712-4
APPLICANT: State of Vermont
ADDRESS: Department of State Buildings
c/o Frederic Meier
2 Gov Aiken Ave
Drawer 33
Montpelier, VT 05633-5802

LAWS/REGULATIONS
10 VSA Chapter 151
(Act 250)
Environmental Board Rules

District Environmental Commission #1 hereby issues a Land Use Permit Amendment #1R0712-4 pursuant to the authority vested in it in 10 VSA Chapter 151. This permit amendment applies to the lands identified in book 65, page 518; book 57, page 311; and book 58, page 301, of the land records of the town of Brandon, Vermont, as the subject of deeds to the State of Vermont, the "permittee" as grantee. This permit amendment specifically authorizes the permittee to convey "Parcel A", 191.0 acres, being all the remaining lands of the State of Vermont on the north and east side of Arnold District Road in Brandon, Vermont.

Jurisdiction over this application is conferred by 10 V.S.A. Chapter 151 because the conveyance is subject to condition #19 of L.U.P. #1R0712. Involved land consists of 191.0 acres. (See Environmental Board Rule 2(F)).

The permittee, and its assigns and successors in interest, are obligated by this permit to complete and maintain the project only as approved by the District Environmental Commission in accordance with the following terms and conditions.

1. Prior to any construction of improvements for commercial or private use, the owner of "Parcel A" shall amend this permit. Said application for amendment shall give due consideration to avoiding impact upon the prime agricultural soils located on "Parcel A."

2. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with any applicable Vermont environmental and health statutes and regulations and with this permit.

3. By the acceptance of the conditions of this permit without appeal, the permittee confirms for itself and all assigns and successors in interest that the conditions of this permit shall run with the land and the land uses herein permitted, and will be binding upon and enforceable against the permittee and all assigns and successors in interest.

4. The District Environmental Commission maintains continuing jurisdiction during the lifetime of the permit and may periodically require that the permit holder file an affidavit certifying that the project is being completed in accordance with the terms of the permit.

5. Pursuant to 10 V.S.A. § 6090(b), this permit is issued for an indefinite term, as long as there is compliance with the conditions of the permit (Amended June 21, 1994).

Dated at Rutland, Vermont, this 24th day of September, 1996.

DISTRICT ENVIRONMENTAL COMMISSION #1

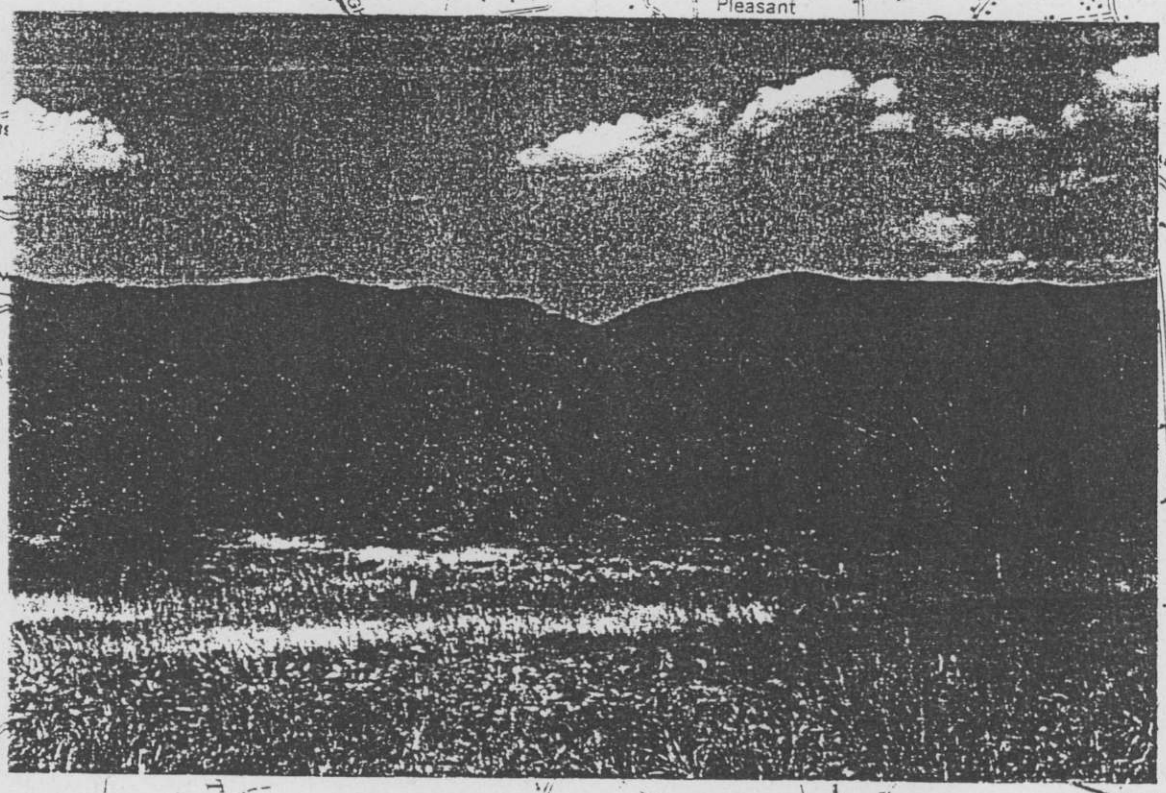
Robert A. Bloomer, Chairman
William Corey
Charles Shortle

By Warren Foster
Acting District Coordinator

Any appeal of this decision must comply with all provisions of 10 V.S.A. §6089 and Environmental Board Rule 40 including the submission of the original and ten copies of the following: notice of appeal, a statement of why the appellant believes the commission was in error, a statement of the issues to be addressed in the appeal, a summary of the evidence that will be presented, a preliminary list of witnesses, decision, and certificate of service. Decisions on minor applications may be appealed if a hearing was held by the district commission or timely requested by the appellant.

