



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, January 21, 1986, beginning at 10:00 a.m. in the City Council Chambers on the second floor of City Hall, corner of Strong's Avenue and Washington Street, Rutland, Vermont.

Agenda:

- I. Minutes of December 10, 1985 Meeting
- II. Confirmation of Dates for February, March and April Meetings
- III. Old Business
- IV. National Register Preliminary Review
 - A. Huntington Falls Hydroelectric Station, Weybridge
 - B. Beldens Hydroelectric Station, New Haven
 - C. Gordon House, Manchester
 - D. Cavendish Village Historic District, Cavendish
 - E. Proctorsville Historic District, Cavendish
 - F. South Prospect-Summit Streets Historic District, Burlington
 - G. Boyer House, Berlin
- V. New Business
 - A. Field Visit to Howe Scale Administration Building



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

MINUTES

January 21, 1986

MEMBERS PRESENT: Martin Tierney
John Carnahan
Courtney Fisher
Jay Zwynenburg

MEMBERS ABSENT: Lawrence Atkin
Chester Liebs
Marjory Power

STAFF PRESENT: Eric Gilbertson
Nancy Boone

The meeting was called to order by the Chairman at 10:30 a.m.

- I. Review of the minutes was postponed until the next meeting since they were unavailable.
- II. The February 18 meeting was confirmed. It will be held in Montpelier. March 18 was also confirmed, with the meeting being held in Burlington. The April meeting was changed to Wednesday, April 16, in Montpelier.
- III. Old Business

Conflict of Interest - Mr. Gilbertson mentioned that he will present conflict of interest regulations for the Advisory Council's review at the February meeting.

Thompson Mill, Bennington - Mr. Gilbertson reported that his primary contact in Massachusetts was not available to discuss the Roman Catholic Church's position on historic structures in that state. He spoke to someone who indicated that the situation may be similar. Ms. Boone reported that she had seen a reference to a new book put out by a diocese in New York State that deals with church responsibilities concerning historic buildings. The Council requested that the Division obtain a copy of the book.

The Council reviewed Bishop Marshall's letter of response to the Advisory Council's letter concerning demolition of the Thompson Mill. The Council expressed concern that the letter did not express an understanding of the goals of the historic preservation program in Vermont as well as not responding to the points raised in the Council's letter. The members decided to write another letter to the Bishop requesting a meeting.

IV. National Register Preliminary Review

A. Huntington Falls Hydroelectric Station, Weybridge

The Council reviewed photographs and historic background information on the station and determined that it does appear eligible for the National Register.

B. Beldens Falls Hydroelectric Station, New Haven

The Council reviewed photographs and historic background information on the station and determined that it does appear eligible for the National Register.

C. Gordon House, Manchester

Ms. Boone explained the background of the request and showed numerous photographs of the exterior and interior of the house. The Council concluded that the recent renovations have severely compromised the building's apparent original historic appearance. The interior paneling appears to have been cut for installation of new windows. The Council determined that the architectural integrity of the house had been compromised to the extent that it is not eligible for the National Register.

V. New Business

The Council visited the Howe Scale Works Administration Building and was given a tour of the property by members of the John Russell Corporation staff. The building was recently rehabilitated, but not under the 25 percent tax credit program. The Council was impressed with the project which appeared sensitive to the historic features of the building.

IV. National Register Preliminary Review

D. Cavendish Village Historic District, Cavendish

Ms. Boone explained that the request for the district stemmed from a concern for the Old Academy Building which the town is about to sell, with restrictive covenants and an easement. She noted that the new owner was also interested in individual National Register eligibility of the Academy Building. The Council reviewed slides and background historical information on both the Academy Building and the potential district. They concluded that the Academy Building does appear individually eligible for the National Register based on its significance as one of the oldest standing academy buildings in the state and on the architectural significance primarily of its second floor interior space. The Council also determined that the village appears eligible for the National Register as a historic district.

E. Proctorsville Historic District, Cavendish

The Council reviewed slides and background historical information on the village, at the request of the town manager. They determined that the area does appear eligible for the National Register as a historic district.

G. Boyer House, Berlin

The Council reviewed slides of the property and determined that, based on available evidence, the property does not appear to possess sufficient architectural or historic merit to be eligible for the National Register.

F. South Prospect-Summit Streets Historic District, Burlington

Ms. Boone explained the rationale behind initial consideration of this area as a district to be done by students at the University of Vermont. Since all of the hill section to the south of Main Street had already been included in National Register districts up to South Willard Street, this district would pick up all the remaining eligible properties in that vicinity. Ms. Boone explained, however, that upon further investigation, it had been learned that the vast majority of buildings in the area were constructed between c.1920 and 1942, raising the question of the 50-year rule. The Council felt that, architecturally, the area does appear eligible for the National Register with the buildings constructed between 1936 and 1942 being part of the continuum of residential architecture begun in the 1910s. Discussion ensued, however, about the advisability of choosing this district as the next one to be covered by students in the University of Vermont's program. It was felt that this district does not appear threatened or as much in need of the protections afforded by National Register designation as many other areas of the city. Ms. Boone suggested the area between Main and Pearl, from South Willard to South Williams, as an alternate. The Council felt that that area appears eligible for the National Register as does the section between Main and Pearl from South Willard west to South Winooski as does the corridor of North Winooski Avenue. Ms. Boone will talk further with Mr. Liebs and with the City to decide which of the latter three areas should be chosen for nomination by the University students this spring. Mr. Fisher requested that the Division write a letter to Maggie Green, Chairman of the Design Review Committee of the Burlington Planning Commission informing her of the Council's determinations concerning these districts in the city.

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



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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, February 18, 1986, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of December 11, 1985, and January 21, 1986 Meetings
- II. Confirmation of Dates for March, April and May Meetings
- III. Old Business
 - A. Conflict of Interest Regulations
- IV. National Register Preliminary Review
 - A. Perkins House, Rutland
 - B. Farnham-Rowell House, Tunbridge
 - C. Barge Canal, Burlington
 - D. Waits River Schoolhouse, Topsham
- V. New Business
 - A. Presentation on Pavilion Office Building Addition and Renovations to Supreme Court Building (9:45 a.m.)
 - B. Report on State Grants Program
 - C. Report on FY1986 Federal Funding
 - D. Centennial Block Tax Act Appeal



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

MINUTES

February 18, 1986

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

MEMBERS ABSENT: John Carnahan
Jay Zwynenburg

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Gina Campoli
Jane Lendway

OTHERS: Robert Burley
Ed Weed
Robert Ladd
Michael Barber

The Chairman called the meeting to order at 9:50 a.m. and moved directly to New Business.

V. New Business

A. Presentation on Pavilion Office Building Addition and Renovations to Supreme Court Building

Mr. Burley summarized the history of planning for the Capital Complex. The initial plan was compiled in 1968, and it was updated in 1974 and 1981. He noted that the Pavilion Building was reconstructed with the idea that there would some day be an addition on the rear (north) side, e.g. the elevator lobby was located so that it could be central to the building after the addition. The master plan also assumed that the addition would also link the Pavilion to the Supreme Court Building. Mr. Burley handed out a summary sheet on the project and explained that

the plan for the addition calls for a five-story-plus-basement design, set back further from Taylor Street to allow a tree line. The fifth floor would be stepped back to diminish the visual impact of the height of the building. The rear of the addition would be angled and stepped to allow views to the rear of the Supreme Court Building. The rear of the addition would include provision for handicapped access and parking and a covered freight loading dock.

The plan calls for the State Library offices to move from the front of the Supreme Court Building to the Pavilion addition. The Library stacks would remain in the rear of the Supreme Court Building. The first floor of the Supreme Court Building would be returned to Supreme Court reception and administrative space. The third floor would be used for office space for the Justices.

Mr. Fisher asked what would become of the doors between the front and stack areas of the Supreme Court Building. Mr. Burley said that just closing the doors would provide incorrect clues to visitors that this should be an entry to the stacks. He said that perhaps covering them with art work or something to refocus attention away from the doors as entrances could be a possibility. The current plan does not specifically address the question. Mr. Burley noted that the interior of the Supreme Court Building would retain historic finishes and trims. He noted that only two partitions would need changing.

Mr. Weed noted that the addition will account for about 30,000 new square feet, which will basically serve current needs. He also noted that the Department of State Buildings is also exploring expanding parking in the Capital Complex, e.g. a deck across Taylor Street.

Mr. Gilbertson asked about the granite posts that frame the west entry to the State House. Mr. Burley said that they had possibly thought of moving them to another corner of the green.

Mr. Liebs expressed concern about the hyphen linking the Pavilion Building and the Supreme Court Building. Other members concurred that it lacked success.

Mr. Weed brought up the idea of directing staff employees and the public through the Vermont Historical Society space in the front of the Pavilion Building as a formal entrance. Members saw strong possibilities for the idea. Mr. Weed expressed the hope that support for the idea could come from some quarter other than State Buildings.

Mr. Burley explained that the hyphen is a white steel grid/colonnade with the glass recessed behind the columns about six inches back from the surface plane of the columns.

Mr. Weed noted that this plan, included in the Capital Construction Budget, is currently being studied by the Legislature. He explained that the Pavilion addition portion of the project is already taken to bid document stage. The Supreme Court renovations is at design-concept stage but should be at bid document stage by spring.

Mr. Gilbertson noted that the Council seems to be seeking a way to both support the project in general and to suggest that the hyphen needs to be improved. Mr. Tierney noted that it would be important to see detail drawings to even understand how the existing design would appear.

The Council will write a letter of support for the general support of the project, noting the following concerns: the exterior appearance of the link, the interior treatment of the Supreme Court and possibly some landscaping elements.

III. Old Business

A. Conflict of Interest Regulations

Mr. Gilbertson passed out a package of information on conflict of interest regulations. Mr. Gilbertson summarized the needed additions to the Council's Code of Conduct. First, Council members should declare a potential conflict of interest at the beginning of a discussion of a grant project. Second, members should refrain from stating their Council membership as a reason to be hired for a project which has been awarded a grant. Members discussed the problem of conflict of interest in a small state.

Mr. Tierney appointed a sub-committee to work on and draft new bylaws that include a code of conduct. Messrs. Gilbertson, Fisher and Carnahan were appointed to the sub-committee. Mr. Gilbertson requested that in the meantime, the Council adopt the guidelines of NPS 49 to guide their actions concerning conflict of interest. Mr. Liebs made the motion on the above which was seconded by Mr. Fisher and approved unanimously by the Council.

V. New Business

C. Report on FY1986 Federal Funding

Mr. Gilbertson summarized the status of federal funding for preservation and specifically how the proposed rescission affects the Division. Mr. Liebs asked what Council members could do to help in the situation. Mr. Gilbertson suggested writing letters to the Congressional delegation. The Division will prepare a short summary on how the rescission will affect Vermont and send it to the members.

Mr. Atkin brought up the idea of lobbying with state legislators for increasing state dollars to fill in for missing federal dollars. Mr. Gilbertson thought that that would probably be most appropriate next year.

D. Centennial Block Tax Act Appeal

Mr. Gilbertson described the background of the appeal. The project was completed in 1980 but the application was not submitted for approval until 1985. The Park Service denied approval for the Fenton and Hennessey portion of the structure. The owner of the structure has requested that the Advisory Council write a letter supporting the appeal. The Council will write a letter.

E. Base Lodge at Mount Mansfield

Mr. Gilbertson informed the Council that he had learned of the Mount Mansfield Corporation's intention to demolish the state-owned Base Lodge. The building apparently represents first generation ski lodge development. Mr. Gilbertson will bring further information to the next Council meeting.

