



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, SECRETARY

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on January 19, 1988, beginning at 9:30 a.m. at the Community Center at Fort Ethan Allen, located in the Windsor House, University of Vermont Married Student Housing, Ethan Allen Avenue, Colchester, Vermont.

Agenda:

- I. Minutes of December 18, 1987 Meeting
- II. Confirmation of Dates for February, March and April Meetings
- III. Old Business
 - A. Tour of Officers Row at Fort Ethan Allen (9:45)
- IV. Director's Report
- V. National Register Preliminary Review
 - A. 38 Nichols Street, Rutland
- VI. State Register Review
 - A. Williamsville Historic District, Newfane
 - B. Waterbury Center-Village Park Historic District
- VII. New Business
 - A. Presentation on Main Street Improvement Project, Burlington



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

MINUTES

January 19, 1988

Members Present: Martin Tierney
Townsend Anderson
John Carnahan
Daina Penkiunas
Larry Brickner-Wood
Chester Liebs

Members Absent: Marjory Power

Staff Present: Eric Gilbertson
Nancy Boone
Gina Campoli
Ray Zirblis

Others Present: Ray Lavigne (9:30-11:30)
Linda Seavey (9:30-11:30)
David Furney (9:30-11:30)
Joe Druke (9:30-12:30)

The meeting was called to order at 9:35 a.m. by the Chairman. It was held at the Married Student Housing Community Center at Fort Ethan Allen, Colchester, Vermont.

I. Approval of Minutes

Mr. Brickner-Wood made the motion to approve the minutes of the December 18, 1987, meeting which was seconded by Ms. Penkiunas and unanimously approved.

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

The February date was reaffirmed for the 23rd; the March meeting was set for the 22nd, and the April meeting will be held on the 19th.

III. Old Business

A. Tour of Officers Row at Fort Ethan Allen

The Chairman introduced Ray Lavigne, Director of Administrative Support Services, who explained the history of the University of Vermont's ownership of the Fort. Initially, Officers Row was used for faculty housing and later student housing. He also explained what the other University uses are at the Fort--married student housing, etc. A few years ago, the University and St. Michael's College hired a consultant to help the institutions plan for the Fort's continued use--development was recommended. The University did not want to go through with that option, thus is submitted a request for proposals for the sale and development of Officers Row. The University had concerns about the historic and aesthetic affects of proposals. After serious concern was expressed on the part of the towns involved regarding the need for affordable housing in the area, the request for proposals was delayed for several months to allow Colchester and Essex the opportunity to develop proposals of their own.

The Council then went on an informal tour of key buildings along Officers Row, the section of the Fort the University proposes to sell.

The Council regrouped and David Furney explained his position as a consultant to the Town of Colchester to develop a master plan that will include affordable housing at the Fort. He expressed concern over the cost of a National Register nomination which members agreed would help the Fort planning process. It was suggested that present Fort property owners and/or the regional planning commission help defray the costs of a nomination.

Mr. Lavigne was asked if the University would be selling the Fort with covenants. He explained that for the initial request for proposal, the University assumed controls would come at the local level; however, he was open to suggestions. Discussion ensued about how the master plan should incorporate preservation. An architect and engineer have been hired to evaluate the buildings, and the Council was in agreement that it would be helpful if a preservation consultant could be involved. Mr. Furney expressed frustration over lack of funding to hire a preservation consultant. The issue of possible archeology conflicts was also identified. Future ground breaking activities should address this concern.

VII. New Business

A. Presentation on Main Street Improvement Project, Burlington

Linda Seavey introduced herself and described the various options that have been developed by a designer hired by the City of Burlington and the University. The option that has the most support at this time includes an increase in the road's width and a plan to tunnel traffic under a bridge near the Living and Learning Center. Mr. Gilbertson suggested that the Council address the issue and develop comments at its next meeting.

VI. State Register Review

A. Williamsville Historic District, Newfane

Ms. Campoli explained why the Council was considering the district, and Mr. Zirblis presented slides illustrating the district. Mr. Druke, a resident of Williamsville, expressed his concern that the Town had not been sufficiently informed and involved in the decision making process in the dam repair and historic designation. The Council felt that the village district was eligible for the National Register and thus has State Register status. It was recommended that the selectmen be notified that the Council determined the district eligible for the National Register. The issue of notifying local officials when districts are being considered for both National Register eligibility and State Register status was discussed but the issue was not resolved.