Prime Property For Sale By State of Vermont in Brandon, Vermont

191 Acres of Open & Wooded Land
Single Family House & Many Out Buildings

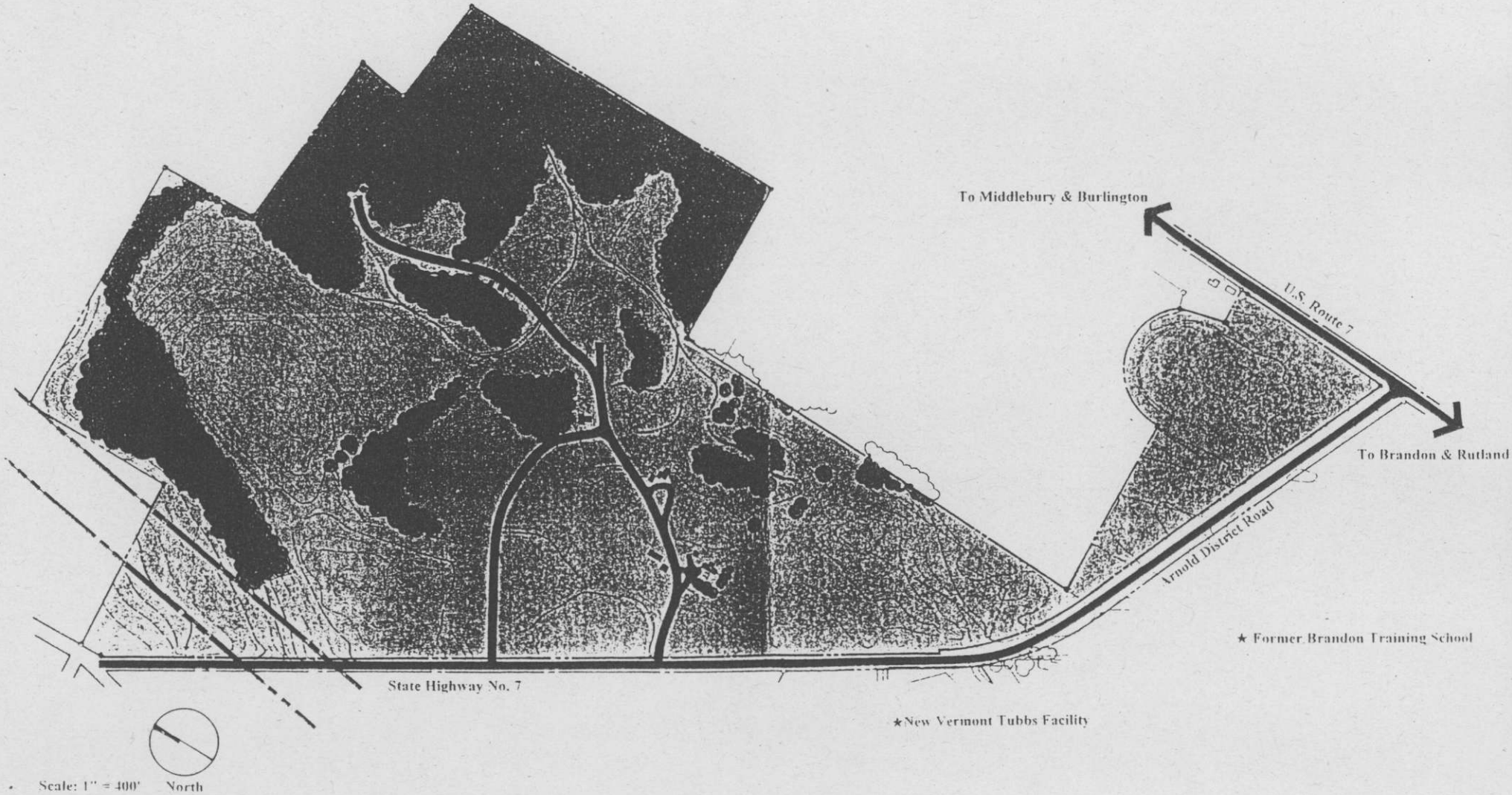


Zoned for Commercial, Residential Agriculture & Light Industry

- ✓ Single Family House & Many Out Buildings
- ✓ 6000' Frontage on Arnold District Road
- ✓ 800' Frontage on US Route 7
- ✓ Great Views - Open and Wooded Land
- ✓ Zoned for a variety of uses

Allowable Uses: Low Density Multi-Use District

Agriculture	Special Residential
Open Space Uses	Institutional
Forest Harvesting	Light Industrial
Residential	General Commercial
Planned Residential Development	Public Service



THE CAVENDISH PARTNERSHIP

November 8, 1996

RECEIVED
NOV 18 1996

Curtis Johnson
Division for Historic Preservation
133 State Street Drawer 33
Montpelier, Vermont 05633-1201

RE: State Act 250 Permit Application for proposed 24 lot subdivision of Brandon Training School property and buildings.

Curtis:

The Vermont Department of State Buildings is applying for an Act 250 Permit to subdivide the existing Brandon Training School property into 24 lots. The proposal is to establish separate lots for all of the existing buildings. The State will sell the entire subdivided property to a developer who will carry out the actual development or sale of individual buildings/lots.

The Brandon Training School property under consideration is that land to the south and west of the Arnold District Road. Please refer to vicinity map on attached Subdivision Site Plan.

The actual building re-use program and the program schedule will evolve over time. The District Commission will stay involved, as required, to review individual building/lot proposals. The State review(s) may include specific lot issues as well as cumulative issues involving the entire subdivision.

We will include Proposed Conditions, listed in your memo, July 16, 1996, as part of the Act 250 permit application. We hope to submit the Act 250 Permit application by Thanksgiving. If you have additional comments, we would like to receive any written comments in time to include in the application.

If you have questions or need additional information please feel free to contact me. Thank you for your help and time.

Sincerely,
THE CAVENDISH PARTNERSHIP, INC.

John Saydek

John Saydek, Principal

JS
encl: Subdivision Site Plan
Historic Sites Analysis Map
Memo to Tom Torti from Curtis Johnson, July 16, 1996

PLANNING LANDSCAPE ARCHITECTURE PARTICIPATION
THE ACADEMY BUILDING P.O. BOX 466 CAVENDISH, VERMONT 05142-0466
PHONE: 802-226-7220 or 800-206-PLAN FAX: 802-226-7245

AGENCY OF DEVELOPMENT
and
COMMUNITY AFFAIRS

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

STATE OF VERMONT

MEMORANDUM
To: Tom Torti, Administration
From: Curtis Johnson, Historic Preservation
Date: July 16, 1996
Re: Brandon Training School

Pursuant to the 4/22/96 meeting on and subsequent discussions of the Brandon Training School, the Division is evaluating the proposed sale and subdivision plan for the property with two objectives:

1. To address State and Federal regulatory concerns so that any new owners will be assured of ready compliance
2. To enhance prospects for redevelopment of the property

To this end, I met with Jim Stead of Economic Development at the site (6/26/96) and evaluated the structures listed in the State Register of Historic Places and any others of potential concern. I have conferred with Townsend Anderson, State Historic Preservation Officer, and the Division hereby recommends that the following activities be immediately funded to facilitate the sale and subdivision:

1. The pre-1940 dorms, the laundry, and boiler plant should be nominated to the National Register of Historic Places so that these buildings will be eligible for the 20% Rehabilitation Investment Tax Credit (RITC). This should be done immediately, prior to subdivision, otherwise nomination may not be possible due to multiple ownership.
2. An archeological field inspection should be conducted so that full knowledge of any archeological sensitivity may guide the subdivision and be disclosed to potential buyers. (Note: the Brandon Industrial Park parcel has already been "cleared.")