II. The March meeting was confirmed for the 18th in Burlington. Mr. Gilbertson will try to arrange a meeting location at the Masonic Hall. The April meeting was confirmed for the 16th in Montpelier. The May meeting was set for the 21st, a Wednesday.

V. New Business

B. Report on State Grants Program

Ms. Lendway summarized the results of the program to date and handed out summary sheets on the grants and showed slides of the projects. She reported that the program had accomplished its goals and had assisted small projects in communities throughout the state. Ms. Lendway noted that the grantees all felt that it was a success and that the program was worthwhile. The summary sheet that Ms. Lendway distributed was a copy of the report Secretary James Guest presented to the Legislature. A copy of this report is attached to the record copy of the Minutes.

I. Minutes

Members reviewed the minutes, but deferred their approval until the next meeting when a quorum would be present. Mr. Fisher noted that on page 3 of the January 21 minutes, item IV. F., the third National Register district defined should have read, "bounded by North Street, North Willard, Pearl and North Winooski." Maggie Green's title should be corrected to Chairman of the Planning Commission.

IV. National Register Preliminary Review

A. Perkins House, Rutland

The Council reviewed slides and photographs of the property, and Ms. Boone read a letter from the owner outlining the history of the property. The Council determined that the property appears eligible for the National Register.

B. Farnham-Rowell House, Tunbridge

The Council reviewed Survey photographs of the building and surrounding structures. Ms. Boone reported on known interior features of the building. The Council concluded that while the building appears clearly eligible for the National Register as part of an eligible district, it does not appear to possess sufficient significance to be singled out for individual nomination.

C. Barge Canal, Burlington

Ms. Boone presented a request from the Burlington Planning Commission that the Council officially state the Barge Canal's eligibility and that the Agency of Transportation sponsor the nomination. The Council determined that the Canal appears eligible for the National Register based on historic and archeological merit.

Members engaged in a discussion of nomination boundaries and felt that the following items should be included: canal, breakwater and appropriate buffer zone. Precise boundaries are impossible to determine without further research. Mr. Fisher says area is well defined except for the southern boundary. A lift-bridge over the canal entry might also be included in a nomination.

Mr. Gilbertson will respond to the Burlington Planning Commission that the Barge Canal, the breakwater and an appropriate buffer zone are eligible and will indicate that precise boundaries will be refined through research if a nomination proceeds.

D. Waits River Schoolhouse, Topsham

Ms. Boone presented a letter and survey information along with slides of the exterior and interior of the building. The Council determined the building eligible based on a well preserved interior and exterior.

E. Matteson House, Bennington

The Council had one photograph for review. Mr. Tierney described the interior, consisting of a ballroom upstairs, coved ceiling and that the building was not particularly high style. The Council will defer decision on its eligibility pending Mr. Fisher's inspection of the interior prior to the next meeting.

The meeting was adjourned at 2:45 p.m.



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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, March 18, 1986, beginning at 9:30 a.m. in the Large Conference Room, Fifth Floor, Former Masonic Hall, One Church Street, Burlington, Vermont.

Agenda:

- I. Minutes of February 18, 1986 Meeting
- II. Confirmation of Dates for April, May and June Meetings
- III. Old Business
- IV. National Register Final Review
 - A. Cornwall Town Hall, Cornwall
 - B. Wheelock House, Townshend
- V. National Register Preliminary Review
 - A. Merritt Mars House, Pawlet
 - B. Matteson House, Bennington
 - C. Beechwood, Rutland
 - D. Saxtons River Historic District, Rockingham
- VI. New Business
 - A. Mount Mansfield Base Lodge



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

MINUTES

March 18, 1986

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

MEMBERS ABSENT: Chester Liebs

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Gina Campoli

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

- I. The Council reviewed the minutes. Dr. Power made the motion to accept the minutes as presented which was seconded by Mr. Atkin and passed unanimously.
- II. The April meeting was confirmed for the 16th in Montpelier. The May meeting was confirmed for the 21st. The June meeting was set for Wednesday, June 18. The May meeting will be at a location outside of Montpelier.
- III. Old Business
 - A. Federal Funding

Mr. Gilbertson summarized developments on federal funding for historic preservation. He passed out copies of a colloquy that was entered in the Congressional Record by Senator Leahy. Mr. Gilbertson noted that Congress has not acted on the rescission, which is good news. Mr. Gilbertson also passed out a summary sheet that he had prepared on the effects of the rescission in Vermont, a copy of which is attached to the record copy of these minutes.

Mr. Gilbertson went on to describe concerns about the lack of unity in forging preservation program priorities at the national level in this time of crisis for preservation. Different factions seem to be focusing on solely their own interests. Mr. Atkin asked if there is a forum for bringing different preservation players together to discuss common goals and priorities. Mr. Gilbertson responded that he hoped that the upcoming National Conference of State Historic Preservation Officers Annual Meeting will provide such a forum.

IV. National Register Final Review

A. Cornwall Town Hall, Cornwall

The Council had been sent copies of the nomination before the meeting. Ms. Boone presented a summary of the significance of the building and passed around photographs. Mr. Tierney asked if interior renovations planned a couple years ago had ever been carried out, and Ms. Boone responded by reading several references in the nomination form that talked about the renovations. Mr. Fisher made the motion to approve the nomination which was seconded by Mr. Carnahan and unanimously approved.

B. Wheelock House, Townshend

The Council had been sent copies of the nomination before the meeting. Ms. Boone summarized the history of the property and passed around photographs. Mr. Fisher made the motion to approve the nomination which was seconded by Mr. Zwynenburg and unanimously approved.

V. National Register Preliminary Review

A. Merritt Mars House, Pawlet

Ms. Boone summarized the history of the building submitted by the owner. Tradition holds that the Allen family (not the infamous) built the structure. The rear ell may have been a town hall and inn although it is likely that a previous structure actually housed those functions on the site. Mr. Fisher suggested that the interior should be noted as an important component of significance in a letter to the owner. The Council determined that the property appears eligible for the National Register.

B. Matteson House, Bennington

Mr. Fisher visited the site and reported that it is a c.1820, virtually intact, "stove house" (built for stoves). He noted that the pilasters are unusual for such a late house. Interior has original plan, finishes, woodwork and cupboards. The Council determined that the property appears eligible for the National Register.

C. Beechwood, Rutland

The Council reviewed slides and historic information on the property. Ms. Boone described Beechwood's association with the Perkins House, approved at the last meeting. Beechwood was built by the father of the owner of Perkins House and now serves as headquarters of the Fire Clay Company at the site of the original Fire Clay mine and factory. The factory down the street (with a different owner) was built to replace the Beechwood site in 1910. The Council discussed whether Beechwood and the factory should be considered as a thematic nomination. Mr. Fisher supported the thematic idea. The Council determined that Beechwood does not appear individually eligible, but that it could be nominated as part of a thematic nomination that also included the 1910 Fire Clay complex, the Perkins House and possibly intervening workers' housing.

E. Methodist Church - YMCA, Bellows Falls

The Council reviewed photographs of the building and a historic photograph. Mr. Fisher suggested eligibility based on presence in a potential district. The Council noted that although it does not appear to possess enough architectural merit and integrity to be eligible for the National Register individually, it does appear to be a contributing part of a potential National Register historic district in the area. The Council also determined that it is eligible for the State Register of Historic Places.

D. Saxtons River, Rockingham

The Council reviewed photographs and a map of the village and determined that the area appears eligible for the National Register as a historic district. The Council felt that Vermont Academy and the Kurn Hattin Home should be treated as separate complexes, distinct from the district, based on their isolated geographic positions and their nature as distinct individual units separated from the fabric and functioning of the village.

F. Watson House, Addison

The Council reviewed survey information on the house along with a verbal description of the interior features. The Council concluded that while the information presented appears to indicate that the house meets the criteria for inclusion in the National Register, the Council wanted to see interior photographs before offering an official recommendation for nomination.

VI. New Business

A. Mount Mansfield Base Lodge

The Mount Mansfield Corporation wants to demolish the Lodge, which they lease from the State. Mr. Gilbertson showed current photos

of the building and the original blueprints. The Council concluded that the original structure remains quite intact and that the three additions can be read separately.

Mr. Fisher moved that the building is eligible for inclusion in the State Register, eligible for nomination to the National Register and that it is the consensus of the Advisory Council that the original portions of the structure as constructed in 1939 be preserved and restored and that any alterations or additions to any part of the building as it now stands should be reviewed and approved by the Advisory Council in cooperation with the Department of Forests and Parks. It appears eligible on architectural merit and for its significant historical associations with the ski industry and with the CCC which built the structure. Mr. Carnahan seconded the motion which was passed unanimously.

Mr. Zwynenburg made the motion to adjourn the meeting, which was seconded by Mr. Fisher and passed unanimously. The meeting was adjourned at 2:45 p.m.



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HISTORIC PRESERVATION
PROPOSED CUT IN FEDERAL FUNDS-THE EFFECT IN VERMONT

FACTS - The President's recommended rescission of the Historic Preservation Fund contained in the FY1987 budget means that:

- A 79 percent reduction in federal support for state historic preservation programs.
- Vermont would be allocated \$60,000 rather than \$287,000 for FY1986. This back door attempt to de-authorize the program by giving the states only one-fifth of the funds Congress allocated arrived one-third of the way through the fiscal year.

IMPACT - In order to continue the program at all, the Vermont Division for Historic Preservation has:

- Cancelled its summer survey which identifies and documents approximately 2,500 historic buildings and structures each year.
- Stopped funding assistance to communities for nomination of districts to the National Register of Historic Places.
- Cancelled eleven subgrants totalling \$68,000 for preservation activities ranging from assisting regional planning commissions in preservation planning to documenting an 18th century house on Lake Champlain and publishing information on the underwater archeological properties in Lake Champlain.
- Placed five people on the survey staff on half time until Congress acts or the clock runs out.
- Stopped all but minimal work on the publication of the State Register of Historic Places for Rutland County. This publication would make information gathered with state and federal funds available to the public. It would be used by homeowners, tourists and schools as well as federal, state and local governments to avoid conflicts with preservation law.

- Slowed work on the Vermont Historic Preservation Plan which has attracted much public interest and support in the past year.
- Cut an already over-burdened staff by not filling a position which will be vacated due to maternity leave.

REMEMBER THAT

- The Historic Preservation Fund appropriation to the states is not really a grants program but instead a mechanism for implementing the federal historic preservation program in cooperation with the states.
- Non-federal sources contribute at least 50 percent of the funds for the program.
- In FY1984 each dollar from the Historic Preservation Fund produced \$60 in federal historic preservation program activities.
- For the \$60,000, or 21 percent of the Congressional appropriation, Vermont is to receive, we are expected to continue work in all program areas; to do that Vermont MUST:
 1. Review all requests for certification of work under the rehabilitation tax incentives program. (July 1-December 31, 1985, the Division certified over \$5 million worth of work on historic structures.)
 2. Review and comment on all federally funded, licensed or permitted projects in Vermont (approximately 400 per year).
 3. Continue to develop a comprehensive Historic Preservation Plan.
 4. Pass through ten percent of the \$60,000 to local governments and assist them in becoming certified as capable of carrying out most of the activities now done by the state.
 5. Conduct surveys to identify historic and archeological resources in order to assist federal and state agencies as well as the general public.
 6. Nominate properties to the National Register of Historic Places.
 7. Provide technical assistance to the public, local governments, and state and federal agencies in preserving Vermont's historic resources.