B. Waterbury Center Village Park Historic District

Ms. Campoli presented slides of the district. One member felt it was not eligible and another abstained from the vote (Mr. Liebs had left the meeting). The remaining three members felt it should be designated to the State Register.

C. Hammond Hall, Ludlow

Ms. Campoli showed slides of the building and its setting. Discussion ensued regarding the demolished rear addition and how its removal affects its integrity. It was concluded that the building represents a relatively rare early example of a building type--a large scale, wooden, Italianate commercial block and that the structural integrity of the rear wing will be assessed in the certification and nomination processes. All members present felt the building was eligible for the National Register and thus designated to the State Register.

V. National Register Preliminary Review

A. 38 Nichols Street, Rutland

Ms. Boone showed pictures of the building and presented its history. All of the members present felt it was eligible for the National Register.

III. Old Business

B. Historic Schools

Ms. Boone showed the memorandum describing the proposals initiated by James Lengel at the December meeting. She requested the Council's approval of the proposal. Council members will review the memorandum in the coming days and call Ms. Boone to relate their feelings about it.

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

The following amendment to the January 19, 1988, Minutes, voted on and approved by the members of the Vermont Advisory Council on Historic Preservation at its February 23, 1988, is hereby made a part of the official record copy of same.

On page 3, Section VI. A., Line 8 after the word "status," it should read as follows:

"but no formal vote or action was taken pending notification of local authorities."



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, February 23, 1988, beginning at 9:30 a.m. in the Conference Room, Room 112, at Redstone, Terrace Street, Montpelier, Vermont.

AGENDA

- I. Minutes of January 19, 1988 Meeting
- II. Confirmation of Dates for March, April and May Meetings
- III. Director's Report
- IV. Old Business
 - A. Historic Schools Proposal Update
 - B. National Register Review Update
 - C. State Register Designation - Process and Effects
- V. National Register Preliminary Review
 - A. Jericho Village Historic District
 - B. Solomon Green Store, Richmond
- VI. State Register Review
 - A. Williamsville Historic District, Newfane



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

MINUTES

February 23, 1988

MEMBERS PRESENT: John Carnahan
Townsend Anderson
Marjory Power
Larry Brickner-Wood
Daina Penkiunas

MEMBERS ABSENT: Martin Tierney
Chester Liebs

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Gina Campoli
Giovanna Peebles (10:00-12:00)

OTHERS PRESENT: Joe Druke (9:30-10:15)
John Walker (9:30-10:15)

The meeting, held at Redstone in Montpelier, was called to order by the Vice Chairman in the absence of the Chairman at 9:40 a.m.

VI. State Register Review

A. Williamsville Historic District, Newfane

The Council decided to address this item first due to the presence of Mr. Druke and Mr. Walker who had come to the meeting specifically for that topic.

Mr. Druke and Mr. Walker were informed that the issue would be tabled until the selectmen were informed of the issues. The Division had been unable to reach the Chairman of the Newfane Board of Selectmen. Mr. Carnahan informed the members that Michael Granger, the Chairman, had recently resigned.

Discussion ensued when Mr. Druke inquired about Mr. Gilbertson's most recent letter regarding Williamsville's State Register status. He asked what the authority of the Council was, so Mr. Gilbertson read from the Vermont State Historic Preservation Act which explains the composition and duties of the Council. Mr. Druke further asked if the Division had the authority to survey buildings without owner notification. Mr. Gilbertson explained the survey process, and a lengthy discussion followed which touched upon a variety of subjects relating to the designation of the dam and historic district. The Council hopes to resolve the issue at the next meeting. Mr. Druke was promised a copy of the minutes of this meeting and the agenda for the March meeting.

I. Approval of the Minutes of the January 19, 1988 Meeting

Mr. Carnahan suggested that a sentence be added to amend item VI. A. after the word "status" as follows: "But no formal vote or action was taken pending notification of local authorities."

It was unanimously agreed upon that the January 19, 1988, minutes be so amended.

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

The March meeting will be held on the 22nd; the April meeting was changed to the 19th and the May meeting was set for the 24th.

II. Director's Report

Mr. Gilbertson reported that the Division will receive \$308,000 from the Historic Preservation Fund this year, a portion of which will be available for plans and specifications. This figure represents an increase over last year's appropriation. He stated that Senator Leahy was instrumental in this increase and should be thanked for his effort.