Please phone Towny to discuss this. A National Register nomination should cost around $2,500 and a preliminary archeological evaluation under $1,000. If this moves forward, I will confirm these estimates to aid drafting of an RFP for these services.

In addition, Steve Plunkard of the Cavendish Partnership has requested (by phone 7/11/96) language to address compliance for Criterion 8 of the umbrella Act250 permit. With your concurrence, the Division will recommend that the Cavendish Partnership incorporate into the Brandon Training School Act250 application the conditions attached, which will most easily address all State and Federal compliance issues and ensure that investment in the historic buildings will be eligible for the RITC. The archeological condition sounds rather complicated, but it is really nothing unusual. Please feel free to speak with Towny if you have <u>any</u> questions or concerns.

cc: Townsend Anderson, Steve Plunkard, Deri Meier

135 State Street, Drawer 33, Montpelier, VT 05633-1201 • 802-828-3226 • Fax 802-828-3206

Proposed Conditions for Brandon Training School Act 250 Permit:
(Note: These are typical conditions to Act 250 land development permits. The archeological condition pertains only to new construction at the site.)

1. All work on sites listed in the State Register of Historic Places shall meet the Secretary of the Interior's Standards for Rehabilitation as certified by a 36CFR61-qualified preservation professional. (Note: buildings that are not on the Register are not a concern.)

2. The proposed project shall not have an undue adverse effect on archeological resources through compliance with the following:

a) The permittee will map the archeologically sensitive areas on the site plan (exclusive of the already permitted Brandon Industrial Park parcel as of 7/1/96) and label them as not-to-be-disturbed buffer zones. Copies of this revised site plan will be submitted to the District Commission and to the Division for Historic Preservation (DHP).

b) Topsoil removal, grading, scraping, cutting, filling, stockpiling, logging or any other type of ground disturbance associated with new construction or new infrastructure is prohibited within the buffer zones without written approval of the District Commission in consultation with the DHP. Snowfencing, flagging, or other appropriate physical barrier will be placed at the edge of the buffer zones, where necessary as determined by the DHP, to make sure that it is clearly marked. The project contractor, if different than the permittee, will be fully notified about the buffer zone restrictions.

c) In those areas in which a buffer zone is not possible, an archeological study to identify sites in the buffer zone will be carried out by a qualified consulting archeologist prior to construction. The study will be scheduled accordingly so that mitigation measures that may be necessary can be satisfactorily planned and accomplished prior to construction.

d) Archeological sites within the project area will not be impacted until any necessary mitigation measures have been carried out. Mitigation may include but is not limited to further site evaluation, data recovery, redesign of one more proposed project components, or specific conditions that may be imposed during construction (i.e. installation of temporary snow fencing, etc.).

e) Proposed mitigation measures will be discussed with and approved by the DHP prior to implementation, and a copy of all mitigation proposals will be filed with the Commission. The archeological studies will result in one or more final reports, as appropriate, that meet the DHP's Guidelines for Conducting Archeological Studies in Vermont. Copies will be submitted both to the DHP and to the Commission.

f) All archeological studies and assessments must be conducted by a qualified consulting archeologist and must follow the DHP's Guidelines for Conducting Archeological Studies in Vermont. The permittee's archeological consultant must submit any scope of work to the DHP for review and approval.

g) If the permit holder or the DHP cannot agree in the course of implementing the above conditions, either party can ask the District Commission to reconvene a hearing to resolve outstanding issues.

h) If an archeological site(s) eligible for the State or National Register of Historic Places is discovered in the course or archeological studies that may be required under this permit, and if the permittee decides to avoid and protect it in-place perpetuity, the site(s) will be mapped on the official site plan. The updated site plan will be submitted to both DHP and the District Commission. In consultation with the DHP, the permittee will draw up and execute covenants to protect the site(s) in perpetuity and enter it into the deed. A copy of the covenants will be filed with the Commission and the DHP.

i) Any new or revised project plans should be submitted to the Division for our review as soon as they become available.

POOR QUALITY
ORIGINAL c/o

pgs 1-2

TOWN OF BRANDON Sites Listed in the State Register of Historic Places (For locations see town, village area, and historic districts maps)

1 Nathaniel Fisk Farm
a. House, c.1810/c.1840
Federal-Greek Revival style.
Three-quarter I-house, brick.
Features: marble lintels, leaded glass window, transom, sidelights, gable fanlight, Queen Anne porch.
b. Barn, c.1880
Features: metal silo, wood silo.
c. Shed, c.1890
d. Barn, c.1890

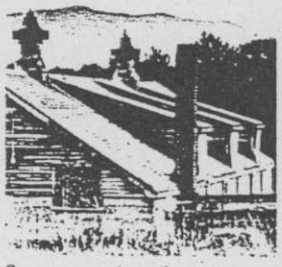
2 House, c.1850
I-house.
Features: Italianate porch.
Related barn, Carriage barn.

3 House, c.1850
Greek Revival style, sidehall plan, 1½ stories.
Features: corner and entry pilasters, sidelights, entry entablature.
Related garage, barn.
Features: transom.

4 House, c.1850
Greek Revival style, gable roof, 1½ stories.
Features: corner and entry pilasters, entry entablature, sidelights.
Related barn.

5 School, c.1820
Brick, gable roof, 1½ stories.
Features: cupola.

6 (Farm)
a. Pighouse, c.1920
b. Slaughter House, c.1920
c. Pighouse, c.1920



Features: metal ventilator.

7 House, c.1810
Cape Cod.

8 House, c.1855
Vernacular-Greek Revival style, sidehall plan, 1½ stories.
Features: entry entablature, sidelights, kneewall window, entry pilasters.
Related barn.

9 Brandon Training School
a. Dormitory, 1921
Colonial Revival style, brick, hip roof, 2½ stories.
Features: porch, sidelights, transom, cupola, marble, flat arches.
b. Dormitory, 1929
Colonial Revival style, brick, hip roof, 2 stories.
Features: distinctive chimney, cupola, flat arches, marble, sidelights, transom, porch.
c. Dormitory, 1920
Colonial Revival style, brick, hip roof, 2 stories.
Features: distinctive chimney, cupola, flat arches, marble, sidelights, transom, porch.
d. Dormitory, 1939
Colonial Revival style, brick, gable roof, 2½ stories.
Features: cupola, porch, flat arches, marble, sidelights, transom.
e. Heating Plant, 1918
Brick.
Features: distinctive chimney.
f. Laundry, 1918
Colonial Revival style, brick, gable roof, 1½ stories.
Features: flat arches, cupola.
g. Shop, 1921
Colonial Revival style, brick.
Features: flat arches, arcading, porch, sidelights, transom.