8. Keep detailed records of all activities for reporting to the National Park Service.
 9. Monitor approximately 80 Declarations of Covenants and Letters of Agreement on National Register prpoerties formerly assisted with Historic Preservation Fund grants.
- The Historic Preservation Program in Vermont has been responsible for major revitalization efforts in Rutland, Burlington, St. Johnsbury, Hardwick, St. Albans, Montpelier, Bellows Falls and Bennington to name a few.
 - It is a cost effective program. In a 1981 study, the Department of the Interior found that the cost to the federal government for these activities would double and result in a tenfold increase in federal staffs if the state programs were dropped.
 - This program is not duplicated anywhere in the public or private sector.
 - The National Historic Preservation Act was passed by Congress in 1966 and reauthorized and amended in 1980 to strengthen the program.
 - It is a successful example of the federal government cooperating with state governments to carry out mutually agreed upon goals in the national interest at reduced cost to both.
 - The \$20.4 million to level fund the program for the states and the \$4.4 million for the National Trust for Historic Preservation is a small amount considering the benefits to the nation and the people in each state.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, April 16, 1986, beginning at 9:30 a.m. in the Fourth Floor Conference Room at Six Baldwin Street, Montpelier, Vermont.

AGENDA:

- I. Minutes of March 18, 1986 Meeting
- II. Confirmation of Dates for May, June and July Meetings
- III. Old Business
 - A. Update on State Historic Preservation Plan
 - B. Communications with Roman Catholic Diocese of Burlington
 - C. Addition to the Pavilion Building and Supreme Court Building
 - D. Centennial Block Tax Act Appeal
- IV. National Register Preliminary Review
 - A. Warner Home for Little Wanderers, St. Albans
 - B. Waterbury Village Historic District Extension
- V. New Business
 - A. State Grants Program Criteria
 - B. Preliminary Discussion of FY1987 Survey and Planning Grant Criteria



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ADVISORY COUNCIL ON HISTORIC PRESERVATION
PAVILION OFFICE BUILDING
MONTPELIER
05602

MINUTES

April 16, 1986

MEMBERS PRESENT: Martin Tierney
Lawrence Atkin
John Carnahan

MEMBERS ABSENT: Courtney Fisher
Chester Liebs
Marjory Power
Jay Zwynenburg

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Gina Campoli

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

III. Old Business

E. Advisory Council Appointments

Mr. Gilbertson summarized the reappointments of Advisory Council members and the Governor's choices for new Council members. He praised the commitment and efforts of departing members.

F. Billings/Ira Allen Chapel

Mr. Atkin brought up the topic of the addition to Billings/Ira Allen Chapel. He had been through the completed structure and reported on the disappointing treatments chosen for the interior. Mr. Atkin suggested that the Council tour the structure as a review of how the review process had worked and how it had not. Members agreed.

I. Approval of Minutes

Approval the March minutes was postponed until a quorum was present.

II. The May meeting was confirmed for the 21st in Montpelier. The June meeting was confirmed for June 18. The July meeting was set for the 16th.

III. Old Business

G. Salmond Covered Bridge

Ms. Lendway reported on the lack of progress on the project to rehabilitate the bridge and move it to a site over a waterway. The Town is considering rescinding part of the local share of the project cost that was allocated at Town Meeting. Selectmen are also now considering disallowing it to be placed on a town road. The project has already been given one extension of the grant period. The Town expects to meet in early May to make a final decision on the project. The Division recommended that flexibility be retained in a possible future extension of the grant period into State Fiscal Year 1987.

A. Update on State Historic Preservation Plan

Ms. Lendway summarized work that had been accomplished on the Plan since November. She noted the problems that had surfaced, principally the extensive time needed to develop narratives from the historic context outlines and the lack of staff time to work on the Plan. She went on to describe the plan for the Plan that the Division had developed, including scheduling, activities, the creation of a Planning Standing Committee, etc., so that the Plan can be completed and distributed in the Fall of 1988.

H. Federal Grant Funding

Mr. Gilbertson reported on the outlook for federal grant funding for FY1987. The rescission now looks highly unlikely. Mr. Gilbertson said that the Division plans to carry over funds to next year, if the federal dollars do come through, rather than try at this point to hurry through grant projects that would have occurred over the course of the entire Fiscal Year 1986.

V. New Business

B. FY1987 Survey and Planning Grant Criteria

Ms. Lendway explained that the National Park Service program review concluded that the Survey and Planning grants criteria used by the Division were not specific enough. They did not inform the public of specific types of activities and projects that the Division wants to fund. Ms. Lendway presented revised criteria that try to address these criticisms and offer better direction to the grant seeking public. The criteria addressed three tiers of review:

1. An overall prioritization of program areas for grant funding;
2. Specific types of activities preferred for funding under the various program areas;
3. Performance criteria that would ensure professional and timely products and/or projects.

Attached to the record copy of the minutes is a copy of the draft criteria that address 1 and 2 above. At the May meeting, the Council will review written criteria and formally adopt them. The Division will send the criteria to Council members soon.

A. State Grants Program Criteria

Ms. Lendway distributed copies of last year's State Grants Criteria and noted that the Division would recommend using them again with any additions or changes that the Council would suggest. The Council concurred without requesting any changes. Mr. Carnahan made the motion that the Criteria be approved for use in FY1987 which was seconded by Mr. Atkin, and unanimously approved.

III. Old Business

B. Communications with Roman Catholic Diocese of Burlington

Mr. Gilbertson suggested a letter be sent to the Bishop requesting a meeting to explain our role and concerns. The meeting will be set for the next Advisory Council meeting in Burlington. Mr. Gilbertson will write the letter for Mr. Tierney's signature.

C. Addition to the Pavilion Building and Supreme Court Building

Mr. Gilbertson will call Ed Weed about the status of the project.

D. Centennial Block Tax Act Appeal

Mr. Gilbertson related Ernest Connally's decision to uphold the Mid-Atlantic Regional Office's denial. Mr. Gilbertson read a letter he wrote to Mr. Connally that expressed concern over Connally's evaluation of the storefront's condition and explained the owners' intent to possibly install new storefronts that meet the Standards.

V. New Business

C. Watsons Cabins, Woodstock, Act 250 Hearing

Leslie Goat explained the situation at this time. A developer in Woodstock is intending to demolish a c.1930 motor court in Woodstock. The Division was alerted to this through the Act 250 process and alerted the District Commission of their significance. Ms. Goat

attended a hearing and the Commission now wants the Division's assistance in finding a solution. Mr. Gilbertson recommended bringing the issue to the Council.

IV. National Register Preliminary Review

B. Waterbury Village Historic District Extension

Ms. Campoli explained the origin of the review. The Agency of Transportation plans to replace a bridge east of the village and thus the question has come up under Section 106 of whether the current National Register district should be extended east to the bridge. Ms. Campoli showed slides of the buildings between the existing district and the bridge, keyed to a map. She noted that most of the buildings are Colonial Revival period residences in good condition. The Council concurred that Smith's Store and the bridge are important visual elements, the former as a terminus to Main Street, and the latter as a gateway to the village. The Council determined that the area does appear eligible for the National Register as an extension of the current district and that Smith's Store and the bridge contribute to the district.

A. Warner Home for Little Wanderers, St. Albans

Ms. Campoli showed photographs of the property and summarized its history. Mr. Gilbertson noted that the interior is scaled to children in its fixtures and spaces. The Council determined that the structure does appear eligible for the National Register.

V. New Business

C. Watsons Cabins, Woodstock, Act 250 Hearing

Mr. Fenton joined the meeting to discuss his project--construction of a new retail building and parking. The parking would require removal of the six tourist cabins. He pointed out that they plan to retain the site of the cabins, and the house that served the tourist court as an office and gas station. The cabins would be removed to other sites and they would be restored. Mr. Fenton noted that he feels that the cabins are inherently unadaptable to new uses. He said that he feels that if the cabins are saved off-site and a journal of them is compiled, the purposes of preservation would be served. The journal would include architectural photography of cabin exterior and interiors as well as site. This would be supplemented with oral history tapes of the owner (and original builder). One copy would go to the historical society and one would stay in the structure that is to be built on the site. Mr. Fenton noted that he has a list of 14 people who have expressed interest in buying, moving and "restoring" the cabins.

Mr. Gilbertson noted that as an example of early tourist accommodations, the cabins' siting and grouping are crucial to their significance. He revised the question of redesigning the parking proposed for the site

to allow retention of the cabins. Mr. Fenton asked for clarification on exactly what we are preserving in preserving a series of tourist cabins. Mr. Tierney replied that their significance lies as examples of social early automobile travel. Mr. Atkin added that individually the structures have little inherent value. Mr. Fenton responded with the concern that if the cabins are not preserved in their original use, they will lose their significance--that their use is really the social phenomenon that is of concern for preservation.

Council members raised the questions of whether the buildings could stay on-site in alternative use or marginal use, or whether at least some of them could remain. Mr. Fenton said that it would not be possible, that it would be a financial burden. Mr. Fenton outlined four solutions that would allow in situ preservation of the cabins: 1) Mr. Watson continues use as cabins; 2) his children continue use; 3) someone else continues use; 4) a governmental or quasi-governmental agency continues use. He distributed a transcript of comments by Mr. Watson and his children about not wanting to continue to operate the cabins. He also explained that the cost of buying the property and running the cabins is totally infeasible economically. He also presented a letter from Robert Sincerbeaux concerning whether there is an organization that could buy and operate the cabins as a museum--the Woodstock Historical Society is not interested in doing it.

The Council then discussed the possibility of alternate parking schemes and reviewed the site plan for the project. Discussion focused on whether the current green area south of the cabins could be fairly easily regraded and partially turned into parking.

Mr. Gilbertson raised the possibility of moving the buildings slightly on-site. Mr. Fenton said that he felt that the setting would be destroyed by moving them further away from the street and the trees. He also said that the Woodstock zoning would not allow the cabins to be moved closer to the south lot line. Also, Mr. Atkin noted that the site is already built upon to capacity and that parking could be added only if some of the buildings (cabins) were removed.

Mr. Gilbertson suggested trying to find a buyer who would move the cabins as a group. He asked if construction could be scheduled so that the cabins remain in place and that they remain as a possible preservation project as long as possible. Mr. Gilbertson suggested that the Division, Mr. Fenton and his construction chief discuss a realistic time period for requiring retention of the cabins.

The Council determined that the cabins are eligible for the State Register and appear eligible for the National Register.

Mr. Gilbertson will write to the Act 250 coordinator saying that the cabins are significant, that we make this proposal to avoid an undue burden on the developer, and that it should not be taken as a precedent setting solution for this type of resource. The proposal would be that the cabins be removed at the last possible date to allow for preservation alternatives to be explored.

IV. National Register Preliminary Review

C. Watson House, Addison

The Council reviewed interior photographs of the house and confirmed their decision of last meeting that the house does appear eligible for the National Register.

D. Hooker House, Castleton

The Council reviewed photographs of the house and determined that it appears eligible based on architectural merit.

The meeting was adjourned at 3:50 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday May 21, 1986, beginning at 9:30 a.m. in the Conference Room at the Vermont Division for Historic Preservation, 58 East State Street, Montpelier, Vermont.