Mr. Gilbertson further explained that the Theron Boyd House project was moving along. He met recently with the Quechee Lakes Landowners Association at a fundraising effort and was cordially received. He said there was an item in the Governor's budget for the Theron Boyd House acquisition that he is optimistic about.

The House Institutions Committee has put in \$100,000 for this year's State Grant Program. Mr. Gilbertson suggested that the Council start thinking about this possible increase and whether or not larger grants should be considered.

On the issue of the growth legislation, Mr. Gilbertson explained that the Governor's bill was moving quickly. It has to move off the floor of the House this week to go anywhere during this legislative session. He stated he was concerned that many of the smaller issues that would make the bill a good one for preservation will be overlooked in favor of the larger issues in the rush to pass it. Mr. Brickner-Wood expressed concern with the speed that the bill was being passed. He feels that the concepts won't work in reality and that there needs to be dollars supporting it.

Ms. Boone brought up the subject of the Main Street Improvement Project and how the Council wanted to deal with it. She also mentioned that she had prepared a letter in response to David Furney's presentation last month and wanted the Council to review it. Mr. Brickner-Wood said he had met with officials from Colchester who were aware of the historic preservation issues associated with the Fort and wanted to see the historic aspects of the Fort preserved.

Discussion on the Main Street Improvement Project continued and Mr. Gilbertson suggested that the Council make a formal comment; otherwise, it may be misconstrued that the Council is not concerned with the issues. Mr. Anderson suggested a letter be prepared which expresses general concerns about the project and requests that the University clearly identify historic structures in its planning documents, maps, etc. It was agreed that the Division should do this in the next few weeks. The Council expressed a desire to review the project on-site at a later date.

IV. Old Business

A. Historic Schools Proposal Update

Ms. Boone reported that James Lengel, former Deputy Commissioner of the Department of Education, had resigned. He was a driving force behind the proposal in that department. The interim staff was not enthusiastic about following through with the proposal this session. Mr. Gilbertson said he would bring the issue up with the House Institutions Committee. Mr. Anderson would like the Council to act on its own and go to key legislators for support of the proposal. If nothing happens this year, the issue will be ready to go next year. He will do the telephoning if the

Division provides the names and numbers. Mr. Brickner-Wood said he would call as well. The Division staff agreed to get the necessary information to the members. Mr. Anderson questioned whether the section of the proposal dealing with the construction formula should be changed. The Council agreed to revise it to include an option for an extra three percent of funding, but at the very least to confirm that the percentage available for rehabilitation matched that available for new construction (30 percent).

B. National Register Review Update

Ms. Boone related that a new employee has been hired to eradicate the National Register nomination backlog, and the Council can expect to review the roughly 30 nominations in the coming months.

C. State Register Designation--Process and Effects

Mr. Gilbertson began by introducing the issues he hoped the Council would be able to address:

- * Act 250 has a specific definition of what a historic site is and there are resources that don't fall under this definition and should; i.e., archeologically sensitive areas, buildings on the survey and not on the State Register, and buildings not on the survey and/or State Register that should be.
- * The change to the Preservation Act in 1978 which gave the Advisory Council the authority rather than the Division to comment on environmental review issues; he would like the Council to clarify the Division's authority to comment.
- * The Preservation Act presently says that for reviewing state projects, resources must be listed on the State Register; this eliminates many important resources noted in the first paragraph above.
- * Methods to address concerns about owner notification. Elbert Moulton, Secretary of the Agency of Development and Community Affairs, is concerned with this issue, and this matter was brought up at the last Council meeting.

Giovanna Peebles, State Archeologist, introduced the Division's role in environmental review and presented a sample Act 250 project to help illuminate the review process for the Council. The problem facing archeology and Act 250 is the limited definition of a historic site according to Act 250. She said she plans to do a booklet in the next two

months for Act 250 permit applicants that will explain what historic resources are, the various designations, and the review process. The Division plans to push for archeological surveys outside of Chittenden County in the coming year.

Ms. Peebles would like a policy statement from the Council regarding the first two issues identified by Mr. Gilbertson. Mr. Gilbertson said he foresees preparing the statements in the next few weeks and would like the Council's suggestions and recommendations at this point. He wants the Council to transfer its authority to the Division within certain criteria so the Division can act quickly and effectively on environmental review matters.