10 House, c.1865
Gable roof, 1½ stories.
Features: Gothic wall dormer.
Related shop.
Features: cornice brackets.

11 Barn, 1904
Gambrel roof.
Related shed.

12 House, 1790
Cape Cod.
Features: sidelights.

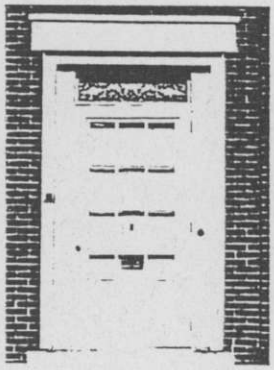
13 House, c.1845
Greek Revival style, Georgian plan.
Features: entry pilasters, sidelights, entry entablature.

14 House, c.1845
Greek Revival style, Georgian plan.
Features: entry pilasters, sidelights, entry entablature, marble.

15 Observatory, c.1910
Neo-classica Revival style, Mansard roof, 1 story.
Features: arcading, round arch window, wall pilasters, cobblestone chimney.

16 House, c.1880
Queen Anne-Eastlake style, mansard roof, 2 stories.
Features: porch, towers, stained glass, iron cresting, shinglework, applied woodwork.

17 House, c.1845



Greek Revival style, sidehall plan, brick, 2½ stories.
Features: gable window, corner pilasters, marble lintels.

18 House, c.1850
Greek Revival style, sidehall plan, 2½ stories.
Features: entry pilasters, sidelights, entry entablature.

19 Bridge, c.1890
Pony truss.
Features: marble, cast iron.

20 House, c.1850
Greek Revival style, Pavilion with ells.
Features: recessed porch, recessed balcony, marble porch.

21 House, c.1905
Queen Anne style, jerkinhead roof, 2 stories.
Features: Queen Anne window, hood moldings, Queen Anne porch, porte cochere.
Related barn.
Features: metal ventilator.

22 House, c.1850
Gable roof, 1½ stories.

23 House, c.1850
Gable roof, 1½ stories.

24 House, c.1820
Vernacular-Greek Revival style, gable roof, 1½ stories.
Features: kneewall window, full entablature, transom, entry entablature, entry pilasters, marble.

25 House, c.1810
Federal style, gable roof, 2½ stories.
Features: distinctive chimney, entry pilasters, entry entablature, transom, sidelights.

26 House, c.1850
Vernacular-Greek Revival style, sidehall plan, 1½ stories.
Features: full entablature, paneled corner pilasters, kneewall window, Queen Anne porch.

27 House, c.1900
Gable roof, 1½ stories.
Features: Queen Anne porch.

28 House, c.1890
Gable roof, 2½ stories.
Features: gable screen, Colonial Revival porch.

29 School, 1926

Neo-Classical Revival style, 1 story.
Features: parapet, name inscription, porch.

30 House, c.1890
Vernacular-Queen Anne style, gable roof, 1½ stories.

31 House, c.1885
Queen Anne style, gable roof, 2½ stories.
Features: Colonial Revival porch, distinctive dormer, applied woodwork, shinglework, diagonal boarding.
Related garage.

32 House, c.1925
Vernacular-Tudor Revival style, gable roof, 1½ stories.
Features: distinctive dormer, recessed porch, distinctive chimney.
Related garage.
Features: cupola.

33 Newton & Thompson Company
a. Industrial Building, c.1890
Gable roof, 1 story.
b. Shop, c.1885
Features: distinctive chimney.
c. Powerhouse, c.1895
Brick, gable roof, 1 story.
Features: distinctive chimney, date inscription, marble.
d. Mill, c.1910
Gable roof, 1 story.
e. Office, c.1880
Gable roof, 1 story.
Features: door hood.
f. Industrial Building, c.1910
Gable roof, 1 story.
g. Office, c.1900
1 story.
Features: falsefront.
h. Industrial Building, c.1910
1 story.

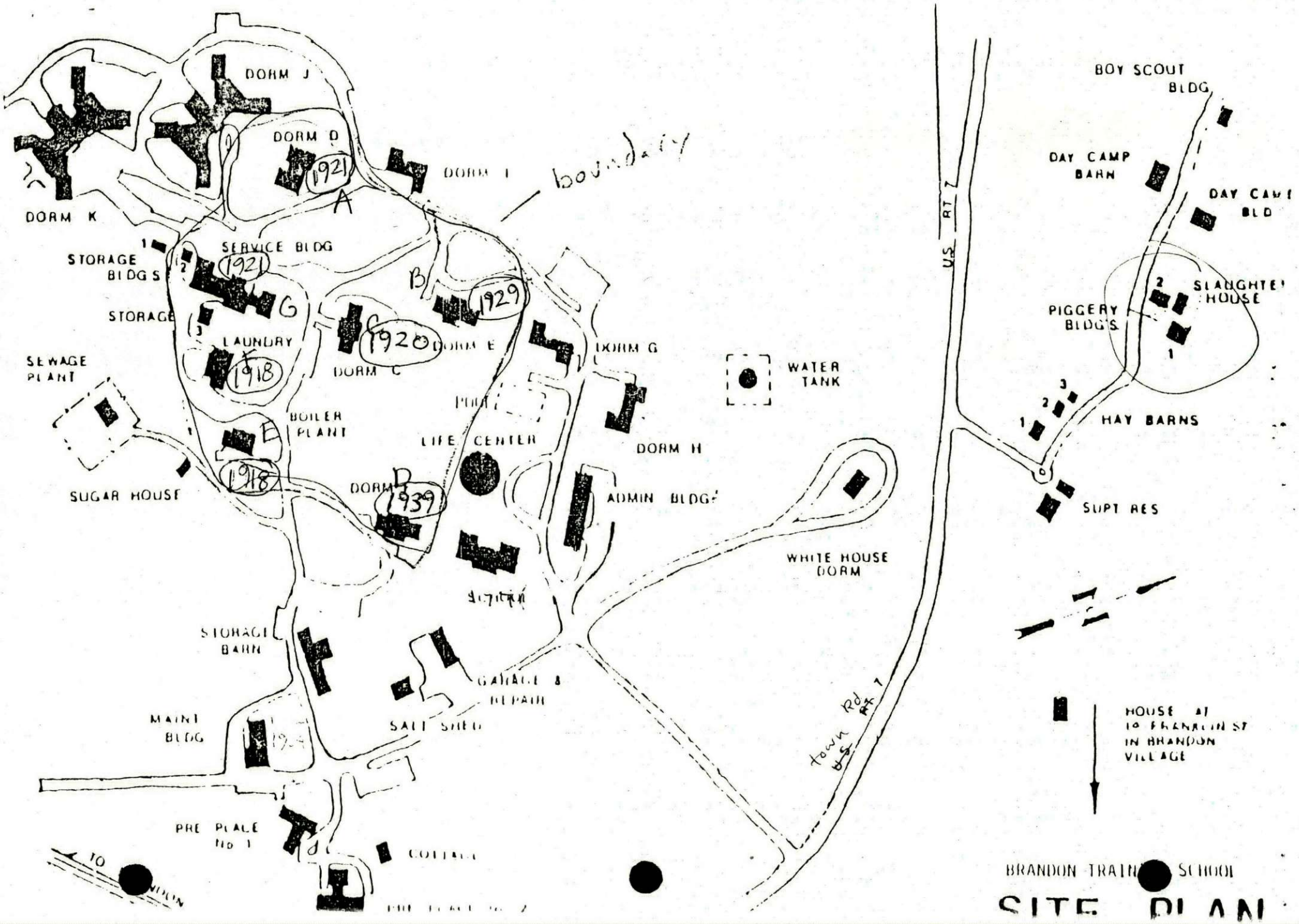
34 House, c.1880
Vernacular-Queen Anne style, gable roof, 1½ stories.
Features: gable screen, bargeboard, bay window, applied woodwork.
Related stable.