AGENDA:

- I. Minutes of March 18, 1986 Meeting
- II. Minutes of April 16, 1986 Meeting
- III. Confirmation of Dates for June, July, and August Meetings
- IV. Old Business
 - A. Review of FY87 Survey and Planning Grant Criteria
 - B. Distribution of 1986 Historic Preservation Grant Application Material
- V. National Register Preliminary Review
 - A. Odd Fellows Hall, Post Mills
 - B. Cross House, Swanton
 - C. Blast Furnace, East Dorset
- VI. National Register Final Review
 - A. South Londonderry Village Historic District, Londonderry
 - B. Ethan Allen Homestead, Burlington
- VII. New Business
 - A. Tour of Division Office



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

MINUTES

May 21, 1986

MEMBERS PRESENT: Martin Tierney
Townsend Anderson
Glenn Andres
John Carnahan
Chester Liebs

MEMBERS ABSENT: Marjory Power

STAFF PRESENT: Eric Gilbertson
Gina Campoli

The meeting was called to order at 9:45 a.m. Mr. Gilbertson opened the meeting by showing a slide show for the benefit of the new members that illustrated the Division's various functions.

- I.
- II. The Council reviewed the March and April minutes. Mr. Carnahan made the motion to approve the minutes as presented and were approved unanimously.
- III. Confirmation of Dates

The June meeting was confirmed for the 19th. It will probably be held in Manchester. Mr. Gilbertson said there is a possibility that the Agency of Development and Community Affairs may be having an open house on that date and the Council may wish to hold their meeting in Montpelier in order to attend the function. The Council agreed to meet in Montpelier if the open house takes place on that date. Members will be notified in the coming weeks of the location. The July meeting was confirmed for the 16th in Montpelier. The State Grant Program applications will be reviewed at that meeting. The Council tentatively decided to cancel the August meeting.

- IV. Old Business

B. 1986 Historic Preservation Grant Application Material

Jane Lendway distributed grants manuals and applications for the members' review. She said that if the members knew of persons who should

receive applications, she would give the members extra copies. Mr. Gilbertson reviewed last year's program--type of buildings, amount of grants, etc. Ms. Lendway went on to describe this year's program thus far: applications prepared and sent out with press releases. Money that was not spent last year will be folded into this year's grant.

A. Review of FY1987 Survey and Planning Grant Criteria

For the benefit of the new members, Ms. Lendway reviewed the Survey and Planning criteria outlined at the April meeting. If money is available in October, grants will be targeted toward projects that assist the state preservation plan. Mr. Gilbertson clarified the federal funding situation. Federal monies are increasingly less, while the Division's operating expenses are rising. Mr. Liebs asked how much money will be available for the Survey and Planning grants, and Mr. Gilbertson replied that approximately \$30,000 may be available. Mr. Tierney had questions about the program priority that involved designing a statistical procedure for sampling the Survey. Ms. Lendway explained the need for a statistical program that would identify known property types and their relationship to the historic contexts. Mr. Gilbertson said there has been a subtle shift in the Division's emphasis away from building specific, hands-on projects, to general preservation planning activities and management. Mr. Gilbertson is distressed by this but thinks it is unavoidable. Mr. Anderson asked if the office's primary function will evolve into one of a data base; Mr. Gilbertson thought this was so. Mr. Liebs asked if the Division was working on the contexts in small groups of "experts." Ms. Lendway said the Division was chipping away at the contexts in-house. Mr. Gilbertson pointed out that the contexts will not be finalized when the Division staff finishes with them; they are working documents that will be reviewed by the experts. Hopefully, the District Environmental Commissions will be educated about the contexts and made aware of endangered building types. Ms. Lendway said the plan will aid communities on the local level making preservation decisions easier.

V. National Register Preliminary Review

A. Odd Fellows Hall, Post Mills

Leslie Goat joined the meeting to describe the structure, which the owner hopes to rehabilitate using the Investment Tax Credit. Mr. Liebs suggested the Division request a set of "before" photographs of Investment Tax Credit projects for archival purposes. The Council felt the Hall was eligible for architectural and historical reasons.

B. Cross House, Swanton

Gina Campoli presented the background history which the owner had supplied. Mr. Liebs asked what the Council's policy is going to be toward 19th century buildings with considerably altered interiors. This issue went unresolved. It was the Council's feeling that the house was not individually eligible, but may be eligible on a thematic basis in conjunction with the other stone houses in the town and region.

C. East Dorset Blast Furnace

Ms. Campoli briefed the Council on Giovanna Peebles' evaluation. Ms. Peebles feels the furnace is eligible on a thematic basis with the state's other furnaces. Before individual eligibility can be determined, the extent of additional cultural material on the site must be evaluated. Mr. Gilbertson pointed out it was one of the better preserved furnaces. The Council felt it was individually eligible and that the owner should be notified of this, keeping in mind Vic Rolando's plans to do a blast furnace thematic nomination next year.

D. Heman Allen Store, Burlington

Mr. Gilbertson presented the known history of the building and the potential Investment Tax Credit project. Physical evidence suggests the 18th century building was cut in half and a portion moved to a rear lot. The front section is presently obscured by a c.1950 addition. Both portions of the building will be nominated along with an early 19th century blacksmith shop building next door. Musket holes are believed to be located in the walls of the store. Mr. Liebs felt the building is highly significant to the state and should receive more attention than what a nomination and Investment Tax Credit project will provide. Mr. Gilbertson said archeology may be necessary to evaluate the site. All that remains from the original structure is its location, frame and chimney. The nomination will be difficult; extensive documentation will be required. Mr. Anderson asked what evidence indicates the building was cut in half. Mr. Gilbertson said the shape (roof pitch) and framing indicated this. He also added that the developer needs the credit to do the project if the lesser credits are eliminated. She may take the lesser credit (thus without the Division's review) if the credit is available. Mr. Liebs asked if the Council had enough information needed to determine eligibility.

Mr. Gilbertson explained that building fragments in themselves are not significant; only if associations can be verified are they eligible. It may have significance because of construction methods it displays. Mr. Gilbertson summarized that the historic evidence is presently circumstantial. Additional documentation must be presented before eligibility can be determined. The Council agreed to this.

E. East-O-Lake, South Burlington

Mr. Gilbertson presented the building's historical background and explained that the Council had determined previously that the building may be eligible once the aluminum siding was removed; it is now removed. Mr. Liebs explained that the house was one of several estates that once lined Route 7 prior to today's strip development. Mr. Gilbertson showed the plans for the site development which are

being reviewed for Act 250. The hearing is scheduled for May 22. Mr. Gilbertson expressed his opinion that the site appears to be overdeveloped. He said he must testify at the hearing and wants the Council's opinion of the project. Mr. Tierney said the site will, obviously, be grossly compromised. Mr. Gilbertson noted the view of the Adirondacks from the house will be blocked by the new construction. He added he wants the Council to formally determine eligibility and express its design concerns. He said he feels the District Commission will agree to require that the plans for the building be reviewed by the Advisory Council. The Council agreed the building was eligible and that they had grave concerns about the development of the front yard.

VII. New Business

B. Preservation Roundtable

Mr. Gilbertson related that he had called a preservation "roundtable" on May 6. He had invited preservation groups from around the state to discuss plans and goals. He felt combining those concerned with the manmade and natural environments is a good political move. It provides a unified force that will be for more effective lobbying.

VI. National Register Final Review

A. Ethan Allen Homestead, Burlington

Ms. Campoli presented the building's history and read Ralph Hill's comment letter. Mr. Gilbertson summarized the nomination's history. Dr. Andres suggested that the entire site be emphasized and the importance of the landscape. Mr. Anderson said the notion that this was the only remaining home of a "founding father" was not correct; there are other founding fathers besides the Allens. The Division agreed to change the nomination's language in this regard. Mr. Carnahan made the motion to approve the nomination which was seconded by Mr. Anderson and passed unanimously.

B. South Londonderry Historic District

Ms. Campoli summarized the history and background and read the comment letters, two of which were positive and the third asking for changes to the nomination. Dr. Andres moved to approve the nomination which was seconded by Mr. Tierney and approved unanimously.

V. National Register Preliminary Review

F. Shafer House, Springfield

Ms. Campoli presented the background history provided by the owner who wishes to undertake an Investment Tax Credit project. The Council determined the house was not individually eligible. It may be eligible with its sister house and is certainly eligible as part of a historic district given its location among other historic residences.

Mr. Carnahan made the motion to adjourn, which was seconded by Dr. Andres and passed unanimously. The meeting was adjourned at 3:45 p.m.



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Housing & Community Affairs 828-3217

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday July 16, 1986, beginning at 9:30 a.m. in the conference room of 13 Baldwin Street, Montpelier, Vermont.

Agenda:

- I. Minutes of June 19, 1986 meeting
- II. Confirmation of Dates for August, September, and October meetings.
- III. Old Business
- IV. National Register Find Review.
 - A. Springfield Downtown Historic District Amendment, Springfield.
- V. National Register Preliminary Review
 - A. 76-78 East State Street, Montpelier
 - B. Mari-Castle, Randolph
- VI. New Business
 - A. Review of Application for State Grants Program



STATE OF VERMONT

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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, June 19, 1986, beginning at 9:30 a.m. in the Fourth Floor Conference Room, Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Minutes of May 21, 1986 Meeting
- II. Confirmation of Dates for July, August and September Meetings
- III. Old Business
 - A. Pavilion Office Building Addition
- IV. National Register Preliminary Review
 - A. Marlboro Meeting House, Marlboro
 - B. 76-78 East State Street, Montpelier
 - C. Route 2 Bypass, Plainfield
- V. National Register Final Review
 - A. West Townshend Village Historic District
- VI. New Business

Agency of Development and Community Affairs Open House following meeting.



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

MINUTES

June 19, 1986

MEMBERS PRESENT: Martin Tierney
Townsend Anderson
John Carnahan
Chester Liebs
Marjory Power

MEMBERS ABSENT: Glenn Andres

STAFF PRESENT: Eric Gilbertson
Gina Campoli

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

VI. New Business

A. Addition to the State House

Mr. Tierney suggested that the Council discuss this item immediately due to the presence of those involved with the project: Bob Ladd and Ron Tofani, Department of State Buildings; Robert Burley and Michael Barker, Burley Partnership.

Mr. Ladd explained that Act 250 is requiring a speedy review of the State House addition. Mr. Burley added that the design planning has not been rushed, however. The project dates back to 1967. Two committees have addressed State House addition designs which were turned down by the Legislature. This is the fourth space solution recommended by Burley's office, with preservation being an important issue throughout the design planning. Another goal has been to keep the building as a working place to accommodate day-to-day needs of the Legislature. The building presently has a lack of space; the Legislative Council, computers, printing, etc., have added space pressure to the building thus affecting the character of the building. Mr. Burley briefly reviewed past schemes. The

concept of the present scheme is to retain the Annex and cafeteria and build on top of the cafeteria's flat roof and extend into the hillside. The new portion will include food service and small meeting rooms. The rear alleyway will be closed to traffic. This will keep the State House safer and quieter. New mechanical core--stairs and elevator--will be incorporated into the addition. The Legislative Council will be moved out of the 1886 Annex, thus allowing restoration of the Supreme Court space for a legislative study area. The State House and Annex will become areas devoted to the Legislature with support facilities located in the new addition. The addition will not be visible from State Street and will be blocked nicely by the 1886 Annex.

New Addition, Ground Level: contains all existing space with a new mechanical core at the west end. The core will have granite exterior, slate roof and a slightly hipped roof similar to Speakers addition.

First Floor Level: Legislative Council in Annex will have access to 1886 Annex and new study level.

Mezzanine Level: cafeteria space now, will be converted to offices for Legislative Council.

Second Floor Level: connect back to new cafeteria and toilets. This new addition allows cafeteria to shift out of its present space thus allowing support services to move out of the State House and thus free up the State House.

Space in the past has been gained by moving people out. There is no one left to move out and Legislative Council has increased its technological needs, thus the need for this addition.