Ms. Boone explained that the Preservation Act does not provide for resources that are "eligible" for the State Register in requiring Division review of State agency actions. It is a shortcoming of the Act and does not allow the same flexibility allowed under Act 250 or federal laws for protecting properties that are eligible but not on a Register. The Council and the Division staff agreed that a legal change to the Act, unless it were part of an overall technical corrections bill, could be problematic. It was suggested that there might be other alternatives. Ms. Boone pointed out that one portion of the problem could be addressed very straightforwardly by the Council--the Council could review and designate the many surveyed towns that are not yet on the State Register. The Council decided to set aside some time at the next Montpelier meeting to review survey books and vote to put properties on the State Register.

The Council continued the discussion on public notification of State Register designation. There was consensus that notifying all property owners would be difficult, cumbersome, and virtually impossible from a practical standpoint. Division staff pointed out that under normal survey procedures, local officials are notified, there is a press release in the local newspaper and the surveyor talks to literally hundreds of people in town. It is the determinations of eligibility that derive from environmental review channels that seem to be causing concern. Mr. Anderson suggested notifying public officials when properties are being considered for eligibility by the Council. Mr. Brickner-Wood agreed with this suggestion. Mr. Gilbertson suggested copying the letters to the selectmen when the Division comments during the environmental review process. This could pose problems in federal review because the agencies may not be at a stage of identifying and informing owners of federal plans. There was no consensus reached on how the Division would proceed on this. Division staff will continue to investigate alternatives.

V. National Register Preliminary Review

A. Jericho Village Historic District, Jericho

Ms. Boone presented a map and slides of the potential historic district and explained that a small portion of this district was considered several years ago and a nomination prepared. It was not nominated because some owners objected at the time. The local historical society presently supports the project and doesn't foresee problems with this nomination. Mr. Brickner-Wood explained that Jericho has an active planning commission and planner and it would be helpful and productive to notify the town planner that the district is being considered for the National Register in case the Historical Society has not communicated with him. It was agreed that the selectmen should also be copied on the letter. The members were in agreement that the district was eligible for the National Register based on architectural and historical merit. The village has significance in an industrial context and many of the sites outside the core relate to this, including a series of historic mill sites.

B. Solomon Greene Store, Richmond

Ms. Campoli presented pictures and background information on the Greek Revival store. The Council did not feel the building was individually eligible due to non-contributing alterations, but it did contribute to a potential historic district that was eligible for the National Register. The district includes the commercial area of Bridge Street and Route 2 west of the intersection.

The meeting was adjourned at 3:00 p.m.



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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, March 22, 1988, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- I. Minutes of February 23, 1988 Meeting
- II. Confirmation of Dates for April, May and June Meetings
- III. Annual Meeting - Election of Officers
- IV. Old Business
 - A. State Grants Criteria
 - B. Historic Schools Proposal Update
- V. State Register Review
 - A. Williamsville Historic District, Newfane (11:15)
 - B. South Wallingford Store, Wallingford
 - C. Rutland County Survey Sites--Listing and Delisting
 - D. Review and Designation of Grand Isle County Survey
- VI. New Business



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

March 22, 1988

MEMBERS PRESENT: Martin Tierney
John Carnahan
Larry Brickner-Wood
Townsend Anderson

MEMBERS ABSENT: Marjory Power
Chester Liebs
Daina Penkiunas

STAFF PRESENT: Nancy Boone
Ray Zirblis
Jane Lendway (10:00-11:00)

OTHERS PRESENT: Joseph Druke (11:00-11:30)
Senator Jeb Spaulding (1:00-1:30)

The meeting was held at 13 Baldwin Street, Montpelier, Vermont, and was called to order by the Chairman at 9:45.

I. Approval of Minutes

The Council reviewed the minutes of the February 23, 1988, meeting. Mr. Brickner-Wood noted that in section V-A, the town planner should have been referred to as "her." Mr. Anderson noted that in section IV-A, the minutes should be clarified to emphasize that the Council wanted confirmation of the 30 percent construction funding for rehabilitation projects as a primary goal and that the extra three percent for rehabilitation in the funding formula itself was secondary, to be considered at a later time. Mr. Carnahan made the motion to accept the minutes as amended, which was seconded by Mr. Brickner-Wood and unanimously approved.