35 House, c.1875
Vernacular-Gothic Revival style, gable roof, 1½ stories.
Features: hood moldings, bay window, triangular arch window, segmental arch window, polychrome slate, Italianate porch.

36 House, c.1900
Gable roof, 1½ stories.
Features: Colonial Revival porch.
Related garage.

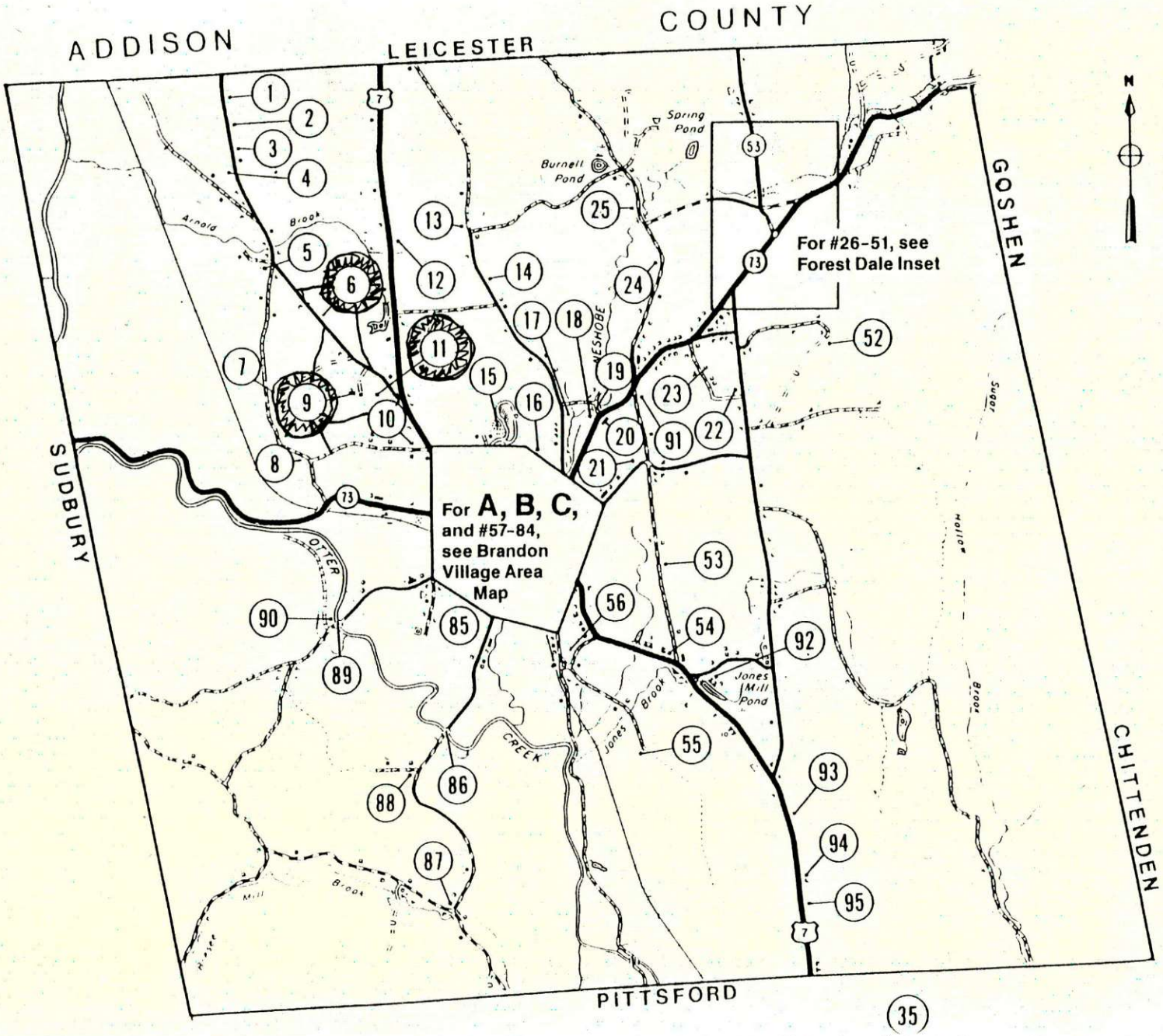
37 House, c.1860
Vernacular-Greek Revival style, Classic Cottage.
Features: Queen Anne porch, bay window, full entablature, shinglework.

38 Church, 1853
Gothic Revival style, gable roof, 1½ story.
Features: corner pilasters, label lintels, pointed arch window, door hood, belfry.


DORM J
DORM D
1921
A
DORM I
boundary
DORM K
STORAGE BLDGS
SERVICE BLDG
1921
B
1929
STORAGE
G
LAUNDRY
1918
C
1920
DORM E
DORM G
SEWAGE PLANT
DORM C
WATER TANK
BOILER PLANT
E
1918
LIFE CENTER
DORM H
SUGAR HOUSE
DORM
D
1939
ADMIN BLDG
WHITE HOUSE DORM
STORAGE BARN
GARAGE & REPAIR
MAINT BLDG
SALT SHED
town Rd
US RT 7
PRE PLACE No 1
COTTAGE
TO
BOY SCOUT BLDG
DAY CAMP BARN
DAY CAMP BLD
SLAUGHTER HOUSE
PIGGERY BLDGS
HAY BARNS
SUPT RES
HOUSE AT 10 FRANKLIN ST IN BRANDON VILLAGE
BRANDON TRAINING SCHOOL
SITE PLAN

TOWN OF BRANDON MAP

Sites Listed in the State Register of Historic Places
(Numbers correspond to Register listings that follow.
For **A**, **B**, and **C**, see historic district maps.)