Mr. Carnahan asked about parking and traffic. Mr. Burley said some parking will be removed to the rear. Handicap spots will be retained. This project does not resolve the parking problems. A parking structure needs to be considered in the future.

Mr. Gilbertson asked about landscaping. Mr. Burley said there will be little involved with new addition. Mr. Liebs commented that by approving plans the Advisory Council didn't want the decision to come back later in a negative way. Mr. Gilbertson expressed his concern about 1 Baldwin Street and the adjoining neighborhood. He wants to make sure that the sense of residential and government mixed use remains. Mr. Burley said that "making do", making small alterations over time in the long run can cause problems in a building. The issues should be addressed and solved. Mr. Anderson asked if there is a master plan, long range planning.

Mr. Gilbertson responded that this is very difficult dealing with the Legislature. He is happy to see some of the original functions of the State House restored. Mr. Carnahan asked what formal Advisory Council movement is needed. Mr. Ladd said a letter to the Environmental Board expressing our approval was desired. Mr. Carnahan moved to endorse the

the project and have Mr. Gilbertson and Mr. Tierney compose an appropriate letter to that affect. Mr. Liebs suggested reviewing the drawings in progress. Mr Gilbertson said a permit could be made conditionally based on final approval by the Council. The State Building's representatives suggested the Council reviewed schematic facade drawings which State Buildings would deliver later in the meeting.

Ms. Power seconded Mr. Carnahan's proposal. Mr. Liebs asked to delay the final vote until the schematic elevations were presented.

I. Approval of May Minutes

Mr. Carnahan moved to accept minutes and they were unanimously approved.

II. Confirmation of Upcoming Meeting Dates

The July meeting was confirmed for the 16th in Montpelier to review the state grant applications. The August meeting was canceled and the September meeting was scheduled for the 18th in Manchester.

IV. National Register Preliminary Review

A. Marlboro Meeting House, Marlboro

Ms. Campoli explained that persons from Marlboro who initially suggested review had failed to produce photos and information regarding the structure thus precluding review at this time.

B. 76-78 East State Street, Montpelier

Ms. Campoli presented photos of the building and background-its status just outside the Montpelier Historic District. Mr. Liebs felt it was not eligible. There are many other similar examples around the state. The Council agreed that it was not individually eligible, but would entertain a request for a historic district on the street.

VI. New Business

A. State House Addition

The State Buildings people returned and presented schematic elevations of the addition. Mr. Tierney felt the section made the space appear more vital and open. The elevational drawings show non descript blank facades. Council decided to review the plans on site during the lunch break.

IV. National Register Preliminary Review

C. Route 2 Bypass, Plainfield

Ms. Campoli presented the project and explained that the Advisory Council needs to determine the eligibility of the house affected by

the project, both individually and as an extension of the Plainfield Historic District. Mr. Tierney felt it was eligible for the State Register. The National Register status is not as clear. Mr. Anderson said adding it to the district will appear as gerry mandering, others agreed. Mr. Gilbertson suggested that the proposed road leave Route 2 at the gas station location. The Council agreed and suggested the Council recommend this. Moving the house is not acceptable. It too greatly affects the relationship of the house with the road. The house is clearly eligible for the State Register. It was a general consensus among the Council members that the house may be eligible for the National Register if historical and cultural information shows connections with the town.

D. Grey Gables, Richford

Ms. Campoli showed photos of the house submitted by the owner. The Council unanimously agreed that Grey Gables is eligible for the National Register based on its extraordinary architectural character.

VI. New Business

B. White House, Wilmington

Ms. Campoli presented photos submitted by the owner and explained that the Division was requesting the Council determine State Register status for the purpose of Act 250. The Council unanimously agreed that the building was eligible from the State Register based on the building's architectural quality and historical role in Wilmington.

VI. New Business

A. State House Addition

The Council visited the site at lunch and after reviewing the plans in the field, felt they were acceptable. The Council voted unanimously to approve Mr. Carnahans notion presented earlier in the morning to approve the plans and prepare a letter to the District Commission.

III. Old Business

A. Pavilion Office Building Addition

The Council was asked to review revised plans for the "hyphen" between the Pavilion and Supreme Court. The Council expressed concern with the reorientation of the buildings, and circulation pattern but acknowledged these are not issues now. Mr. Burley's sketch showed more of the hyphen than will actually be seen. Mr. Carnahan felt it couldn't be done any better. Mr.

Tierney thought it to be a plain hyphen, not innovative. The Advisory Council viewed the model in the Pavilion Lobby and felt the hyphen was an acceptable design and a letter would be composed to that affect.

V. National Register Final Review

A. West Townshend Village Historic District

Mrs. Campoli read the 3 positive letters regarding the nomination and summarized its contents. Mr. Carnahan moved to approve the nomination. Mr. Liebs seconded and the Council unanimously approved it.

VI. New Business

B. Bakersfield School

Mr. Gilbertson presented an issue that has surfaced as a result of a project involving the Bakersfield School. If school rehabilitation is greater than 50% of the cost of new construction, the Department of Education will not fund rehabilitation, thus towns are straddled with the costs. He said he would be researching this issue and will report back to the Council.

C. Slack Chimney, Springfield

Mr. Worshaw, a hydro electric developer, joined the group and explained his wish to take down an industrial chimney (listed on the National Register as part of the Springfield Historic District) as part of his powerhouse construction plans on the site. 106 Review is required. Mr. Carnahan noted the chimney's odd appearance, standing alone. Mr. Anderson added that it is still a cultural artifact. Mr. Tierney inquired about its structural condition. Mr. Worshaw explained that structural engineers have looked at it for other projects on the site and it appears structurally sound. Blasting for the powerhouse may seriously affect it and it will deteriorate without maintenance over the years. Council was in general agreement that local attitudes are important when considering preservation. Mr. Anderson said a creative solution should be requested from the developer. Mr. Warshaw was asked if he would voluntarily remove himself from the meeting. He agreed to this. Mr. Carnahan made the motion to allow demolition, Mr. Liebs seconded. Ms. Power agreed and Mr. Anderson was opposed.

Old Business

B. East-O-Lake, South Burlington

Mr. Gilbertson presented updated plans. Mr. Liebs commented that the addition to the building are not detrimental, but the site is of concern. Mr. Gilbertson noted that there does not appear to be a solution to the site problems, given the real estate pressure on Shelburne Road. Council concurred with this assessment. Mr. Gilbertson will write a letter supportive of the project.

C. Heman Allen Store, Burlington

Mr. Anderson related his visit to the site and his opinion that it appears to be a late 18th century structure. Mr. Liebs moved to approve Ms. Martin's request for a preliminary determination of eligibility to the National Register. Mr. Anderson seconded and all approved.

The meeting adjourned at 5:00 p.m.



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NOTICE

EMERGENCY MEETING

The Vermont Advisory Council on Historic Preservation will hold an EMERGENCY MEETING on Wednesday, July 30, 1986, at 10:00 a.m. at the Main House at Shelburne Farms, Shelburne, Vermont. The only agenda item will be the APPEAL OF THE ACT 250 PERMIT ALLOWING FOR DEMOLITION OF THE SERVANTS QUARTERS.



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

MINUTES

July 16, 1986

MEMBERS PRESENT: Martin Tierney
Townsend Anderson
John Carnahan
Chester Liebs
Marjory Power
Glenn Andres

STAFF PRESENT: Eric Gilbertson
Gina Campoli
Ray Zirblis
Richard Stickney

The meeting was called to order by the Chairman at 9:35.

I. Mr. Carnahan moved to accept the June minutes. Dr. Power seconded and they were unanimously approved.

II. Confirmation of Upcoming Meeting Dates

The August meeting will not be held. The September meeting was confirmed for September 17 in Manchester and tentatively set for October 17 in Montpelier.

VI. New Business

A. Review of applications for the State Small Grants Program

Mr. Gilbertson suggested a method for conducting the review--an initial "run through" of all the projects and those projects that clearly should not be funded eliminated and the fundable projects identified. He said the projects are set up to work with the money requested and asked the Council to fund at that level. Mr. Zirblis handed out summary sheets that describe the projects (copies are attached to the minutes record copy), reviewed the grant criteria and verbally summarized all of the projects listed on the handout using slides and photographs. (Comments regarding specific projects are noted below. Project summaries are included in the handout.)

In regards to the John Strong Mansion project, Mr. Liebs felt the priorities were not correct. The project did not address the cause of the water problems, and only temporarily resolved cosmetic problems. Mr. Anderson concurred with this observation. Mr. Zirblis noted that the DAR would consider fixing the roof a top priority.

Mr. Gilbertson said the Barre Opera House project was purely cosmetic in nature and that the project could wait a year without jeopardizing the life of the building.

Mr. Liebs noted that the Chase Mill "artifact" project does not meet the grant criteria.

In regards to the Ferrisburg Grange project, Mr. Anderson seriously questioned repainting the building when other problems, including those that are causing the need to repaint, are pressing.

There was general consensus that the Guildhall Masonic Hall project was a great project that should be funded.

Mr. Anderson questioned the budget of the Huntington Union Meeting House. He did not think they asked for enough money to cover all of the work items described.

In regards to the Irasburg Town Hall project, Mr. Gilbertson noted that a furnace replacement should be a very low grant priority and expressed concern that this was the only request for a building that deserves grant money.

Mr. Liebs explained that poor preservation had occurred in the past on the Town Meeting Playhouse in Jeffersonville. Mr. Zirblis added that the proposed work does not appear eligible.

The Council concurred that the Hildene project did not meet the grant criteria.

In regards to the Memorial Hall project in North Calais, the Council felt a grant would require the applicants to restore the porch rather than construct an intrusive modern one. The grant would give a measure of control.

There was a general concensus that the Plainfield Fire Department project to close in the windows did not meet the grant criteria.

The Richford Business Office Building project required the Council to review the building for National Register eligibility. Mr. Gilbertson felt the existing Richford district should be extended to include the house. There was agreement with this. The Council determined the building appeared eligible for the National Register as an extension of the Richford Downtown Historic District.

Mr. Liebs suggested the removal of the "cobra head" lights in front of the Rockingham Meeting House be considered as part of their grant request. Mr. Zirblis said the applicant was initially interested in this, but this work did not appear eligible. Mr. Anderson suggested the power company remove the lights as a donation.

In regards to the Franklin County Superior Court project, Mr. Carnahan noted that in the southern part of the state, the counties have money in the bank. Mr. Gilbertson pointed out that the application appeared to have been put together in ten minutes. There was consensus that the extension of the St. Johnsbury Caledonia County jail's chimney was not an eligible grant activity.

The Council was favorably impressed with the architectural character of the Tinnmouth Town Office.

The Council felt the water problems of the Joslin Library should be the project's first priority.

In regards to the Westminster Town Hall, the Council determined that most of the work does not appear eligible and may have detrimental affects on the building. They also suggested that providing a grant may be a way of exercising control over the project.

After all of the projects had been initially reviewed, Mr. Carnahan suggested checking the list for those grants that were not fundable. Several were identified: The Chase Mill "artifact," the East Hubbardton Baptist Church, the Cornwall Town Hall, the Barre Opera House, the Holland Historical Society, Holley Hall, the Town Meeting Playhouse, the Irasburg Town Hall, the Black River Academy, Hildene, the Marlboro Meeting House, the Florona Grange in Monkton, the Franklin County Superior Court, the Ripton Community Hall. For most of the projects the work did not meet the grant criteria or was cosmetic and not critical to the life of the building.