*** DRAFT Environmental Predictive Model for Locating Prehistoric Archeological Sites ***

DHP No. _____ Map No. 45D Staff Init. GP Date 11/18/96

Environmental Variable	Proximity	Value	Assigned Score
1) Distance to Existing or Relict River or Permanent Stream	0-60 m	12	12
	60-120 m	8	
	120-180 m	4	
2) Distance to Pond or Lake	0-60 m	12	____
	60-120 m	8	
	120-180 m	4	
3) Distance to Intermittent Stream	0-60 m	8	____
	60-120 m	4	
	120-180 m	2	
4) Distance to Wetland (wetlands > one acre in size)	0-60 m	8	8
	60-120 m	4	
	120-180 m	2	
5) Confluence of River/River or River/Brook	0-60 m	12	____
	60-120 m	8	
	120-180 m	4	
6) Confluence of Intermittent Streams	0-60 m	8	____
	60-120 m	4	
	120-180 m	2	
7) Falls or Rapids	0-60 m	8	____
	60-120 m	4	
	120-180 m	2	
8) Restricted Access/ Drainage divides	0-60 m	8	____
	60-120 m	4	
9) Head of Draw	0-60 m	8	____
10) Isolated Spring	0-60 m	8	____
	60-120 m	4	
11) Major Floodplain/Alluvial Terrace	0-60 m	8	____
	60-120 m	4	
12) Lithic Outcrop	0-180 m	20	____
13) Knoll Top/Ridge Crest/Promontory	0-60 m	8	8
14) Kame/Outwash Terrace (valley edge features)	0-60 m	8	____
15) Other Major Topographic Break	0-60 m	8	____
16) Relict Beach or Shore Line	0-60 m	12	12
17) Caves/Rockshelters	0-60 m	12	____
18) Excessive Slope (>15%) or Steep Erosional Slope (>20%)		-8	____
19) Very Poorly Drained Soils		-8	____
20) Excessively Disturbed		-24	____
		Total Score:	40

20+ = Archeologically Sensitive 0-18 = Archeologically Non-sensitive

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

NOTICE

The monthly meeting for the Vermont Advisory Council on Historic Preservation will be held at **9:15 a.m.** on December 12, 1996, in the fourth floor conference room at the Division for Historic Preservation Office, 135 State Street, Montpelier, VT 05602.

AGENDA

I.	A.	Minutes	**9:15** a.m.
	B.	Schedule meeting dates	
II.		Issues and Priorities - Standards for the SR/NR - Thresholds for Eligibility	9:20 a.m. - 11:00 a.m
III.		Cultural Heritage Tourism Task Force - Position Paper	11:00 a.m. - 11:30 a.m.
IV.		Department of Buildings and General Services - Agriculture Building (Montpelier) - windows	11:30 a.m. - 12:15 p.m.
V.		SHPO Report	12:15 p.m. - 12:45 p.m.
VI.		Old House Museum, Brownington	12:45 p.m. - 1:30 p.m.
VII.		National Register Preliminary Review	1:30 p.m. - 2:00 p.m.
	A.	Old Chapel, Middlebury College, Middlebury	
	B.	Old Stone Row, Middlebury College, Middlebury	
	C.	Sturgis Farm, Wilmington	
VIII.		National Register Final Review	2:00 p.m. - 3:15 p.m.
	A.	King Farm, Woodstock	
	B.	Old Stone School, Isle LaMotte	
	C.	Asahel Kidder House, Fair Haven	
	D.	Furnace Grove, Bennington	
	E.	Dorset Village Historic District Boundary Increaase, Dorset	
	F.	Quechee Village Historic District Hartford	
IX.		Other	3:15 p.m.

State of Vermont
Advisory Council on Historic Preservation
135 State Street
Drawer 33
Montpelier, Vermont
05633-1201

MINUTES
December 12, 1996

Members Present:	Dr. Glenn Andres, Vice-Chair, Architectural Historian David Donath, Historian Kimberly Zea, Historian/Citizen member William Finger, Citizen Member Holly Ernst Groschner, Citizen Member
Members Absent:	Thomas Keefe, Chair, Historic Architect David Lacy, Prehistoric and Historic Archeologist
Staff Present:	Nancy Boone, Architecture Section Chief Lanora Preedom, Administrative Assistant Eric Gilbertson, Director/Deputy SHPO (9:15 - 9:45 a.m.) Elsa Gilbertson, National Register Specialist (9:20 - 11:50 a.m. and 1:30 - 3:35 p.m.) Curtis Johnson (9:30 - 11:20 a.m.)
Others Present:	Tricia Harper, BGS (11:30 a.m. - 12:35 p.m.) David Burley, BGS (11:30 a.m. - 12:35 p.m.) Tracy Martin, Old House Museum (12:45 - 2:00 p.m.) Richard Ewald, Sturgis Farm (1:30 - 2:30 p.m.)

The monthly meeting of the Vermont Advisory Council on Historic Preservation commenced at 9:35 a.m. at the Division for Historic Preservation's Conference Room, 135 State Street, Montpelier. Vice-Chair, Glenn Andres presided over the meeting in the absence of the Chair, Thomas Keefe.

I. B. Schedule of meeting dates: Eric Gilbertson explained the grant selection procedure and time line and asked the Council to schedule the March and April meetings for grants selection. Following are the dates for Advisory Council meetings: January 23, February 18, March 20, and April 17, 1997, in Montpelier. Elsa Gilbertson also asked the Council if they would allow her HP class to present their final National Register reviews at the May meeting. The Council indicated they would.

A. Minutes - Mr. Donath made the motion to accept the minutes, seconded by Ms. Zea. Mr. Donath requested Page 3, IV. National Park Service Presentation, be changed to read: "Mr. Donath gave background on the Marsh-Billings National Historical Park (NHP) and its partner the Billings Farm & Museum (BF&M). The NHP was first proposed in 1990 and the legislation was signed by President Bush in 1992. It includes within the boundaries the Marsh-Billings Mansion National Historic Landmark (declared in 1967), the 555 acre Marsh-Billings estate and Mt. Tom forest, and the 88 acre Billings Farm. The Mansion and the estate/forest were deeded to the United States in 1993. They remain the residence of Mary F. and Laurance S. Rockefeller under a life estate and will be operated by the NPS. The Billings Farm will remain in private ownership and will continue to be operated by the Woodstock Foundation as the BF&M. When the NHP opens to the public in 1998, it will be operated as an active partnership between the NPS and the BF&M. Mr. Donath then introduced Marjorie Smith, Rolf Diamant, and Bruce Jacobson from the NPS. "... The motion passed unanimously with the change.

II. Issues and Priorities - Standards for the SR/NR: Ms. Boone provided background on the State and National registers, the criteria, how the criteria are applied, and how survey and National Register work has evolved in Vermont over the years. Extensive discussion followed regarding implementation, significance, defensibility, etc. Ms. Groschner mentioned the reason SR/NR is on the list of issues and priorities is because the Council is having implementation uncertainties and questions. She indicated the way she understands it is that the standards for putting things on the register are with the Division. She asked if the implementation rules should then be developed by the Division. Dr. Andres said according to the law that is the Division's role, and it is the council's job to apply them (put things on, take things off). Mr. Donath said that part of the standards is the degree of significance which trips the threshold and that is left to the Advisory Council. It was mentioned that other agencies have implementation policies, which raised the question regarding the Advisory Council's need to define and establish "their" standards, and clarify it for themselves.

Mr. Donath also mentioned that the Council should define their role as an appointed body which is representative of where they come from (population) and they should try to look at issues from the point of view of what makes sense out there (not in here - out there). He said if staff establishes a standard which, in the perception of the Council, doesn't really make sense in the terms of what their perception of what's good for the people of Vermont is, then there is an issue — "It's a trip line in the wrong place."

Ms. Groschner said the goal may be to create credible boundaries on what is historic - which means there should be a "burden of proof". Further discussion followed on the relationship of the NR standards to the SR and vice versa. Mr. Donath asked why it is important to have two standards when it appears the standards are coming closer together. Ms. Boone pointed out that the direction they're heading is not that the SR is contracting to be less but that the NR is expanding to include everything. It was again agreed that it is the Division's work to articulate the difference between the SR and the NR, not the Council's. Mr. Donath reiterated the need for defensible process.

Dr. Andres questioned why the Council doesn't try to set their goal for this? Where do they want this to go in future conversations, and what do they need from the Division to facilitate the focus. Mr. Donath said he would like to be able to see the two standards side-by-side and be able to see clearly where they line up and where they don't line up. Then, in all the cases where they don't line up, be sure why there is a need to not line up and defend the fact that they don't line up (i.e. the 50-year rule). Mr. Donath would like to really have that very clear. If they are not going to line up, see where the mismatches are and to the extent the Council will say that something is in the State Register but isn't eligible for the National Register, he would like to be really clear why it is important to do that.

Dr. Andres said that it would be helpful if the Council were given a cross-section of test cases where they have been thought through to help articulate some of the problems. One example mentioned was a "bungaloid", four-square, in Brattleboro which was outside the district, but the Council would have preferred a district, yet it was nominated to the NR.

Ms. Boone indicated that so far the Council is interested in seeing a set of threshold cases about value, property, how much land, districts and some things on integrity. Ms. Boone said there are different kinds of integrity. She said if the Council is interested in talking about the philosophy of bringing the two things (standards) together and the advantages and disadvantages, then that should be addressed as a particular topic and she could come to the meeting prepared for that discussion. Mr. Donath would also like to see where the areas of mismatch are in addition to the philosophy question, and why that's important.

Ms. Groschner suggested that doing Mr. Donath's exercise of creating the comparison so the Council is clear on where they match and don't match, then discuss the inconsistencies and their values and then applying the test cases to whatever inclination the Council may have on how to evolve those, may be a good way to create definition.

Ms. Boone clarified that the Council doesn't want the Criteria paired up, that they are talking about having how the Criteria are used paired up? Mr. Donath said he is talking about the degree of significance, degree of integrity. Ms. Groschner said that the exercise should create the definition by itself.

Ms. Boone said what she would try to do is articulate (both graphically and verbally) the current practice, how it happens now. Ms. Gilbertson pointed out that under the new environmental review process consultants do a lot of evaluation of state and national register significance. There are three major bodies now doing evaluations and the division concurs with the consultant unless the interpretation is too broad. Ms. Boone also asked what the Council would like to look at - (a) ones that have been done in the past, or (b) something fictitious. Dr. Andres said they would like to look at ones from the past; ie the chicken farm, the hospital, North End, Orleans Hotel, Silver Street, etc.). Mr. Johnson suggested that the rural areas would be the best places to look at the differences. Ms. Groschner asked Mr. Johnson to write down the concept of the ER context versus the owner request context.

III. Cultural Heritage Tourism Task Force - Position Paper - Ms. Gilbertson reported on the position paper. A steering committee has been formed to write and RFP for a consultant to implement what is in the paper. VHS, DHP, VMGA, and a member combined from the Vermont Art Council and Crafts Council are the representatives on the Steering Committee. (NOTE: *Vermont Life* wants to develop a Cultural Heritage Tourism column.) Discussion followed on interpretation of the study and who should be represented on the Steering Committee. The Council would like a more direct role on the Committee. This resulted in discussion regarding the difference between the Division representing Heritage Tourism and the Council. Ms. Groschner made a motion that Mr. Donath be the representative from the Council on the Steering Committee. This motion was not seconded. Mr. Donath indicated that he would have a conflict of interest. It was agreed that the Steering Committee should remain small. Ms. Groschner will draft a letter to Commissioner Maynes expressing the interest and the support of the Council and to endorse the Division's participation in the subcommittee. Ms. Groschner also said the letter should tell the Committee why they have a specific interest and that the undertaking is going to have a significant affect. Also, the Council would like to have an opportunity to review plans and proposals. Ms. Boone indicated to the Council that she felt the Division was keeping them informed. Ms. Zea indicated that she feels the Division represents the Council's interests very well and agreed that the size of this kind of a group should remain small. She also indicated that she feels strongly that the Council's input is very important.

IV. Department of Buildings and General Services - Agriculture Building (Montpelier) - Tricia Harper and David Burley from the Department of Buildings and General Services (BGS) presented pictures and plans to the Council for their review and explained the project. Mr. Burley said that changes are being made inside the building to accommodate indoor air quality. Ms. Harper indicated that one of the changes will be to put the awnings back on the building which will help control light. She pointed out that presently, on the main floor office space there are no operable windows. There is no ventilation and lots of direct sunlight in a crowded office area. BGS would like permission to make the side panels of the large side window operable. The window they chose is called the Marvin Magnum Tilt Hopper which would replicate the existing window as closely as possible. Ms. Groschner pointed out and Ms. Harper agreed that the window in question had previously been altered. Discussion followed regarding the alterations, storms, ventilation and awnings. Ms. Harper said she felt that the vertical division of the bowed glass was not as intrusive as other options at which she looked, and that the arch also presented a problem regarding getting the window to function. Ms. Harper also pointed out that this change is needed for health reasons. There was further discussion on other ventilation options, however these were found unfeasible. Ms. Groschner and Dr. Andres clarified that the replacement will be similar to what exists and will not further violate the historic configuration of the building. Ms. Harper said that was correct. Ms. Groschner verified that what they are planning to do is replace the side panels on the large window. Ms. Harper said yes. After extensive discussion Ms. Groschner made the motion that side replacement windows on the large arch fenestration and the awnings proposed to conform to the historic precedence are not adverse to this historic

structure, seconded by David Donath. Ms. Boone asked for further clarification regarding how the windows work. The motion was voted unanimously.