Mr. Tierney suggested the Council review those projects that were clearly eligible. Those identified included: the Brattleboro Museum, the Craftsbury Townhall, the Guildhall Masonic Hall, the Hardwick Depot, the Randolph Congregational Church, the Richford Business Office Building, the Royalton Center School (without the painting portion), Nickwackett Fire Station, the Caledonia County Jail (roof and windows only), the Stannard Church, the Tinnmouth Town Office Building, the Joslin Library (gutters only), the Old Wardsboro Post Office, (provided it is eligible for the National Register), the West Rutland Townhall, the Weybridge Townhall.

Mr. Anderson initiated a discussion on whether or not painting should be a fundable activity. He felt strongly that painting is maintenance. He would prefer to see painting specifications funded to assure proper long term application. The painting issue was not resolved.

Mr. Liebs suggested reviewing all of the applications involving churches as a group and then setting priorities for this building type. Mr. Gilbertson grouped the projects according to type and discovered that a

good range of types was covered.

The Council went back over the list and added the following projects: the Robinson Sawmill--after a discussion about a timetable and priority list for the structure, Mr. Gilbertson said the project was well-planned and phased; The Union Meeting House--Mr. Gilbertson said the project had an architect involved who would be able to realistically assess the project budget; The Shores Museum--although the project involves exterior painting, Mr. Liebs commented that the building is extraordinary because it retains its furnishings as well as exterior appearance. Painting will also greatly impact the building visually and thus benefit the struggling non-profit group that oversees it; The Pownal First Baptist Church--The Council also agreed the structure appears eligible for the National Register of Historic Places; The Farrar Mansur House--The foundation work only was recommended at this time.

Mr. Gilbertson suggested that next year the Council consider the projects twice. An initial review would produce questions and concerns that could be resolved in the interim before final decisions are made.

Ms. Leslie Goat joined the meeting and brought photos of Wardsboro to aid in determining its National Register eligibility. The Council felt the Old Post Office was located in a potential National Register district and thus eligible for a grant.

The Council agreed that the Bridgewater Mill and Leicester Meeting House were two projects that should be funded. Only a portion of their grant requests were fulfilled, however, due to the limited amount of dollars remaining from the grants already decided upon. Mr. Liebs also was concerned about Memorial Hall in North Calais. The loss of the porch would seriously affect the environments special quality. It was determined that the \$1,000.00 remaining would suffice in order to assure some control over the porch's design.

The Old Goshen Church in Bradford was identified as number one of an alternates list; Rockingham Meeting House, second. The East Poultney Baptist Church, Rokeby Museum, and Windham Congregational Church were also placed on the alternates list.

Mr. Anderson suggested that those projects that were close to being considered should be put off until next year and given high priority. Mr. Gilbertson thought this would be difficult because we didn't know if we were getting the money and priorities may change.

Mr. Gilbertson related that next year he would like to notify applicants of the grant program as soon as it appears in the capital budget. This would allow a few more months to allow for project planning and the raising of match. He will have to check with the Governor's Office about this. They may feel that early notification may cause too much political pressure.

Mr. Liebs moved to accept the slate of grant candidates and alternatives. Mr. Anderson seconded and all approved.

IV. National Register Final Review

A. Springfield Downtown Historic District Amendment. Springfield.

Ms. Campoli summarized the Amendment and read a letter in opposition to the nomination from one of the property owners. Mr. Liebs moved to approve the nomination. It was unanimously approved.

V. National Register Preliminary Review

A. 76-78 East State Street, Montpelier

Ms. Campoli and Ms. Goat presented slides showing the proposed district or amendment to the Montpelier Historic District. The owner had requested preliminary determination of individual eligibility at the previous Council meeting, but the Council felt the duplex did not appear individually eligible. After reviewing slides of East State Street, from the existing Historic District boundaries to Vermont College, the Council determined that a district or amendment would have to include the entire street, and the street did appear eligible.

Mr. Liebs moved to adjourn the meeting. Mr. Anderson added that he wanted it 'on the record' that the Council consider barns as an endangered building type to be considered at an upcoming meeting. All agreed to Mr. Anderson's suggestions and Mr. Liebs motion.

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



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

JAMES A. GUEST, SECRETARY

DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday September 17, 1986, beginning at 10:30 a.m. in the "Annex" building of Hildene, Manchester, Vermont. Please park in Hildene's main public lot.

Agenda:

- I. Minutes of July 16, 1986 meeting
- II. Confirmation of Dates for October, November, and December meetings
- III. Old Business
- IV. National Register Final Review.
 - A. Rural Otter Creek Valley Multiple Resource Area, Wallingford
 - B. Jeffersonville Village Historic District, Cambridge
 - C. Ritchie Block, Bennington
- V. National Register Preliminary Review
 - A. Mari Castle, Randolph
 - B. Lyndon Institute, Lyndon
 - C. Hanson House, Craftsbury
 - D. Woodbury Elementary School, Woodbury
- VI. New Business
 - A. Gardenway Farmhouse, Charlotte



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

MINUTES

September 17, 1986

MEMBERS PRESENT: Martin Tierney
Townsend Anderson
Glenn Andres
John Carnahan
Chester Liebs
Marjory Power

MEMBERS ABSENT: Larry Brickner-Wood

STAFF PRESENT: Eric Gilbertson
Gina Campoli

The meeting was called to order by the Chairman at 10:50 a.m.

I. It was suggested that the minutes be submitted in an abbreviated form. The general issues and areas of discussion should be outlined. Specific comments were not deemed necessary. This suggestion was agreed upon by all present and the July 16, 1986, minutes were unanimously approved.

II. Confirmation of Upcoming Meeting Dates

The October meeting was set for October 22 in Montpelier; the November meeting was set for November 19, the location for which has not yet been determined; and the December meeting will be held on December 17 in Montpelier.

III. Old Business

A. Shelburne Farms Demolition of the Servants' Wing

Mr. Gilbertson reported that Shelburne Farms' Act 250 permit was changed to reflect the compromise solution established at the August emergency meeting of the Council. All parties involved were agreeable with the solution and pleased with the outcome.

B. Mt. Mansfield Corporation Base Lodge

Mr. Gilbertson summarized the results of a meeting with the Mt. Mansfield Corporation and Mollie Beattie, Commissioner of the Department of Forests, Parks and Recreation regarding the proposed demolition of the Base Lodge. The ski area is willing to move the structure and convert it into a ski museum. The orientation and setting of the lodge will be maintained. Commissioner Beattie has been extremely cooperative with the Division regarding the issue.

IV. National Register Final Review

A. Rural Otter Creek Valley Multiple Resource Area, Wallingford

Ms. Campoli summarized the character of the Multiple Resource Area, a copy of which had been mailed to all Council members prior to the meeting, and read the two letters received in opposition to the nomination. Mr. Liebs moved to approve the nomination which was seconded by Mr. Carnahan and unanimously approved.

B. Jeffersonville Historic District, Cambridge

Ms. Campoli summarized the nomination, a copy of which had been mailed to all Council members prior to the meeting, and read the two letters received in regard to the nomination--one in support and one in opposition. Mr. Carnahan moved to approve the nomination which was seconded by Dr. Power and unanimously approved.

C. Ritchie Block, Bennington

Ms. Campoli summarized the nomination, a copy of which had been mailed to all Council members prior to the meeting. Mr. Liebs moved to approve the nomination which was seconded by Dr. Andres and unanimously approved.

V. National Register Preliminary Review

A. Mari Castle, Randolph

Ms. Campoli presented slides and background information on the building. The Council was in unanimous agreement that it appears eligible for the National Register.

B. Lyndon Institute, Sanborn Hall, Lyndon

Ms. Campoli presented slides and background information on the building. The Council determined that Sanborn Hall appeared eligible for the National Register, both individually and as part of a historic district. It was noted as having architectural significance, was important as a building type and was a highly visible anchor building in the district.

C. Hanson House, Craftsbury

Ms. Campoli presented photographs and background information on the building. The Council agreed that the building appeared eligible for the National Register as a contributing component of a potential historic district.

D. Woodbury Elementary School, Woodbury

Ms. Campoli presented slides and background information on the school. The Council agreed that the school appeared individually eligible for the National Register.

VI. New Business

B. Road Improvements Around the University Green, Burlington

The Council suggested writing a letter to University of Vermont President, Lattie Coor, concerning the proposed widening of Main Street. The Division staff will do this, making reference to the University Green Historic District.

C. National Conference on State Historic Preservation Officers
Proposed Legislation

Mr. Gilbertson handed out a summary of the National Conference of State Historic Preservation Officers proposal and described the situation to date. He said he will be looking to the Council for support on this in the future.

D. National Register Criteria Update

Mr. Liebs reported on a meeting he attended in Washington to consider the National Register criteria. The general consensus was that the present criteria are adequate. Ms. Campoli gave a brief report on a National Register conference she recently attended. The emphasis of the meeting was on historic context and how it should be applied when considering National Register significance.

E. State-Owned Historic Sites Proposal

Mr. Gilbertson presented a proposal for the Governor to upgrade and increase the budget for the state-owned historic sites. He will be updating the Council as the project progresses.

A. Gardenway Farmhouse, Charlotte

Ms. Campoli presented photographs of the farmhouse and background information. The Council agreed that the farm complex appeared eligible for the State Register.

F. Route 11 Farmhouse, Chester

Ms. Campoli presented photographs of the farmhouse and background information. The Council agreed that the farmhouse appeared eligible for the State Register.

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



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

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Housing & Community Affairs 828-3217

DIVISIONS OF:

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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, October 22, 1986 beginning at 9:30 a.m. in the conference room of the Agency of Development and Community Affairs, fourth floor of the, Pavilion Building, Montpelier, Vermont.

Agenda:

- I. Minutes of September 17, 1986 meeting.
- II. Confirmation of dates for November, December and January meetings.
- III. Old Business
 - A. Report on the public meeting to amend the Kent Neighborhood Historic District, Dorset.
- IV. National Register Final Review
 - A. Holland Congregational Church, Holland
- V. National Register Preliminary Review
 - A. Bulua House, Franklin.
 - B. Wiswell House, Cabot.
 - C. 57 North Union Street, Burlington.
 - D. Memorial Hall, Essex.
 - E. Congregational Church, Essex.
- VI. New Business
 - A. Archeological State Register Criteria



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

MINUTES

October 22, 1986

MEMBERS PRESENT: Townsend Anderson
Glenn Andres
Larry Brickner-Wood
John Carnahan
Marjory Power
Martin Tierney

MEMBERS ABSENT: Chester Liebs

STAFF PRESENT: Eric Gilbertson
Gina Campoli

The meeting was called to order by the Chairman at 9:45 a.m. in the Fourth Floor Conference Room of the Pavilion Building in Montpelier.

I. It was suggested that the meeting location be mentioned in the Minutes; also when the meeting is held in locations outside Montpelier that the preservation community of that locale or meeting site be contacted for a brief introduction to the Council. Mr. Carnahan moved to accept the September 17, 1986 Minutes which was seconded by Mr. Andres and were unanimously approved.

II. Confirmation of Upcoming Meeting Dates

The November meeting was confirmed for Wednesday, November 19, in Burlington, possibly at the Billings Student Center at the University of Vermont. The December meeting was set for Wednesday, December 17, in Montpelier and the January meeting will be held on January 20 at a not-yet-established location.

III. Old Business

A. Report on the Public Meeting to Amend the Kent Neighborhood Historic District, Dorset

Mr. Gilbertson explained the proposed changes to the nomination which included (in summary) increasing the emphasis on the Dorset Conventions

and their importance to the state and nation. The results of the public meeting to consider the changes will be compiled in the coming weeks and presented to the Council at the November or December meeting. Mr. Gilbertson asked for the Council's support with the final decision regarding the changes because of the political nature of the situation.