V. SHPO Report - In the absence of Mr. Anderson, Ms. Boone reported on the following:

- Downtown Legislation - Ms. Boone explained that it is a set of standards to become a "qualified downtown" and obtain this special status. If the special status is obtained they would then qualify for certain benefits.
- The Third Annual Historic Preservation Conference will be held in St. Johnsbury.
- Calvin Coolidge State Historic Site will have their annual Christmas celebration December 14, 1996.
- The Preservation Trust of Vermont and the Vermont Land Trust have two new barn grant programs:
  - money for 50 barn assessments at $500 each is available, and;
  - $200,000 in grant money for barn repair.
- The "Bridge Forum" was a great success - - 120 people attended.

NOTE: David Donath gave a "heads up" for Route 4. There is a proposed project in Woodstock to replace the road in the center of the village. They are apparently going to be digging down about 4 ft. and starting over. Mr. Donath feels the way it's being handled by the town and AOT may have a detrimental effect on business and structures.

VI. Old House Museum, Brownington - Ms. Tracy Martin, from Brownington attended the meeting and explained the project. She passed around to the Council brochures and written material showing the locations of the property. The Museum wants to relocate a barn from Route 14 to the Museum property for use as exhibit and storage space. This relocation will increase their "interpretation of farms" area. Old House Museum has an extensive collection of farm equipment. The Council is looking at this project under environmental review for Act 250. The barn will have to be dismantled to be moved. Dr. Andres explained that the barn will have to be well documented in its present location as a noteworthy example of its type. Ms. Zea said she feels that moving the barn will give it new life and value. Ms. Groschner made the motion that this is an eligible building and therefore it is determined that the adverse impact would not be undue, second by Mr. Finger. No further discussion on this point, and voted unanimously. Further, Ms. Groschner made a second motion that the planned location and reconstruction of the barn to the location in Brownington has no adverse effect. Seconded by Ms. Zea. Brief discussion followed. Archeology is not an issue because there will be no excavating and the construction is not irreversible. The barn will sit on a stone or concrete block foundation. Ms. Zea questioned orientation of the barn. Ms. Martin explained they prefer to have the large doors face the road. The vote passed unanimously.

VII. National Register Preliminary Review -

C. Sturgis Farm, Wilmington - Mr. Richard Ewald passed out information and photographs to the Council and showed slides of the property. Mr. Ewald would like the Council to determine that this is an "outstanding" example of its property type and for architectural significance in consideration of the conservation easements on the house. The land has been bequeathed to the Vermont Land Trust. After brief discussion the consensus of the Council is this property appears eligible for the National Register based on the character of the land as a cultural landscape. The farmhouse and outbuildings make a compelling package. The Council feels if you pull out any of the pieces the integrity of the complex would be lost.

A. and B. Middlebury College - Old Chapel and Old Stone Row - Dr. Andres asked if he should recuse himself because he is a member of the Middlebury College faculty. Ms. Groschner asked if there was an appearance of impropriety. The Council agreed that Dr. Andres did not have to recuse himself. Ms. Gilbertson read a letter from the Public Affairs Department at Middlebury College and showed slides which they provided. The College asked if Old Chapel could be nominated to the National Register individually or should it be nominated as part of Old Stone Row. The Council concurred that the interior of the Chapel has been seriously compromised and is not individually eligible. The Council said they would endorse the Row if it were nominated as a group and noted that it is a highly significant campus which would be an excellent historic district. The Council also stated that the nomination should include the Green in front of the buildings. The consensus of the Council is that Old Stone Row would be eligible for nomination to the National Register of Historic Places.

VIII. National Register Final Review

A. King Farm, Woodstock - Ms. Gilbertson passed around photographs for the Council to review and briefly explained the property. Mr. Donath made the motion to accept this property under Criteria A and C, with enthusiasm, seconded by Ms. Zea, and voted unanimously.

B. Old Stone School, Isle LaMotte - Ms. Gilbertson passed around photographs for the Council and talked about the property. There was a brief discussion regarding the boundary and blacksmith shop. Mr. Donath made the motion to accept the property under Criteria A and C and the Education in Vermont MPDF. The motion was seconded by Ms. Zea and voted unanimously.

C. Asahel Kidder House, Fair Haven - Ms. Gilbertson passed around photographs and explained that the owners are very anxious to have the property on the National Register because it is the 10th Anniversary of their bed and breakfast. Ms. Zea questioned if the garage is contributing although it was built in 1950. Ms. Gilbertson said she would check on it and change the nomination. Mr. Finger made the motion to amend the nomination

discounting the garage as contributing, and to accept this property under Criterion C, seconded by Ms. Zea. The motion passed unanimously.

D. Furnace Grove, Bennington - Ms. Gilbertson read a letter from the Selectboard and the CLG Commission and passed around photographs to the Council. Ms. Gilbertson said the Selectboard would like this property listed under Criterion A as an excellent example of Vermont's iron industry, under C because of the significance of the blast furnace and it's relationship to the iron industry, and under D for archeological resources. The division could not sign off on D because the property was not reviewed by a qualified archeologist. Ms. Zea said however, that archeological resources are very important on a site such as this and the Council would not be doing justice if archeology is not mentioned and recognize the significance and quality of the site. Ms. Zea moved to accept the property under Criteria A, C, and D with archeological support material being supplied by David Lacy as per his December 11 letter and with the changes he suggested therein. Seconded by Mr. Finger and voted unanimously.

E. Dorset Village Historic District (Boundary Increase), Dorset - Ms. Gilbertson read a letter verbatim in support of the boundary increase and passed around photographs of the area. Dr. Andres asked if this increase is a logical extension of the district. Ms. Gilbertson said yes. Mr. Donath moved to accept the approval of the boundary increase under Criteria A and C, seconded by Mr. Finger and voted unanimously.

F. Quechee Village Historic District, Hartford - Ms. Gilbertson read a letter for the CLG Commission in favor of this nomination, and comment letters from Mr. and Mrs. Hickory and Mr. Gary Rogers objecting to the nomination. Ms. Gilbertson also passed around photographs for the Council to view. Discussion followed regarding Mr. Rogers property. Ms. Gilbertson said one of his buildings in non-contributing. Mr. Donath made the motion to accept this district under Criteria A and C, seconded by Mr. Finger and voted unanimously.

The meeting adjourned at 3:35 p.m.

Submitted,

Lanora B Preedom

Lanora B. Preedom,
Division for Historic Preservation