IV. National Register Final Review

A. Holland Congregational Church, Holland

Gina Campoli summarized the nomination which had been mailed to Council members prior to the meeting. There were no comment letters to report to the Council. Mr. Carnahan moved to approve the nomination which was unanimously approved.

V. National Register Preliminary Review

A. Bulua House, Franklin

Ms. Campoli presented background information and photographs provided by the owner and passed around the Historic Sites and Structures Survey form regarding the house. The Council felt the farmhouse did not appear individually eligible for the National Register. It may be eligible as part of a thematic nomination of agricultural buildings of the late 19th century in Franklin Town or Franklin County.

B. Wiswell House, Cabot

Ms. Campoli presented photos of the house provided by the owner and the Historic Sites and Structures Survey form regarding the property. The Council was in unanimous agreement that the Wiswell House appears eligible for the National Register.

C. 57 North Union Street, Burlington

Ray Zirblis joined the meeting and presented slides of the property and North Union Street. The Council did not think the property appeared individually eligible for the National Register. Members were of the opinion that the house was located in a potential district on North Union Street.

D. Memorial Hall, Essex

Ms. Campoli presented the Historic Sites and Structures Survey form regarding Memorial Hall. Mr. Anderson reported on a site visit to the property, and Mr. Gilbertson described the interior conditions. The Council felt it appears eligible for the National Register.

E. Congregational Church, Essex

Ms. Campoli presented the Congregational Church Historic Sites and Structures Survey form. Mr. Gilbertson described the interior conditions. The Council agreed that the Church appears eligible for the National Register.

The review of the two Essex buildings initiated a discussion regarding the variety of opinions possible for engineers' reports involving historic buildings. It was agreed that second opinions should be sought in some situations.

VI. New Business

A. Archeological State Register Criteria

Giovanna Peebles joined the meeting, summarized the new criteria for State Register archeological sites (a copy is attached to the record copy of the Minutes) and explained why they are needed. She requested the Council's informal preliminary approval of the criteria. Mr. Gilbertson suggested they be inserted as a clarification of the existing State Register Criteria under Criterion 10 which deals with archeological sites. Mr. Carnahan moved to approve the criteria. Mr. Andres seconded the motion and the Council gave preliminary approval to the criteria with final approval coming in the upcoming months when they are finalized.

B. Winooski Falls Bridge, Burlington/Winooski

The bridge is located within the boundaries of the Winooski Falls Mill District National Register nomination but is not mentioned specifically in the text of the nomination. Persons in Burlington requested that the Council determine whether the bridge appears to contribute to the district. The Council felt that although the bridge was not an outstanding engineering structure, its architectural components were critical in the district. Mr. Gilbertson suggested the Division amend the nomination to include the bridge when the properties on Colchester Avenue and Barrett Street in Burlington are added to the Falls District in the coming year.

C. Update on State Grants Program

Mr. Zirblis presented a summary of this year's program to date. Despite the poor weather conditions, nearly all of the grants are proceeding smoothly. The Council discussed adjusting the grant cycle for next year to provide more construction time. Perhaps funding for 1987 and 1988 should be requested during this year's session. Regardless, Mr. Gilbertson would like to notify interested parties of the program at the time it is included in the Capital Budget.

D. Review of Plans for the Painter Mansion and Emma Willard House,
Middlebury

Mr. Anderson updated the Council on Middlebury College's plans to rehabilitate the above-mentioned properties. The plans appeared generally acceptable to those present.

The meeting adjourned at 12:45 p.m.



STATE OF VERMONT

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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, November 19, 1986, beginning at 9:30 a.m. in the Chapel Conference Room "B," the Billings Student Center, at the University of Vermont, Burlington, Vermont.

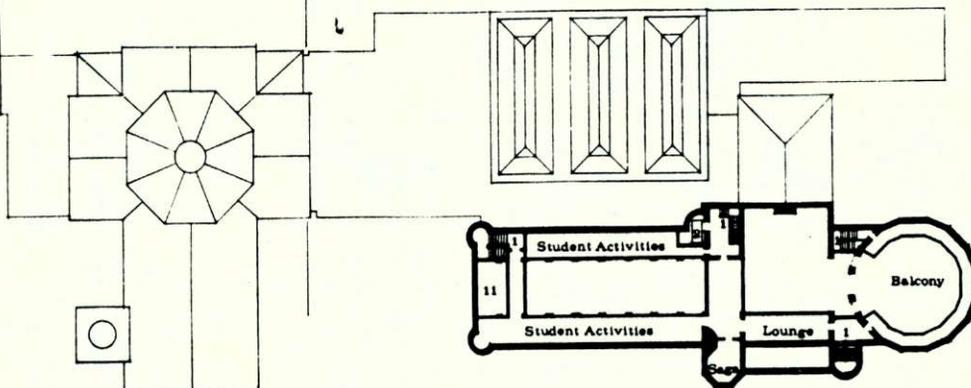
Agenda:

- I. Minutes of October 26, 1986 Meeting
- II. Confirmation of Dates for December, January and February Meetings
- III. Old Business
 - A. Report on the National Park Service Program Review
 - B. Advisory Council Code of Conduct
 - C. Update of Advisory Council Resumes
 - D. Review of Archeological Criteria for the Vermont Historic Sites and Structures Survey
- IV. National Register Preliminary Review
 - A. The Old Stone House, Dorset
 - B. Queen City Park, South Burlington
 - C. Therrin Boyd House, Quechee
- V. New Business
 - A. Removal of Sites from Rutland County Historic Sites and Structures Survey

OPEN CLOSED
Ira Allen Billings

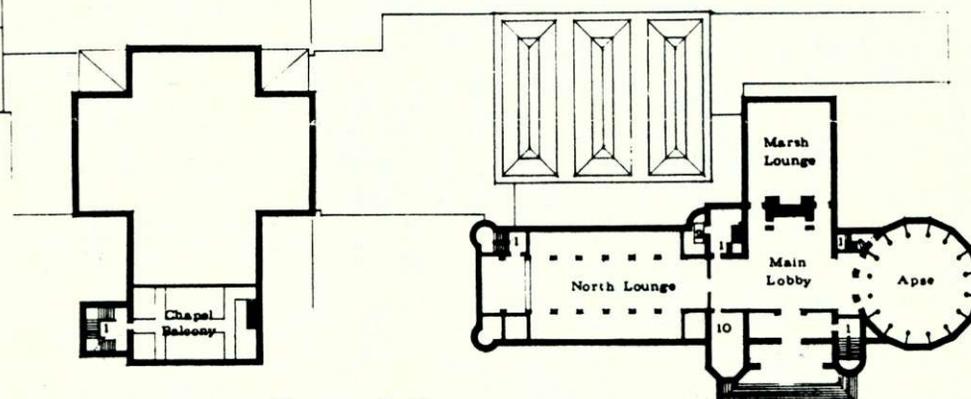
- 1 Stairs
- 2 Elevator
- 11 Student Activities Conference Room

LOUNGE ON LEVEL 5



Level 4

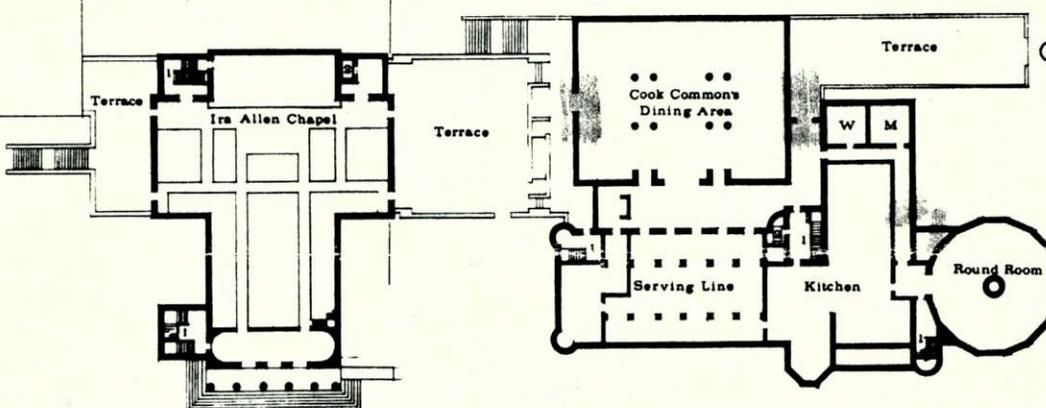
- 1 Stairs
- 2 Elevator
- 10 Fraternity Manager's Association



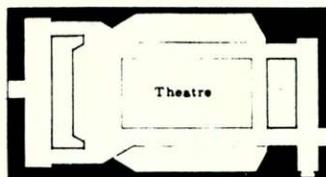
Level 3

UNIVERSITY PLACE LEVEL • BILLINGS FRONT ENTRANCE

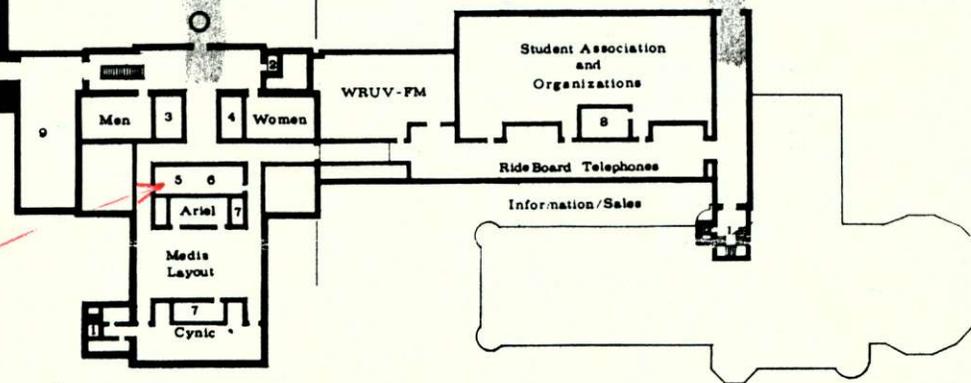
- 1 Stairs
- 2 Elevator



Level 2



- 1 Stairs
- 2 Elevator
- 3 Copy Center
- 4 Inter Fraternity & Panhellenic Council
- 5 Chapel Conference Room A
- 6 Chapel Conference Room B
- 7 Student Photo Service
- 8 Student Association Conference Room
- 9 Martin Luther King Jr. Lounge



Level 1

ENTRANCE



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

November 19, 1986

MINUTES

MEMBERS PRESENT: Martin Tierney
John Carnahan
Marjory Power
Townsend Anderson
Chester Liebs

MEMBERS ABSENT: Glenn Andres
Larry Brickner-Wood

STAFF PRESENT: Eric Gilbertson
Gina Campoli
Nancy Boone

The meeting was held in the Billings Student Center at the University of Vermont, and was called to order by the Chairman at 9:45 a.m.

- I. The minutes of the October meeting had not been sent to members, and they will be reviewed at the next meeting.
- II. Future Council meeting dates were confirmed for December 17, January 20 and February 17.

III. Old Business

A. Report on National Park Service Program Review

Mr. Gilbertson summarized the results of the Mid-Atlantic Regional Office (MARO) review of the Division's Historic Preservation Fund (HPF) program and noted that there are a number of changes, major and minor, that must occur in order to bring Vermont into compliance. The Division is spending a lot of time working on responding to the program review document.

B. Advisory Council Code of Conduct

To be in compliance with HPF guidelines, the Council must adopt a Code of Conduct that includes NPS-approvable conflict of interest components. The Council discussed the addition of a conflict of interest provision

to their existing bylaws. The possibility of Council members being involved in projects that received grants, etc., was thoroughly discussed, with the conclusion that if there is direct economic gain, the member should leave the room during discussion and voting. The Council decided to adopt the NPS wording verbatim. In addition, the Council developed the concept of a three-phase decision making process for identifying conflicts of interest and taking subsequent action: a member will declare their conflict, the other members will help determine the appropriate action, and the action will be taken. The changes to the bylaws will be warned for the next meeting and voted upon then.

C. Update of Advisory Council Resumes

Ms. Campoli described the need for Council members who fulfill 36 C.F.R. 61 requirements to update/annotate their resumes to reflect their qualifications. Council members will submit new resumes.

D. State Register of Historic Places Criteria

The Council reviewed the revised criteria concerning archeological sites on the State Register. Ms. Boone clarified that 11h applied to burial sites that are not officially recognized cemeteries and suggested that the clarification should be part of the criteria. She also proposed that the criteria include clarification that National Register sites are also included in the State Register by implication. Mr. Liebs suggested that language be added to the criteria stating that properties that are determined eligible and properties that have been nominated to the National Register are included in the State Register. Mr. Liebs motioned that the criteria be amended as presented. Ms. Power seconded; the motion passed unanimously.

E. Addition to the Statehouse

Mr. Gilbertson requested that the Council schedule a review of revised plans for the addition to the Statehouse at its next meeting. The Council agreed.

F. Subgrant Criteria in Council Bylaws

Ms. Boone requested that the Council review the advisability of having specific subgrant criteria in the Council bylaws. The Council felt that a simple reference in the bylaws to grant criteria developed for federal and state programs would be appropriate, since the actual criteria themselves could change over time. The Division will warn the bylaw change for the next meeting and the Council will vote on it then.

G. State Register Designation of Survey Sites

Ms. Boone gave a status report on the designation of survey sites as State Register sites. Every county except Windsor needs at least some of its survey properties reviewed for eligibility for the State Register. Council members volunteered to review surveys and present recommendations for State Register entries at future Council meetings. Assignments for the December meeting are as follows:

Marjory Power - Chittenden County archeological sites
Townsend Anderson - Rutland new sites
Chester Liebs/Martin Tierney - Burlington
John Carnahan - Windham
Chester Liebs - Manchester/Bennington
John Carnahan - Essex County

H. Heritage '91 Development Plan

Mr. Gilbertson summarized the Heritage '91 Development Plan for the state-owned historic sites. The Council expressed support for the plan.

I. Dorset National Register Nomination Status Report

Mr. Gilbertson apologized for not having a presentation on Dorset ready. He noted that letters on the subject are still coming in to the Division.

IV. National Register Preliminary Review

A. Old Stone House, Dorset

Ms. Campoli distributed photographs of the property and noted its significant designed landscape. The property received a major Colonial Revival addition which is also significant. The Council recommended that the nomination proceed.

B. Queen City Park, Burlington

The Council reviewed slides and historic information on the area. The Council had reviewed several houses in the area in 1983, but apparently had not reviewed the area as a potential district. Discussion ensued about the significance and integrity of the historic buildings. Although many of the buildings have been altered, it was felt that the area still clearly reads as a historic environment.

Mr. Liebs noted that the significance of the area should focus on the evolution of camp architecture over time, to encompass the Methodist camp and early 20th century periods. Mr. Anderson noted that it is important to preserve a full spectrum of architectural legacies, not just elaborate, high-style examples. The Council recommended that the nomination proceed, and that it include Red Rocks Park.

C. Theron Boyd House, Quechee

Mr. Gilbertson presented slides of the property and summarized its history. He also discussed a proposal to purchase the property and interpret it to the public. The Council felt that it clearly meets the criteria for inclusion in the National Register and encouraged its nomination.

The meeting continued over lunch.

V. New Business

A. Rutland County State Register Sites

The Council reviewed two sites that had been excluded from the State Register in a 1980 review: a cheese factory (1126-42) in Wells and a residence (1119-66) in Rutland City. They added both sites to the State Register.

The Council also reviewed three sites in Rutland City that were already included in the State Register, but that were less than 50 years old: 129 Grove Street, 97 State Street and 270 Grove Street. The Council decided that all three had been appropriately included in the State Register.

B. Brookfield Highway Paving Project

Mr. Gilbertson described plans to pave the state highway through the center of Brookfield Village. Mr. Liebs noted that the National Register nomination for the village historic district specifically cited the unpaved nature of the road as an important factor in the district's significance. The Division will relay that information to the Transportation Agency. Mr. Gilbertson noted the possibility of pursuing a stabilized earth road for the highway.

The meeting adjourned at 1:40 p.m.



STATE OF VERMONT

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DEPARTMENTS OF:

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

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting Wednesday, December 17, 1986, beginning at 9:30 a.m. in the Pavilion Building, fourth floor conference room of the Agency of Development and Community Affairs, Montpelier, Vermont.

Agenda:

- I. Minutes of October 22, 1986, and November 19, 1986 meetings.
- II. Confirmation of dates for January, February and March meetings.
- III. Old Business
 - A. Amendment to Advisory Council Bylaws concerning Code of Conduct.
 - B. Amendment to Advisory Council Bylaws concerning Grant Criteria.
 - C. Review of Vermont Historic Sites and Structures Survey for nomination to the State Register.
 - D. Review of State House Addition plans.
 - E. Brookfield Highway Project.
 - F. Kent Neighborhood Historic District, Dorset, update.
- IV. National Register Preliminary Review
 - A. Arkmont Farm, Bridport.
 - B. Historic Archeological Site VT-WN-16, South Woodstock.
- V. New Business



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

December 17, 1986

MINUTES

MEMBERS PRESENT: Martin Tierney
Townsend Anderson
Glenn Andres
John Carnahan

MEMBERS ABSENT: Chester Liebs
Marjory Power
Larry Brickner-Wood

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Giovanna Peebles (10:30 - 11:00)

The meeting was called to order by the Chairman at 9:50 a.m. in the Fourth Floor Conference Room, Pavilion Building, Montpelier.

- I. The members reviewed the minutes of the October 22 and November 19 meetings and passed them unanimously.
- II. The Council confirmed the January 20 meeting and decided to hold it in Middlebury. The February meeting was confirmed for the 17th, and the March date was set for the 17th.
- III. Old Business
 - A. Amendment to Advisory Council Bylaws Concerning Code of Conduct
 - B. Amendment to Advisory Council Bylaws Concerning Grant Criteria

The Council discussed the wording of the Code of Conduct. Members voiced concern about how the "possibility" of a conflict would be defined. Because of the professions of some of the members (architect, developer, architectural historian, etc.), it was felt that some projects that required those kinds of professional services would be "possible" projects for the members by simple definition. The Council clarified that "possibility of conflict" should mean that the Council member had had some prior

discussion about working on the project for it to be a possible conflict. If no prior discussion had occurred, a possible conflict would not be assumed just because the Council's action would lead to a project in the member's field, in which the member might or might not later become involved. Mr. Carnahan asked about the inclusion of NPS-49 language in the Code of Conduct presented. The Council decided to table action on the Code of Conduct until the Division checked on whether sections had been left out of the Code in error.

The Council reviewed the proposed amendment that replaced Section 6 concerning grant criteria. Mr. Carnahan motioned that the amendment be made, which was seconded by Mr. Andres and passed unanimously.

C. State Register Designation

The Council reviewed 82 West Street, Rutland, the Grand Furniture Building, for inclusion in the State Register. The Council noted that the property is an excellent example of design from its period, c.1950, and that it is a very rare type of structure in Vermont and that it should be preserved, including the sign on the roof. Mr. Carnahan motioned that it be added to the State Register, which was seconded by Mr. Anderson and passed unanimously.

IV. National Register Preliminary Review

B. Historic Archeological Site Vt-WN-16, South Woodstock

Ms. Peebles presented information on the property which includes other sites such as cellar holes, wells, etc., too. The stone chamber is outstanding among the approximately 55 known chambers in the state. It was probably constructed between 1800 and 1830 and is unique now, although others probably existed at one time. The Council recommended that the nomination proceed.

III. Old Business

D. Review of State House Addition Plans

The Council reviewed progress prints of the plans for the State House addition and noted several questions. The major concern centered on the proposed removal of a slate roof on the existing annex section. The Council decided to look at the property on-site during lunch. Mr. Gilbertson will contact the architect and State Buildings Department concerning the Council's questions.

E. Brookfield Highway Project

Mr. Gilbertson reported on his meeting with highway engineers and supporters of paving the highway through Brookfield Village. The idea of using stabilized earth as a surface coat was discussed. Mr. Andres noted that standard maintenance repaving over the years can ultimately destroy the effect of special paving. The Council wondered if the fact that this section is the last "gravel gap" on the state highway system means that it should be considered as a unique historic resource. The Council decided to visit the area after the snow melts.

IV. National Register Preliminary Review

A. Arkmont Farm, Bridport

The Council reviewed photographs and historic information provided by the owner and in the Survey. Members who knew the resource felt that its potential significance lies in its character as a prominently sited, intact agricultural complex. Mr. Andres offered to visit the site and report his findings to the Council along with presentation of more photographs at the next meeting. The Council tabled action on the preliminary review until that time.

Mr. Anderson noted a possible conflict of interest regarding the following three properties. He has spoken with the owner of the properties about possibly doing the National Register nominations for the buildings.

C. The Heights, Middlebury

The Council reviewed photographs of the property. Mr. Andres noted that the house is the most beautifully preserved Queen Anne residence in the area and that it has an outstanding interior that includes an intact, gas-generated electric system and that it has an amphitheater that was built as a terraced victory garden. The structure is believed to be a Clinton Smith remodeling of an 1830's house. The Council recommended that the nomination proceed.

D. Gross Pointe, Ferrisburg

The Council reviewed photographs and historical information on the property and recommended that the nomination proceed. Mr. Anderson noted that the house's association with the Swift family should also be discussed in the Statement of Significance for the property.

E. The Vail House, Sudbury

The Council reviewed photographs and historical information on the property and recommended that the nomination proceed.

V. New Business

A. Report on National Conference of State Historic Preservation Officers Meeting, Tempe, Arizona

Mr. Gilbertson reported on the latest National Conference meeting and noted that the Conference is taking the lead in a legislative effort to move state historic preservation programs, the national Advisory Council and the National Trust to a new independent agency that would be funded by a dedicated trust fund. Mr. Gilbertson is working on the Legislation Committee of the Conference and will keep the Council informed.

Mr. Gilbertson also described current efforts to rescind federal preservation funding from the states. A compromise has been worked out under which states will get a prorated share of a little more than 25 percent of the annual allocation now. The National Trust has already received its full year's 100 percent allocation. The states will presumably get the rest of their funds later. Congress may actively vote down the rescission or they may let the clock run out on approving it, as happened last year. Mr. Gilbertson will keep the Council informed. Members expressed a strong interest in providing lobbying support, both as a Council and as individuals.

B. Hydro Project on Otter Creek Falls, Middlebury

Mr. Andres reported that a hydro project on Otter Creek Falls may be developing again. He noted that there is great concern about the effect of such a project on the historic district and on specific structures within the district. Because of federal involvement in the hydro project, the Council and the Division have legal roles in commenting on it under Section 106 of the National Historic Preservation Act and under state law. Mr. Gilbertson will investigate the status of the project and will report to the Council.

The meeting adjourned at 2:15 p.m.