II. Confirmation of Future Meeting Dates

The Council confirmed the May meeting date for the 24th; June's date is the 21st, and July's date is the 13th.

III. Annual Meeting - Election of Officers

The Chairman questioned whether it would be appropriate to delay elections to a later meeting since three Council members were absent. The members present felt that the elections should proceed. Mr. Brickner-Wood made the motion to elect Martin Tierney as Chairman and John Carnahan as Vice Chairman. The motion was seconded by Mr. Anderson and was passed unanimously.

IV. Old Business

C. Fort Ethan Allen

Ms. Boone reported on recent developments in planning for the Fort. Tom Visser has been hired by the University of Vermont to provide preservation input to the architects.

Mr. Tierney said that he had met with Mike Lawrence of Site Concern landscape architects and discussed the importance of the landscape features of the Fort like the Parade Grounds.

A. State Grants Criteria

Mr. Zirblis outlined the issues that needed to be reviewed and resolved. The Council considered the "Categories of Work" concept in detail, a copy of which has been attached to the record copy of the minutes. Mr. Tierney questioned the difference in definition between "Immediate Need" and "Necessary Repairs" and noted that the terminology was somewhat misleading in that immediate needs were necessary repairs. "Immediate Need" was changed to "Stabilization (Immediate Need)." "Necessary Repairs" was changed to "Necessary Repairs (Corrective Measures and Preventative Maintenance)."

Ms. Lendway suggested that grantees could benefit from having the working definitions in the grants application manual, as long as their meaning in the grant selection process was clearly stated. The Council felt that they did not want to set "Stabilization (Immediate Need)" as a top priority for funding. Discussion ensued about whether if all other things are equal, "Stabilization" would be given greater weight in decision making. The answer was no.

Mr. Anderson raised the question of whether it would be appropriate to adopt a policy that gave lesser priority to projects that were continuing/repeat grant applicants for stabilization work. He noted that he thought that successful grantees should be seeking other funding to continue work and not relying solely on the historic preservation grants program. Ms. Lendway added that it might be appropriate to develop such a policy next year so that grantees could have more advance warning of the change so that they could plan better. The Council agreed to consider such a policy for next year's grant cycle.

The Council then discussed the idea of "Community Support" being a factor in grant selection. Mr. Zirblis stated that if it is going to be a selection factor, applicants should have the opportunity to provide information on community support. The Council agreed. Mr. Brickner-Wood suggested that the form that the information could take be left open and not limited to things like news articles. The Council agreed to keep it wide open and to let communities choose how to express their community support.

Next the issue of the ceiling grant amount was discussed. The Council agreed to increase it by 50 percent to \$7,500 in response to the increase in the appropriation for the program from \$50,000 to \$100,000.

The Council then addressed the topic of the Council's review and selection process for grants. Mr. Zirblis outlined the idea of a pre-selection review and cut by a committee and the Council endorsed the concept. Members expressed eagerness to serve on this pre-selection committee which would include at least two Advisory Council members.

Mr. Zirblis outlined the proposed archeological survey work that will be integrated into the state grants program. The Division will pre-test sites to develop a model of where sites are likely to be found.

Mr. Brickner-Wood raised the question of National Register listing as a selection factor. Council members agreed that it is important to nominate buildings that receive state grants to the National Register. Ms. Boone noted that currently the Division does not have a good mechanism in place to make this happen. Hopefully by next year the Division will have developed a program to assist communities and non-profits with nominating--either through grants or in-house staff assistance. Ms. Boone noted that if federal grant funds for restoration work again become available, those grants are only available for properties that are already on the National Register.

V. State Register Review

A. Williamsville Historic District, Newfane

Mr. Tierney noted that the discussion on this item was being postponed due to a request from the Board of Selectmen.

Joseph Druke asked if there was such a thing as the State Register and Council members and Division staff explained what it was.

B. South Wallingford Store

The Council reviewed photographs and historic background information on the building. Mr. Brickner-Wood made the motion that this property should be included in the State Register, which was seconded by Mr. Carnahan and unani- mously approved.

C. Rutland County Survey Sites - Listing and Delisting

Wells: 1126-31; 1126-34. Mr. Carnahan made a motion to delist these properties which was seconded by Mr. Brickner-Wood and unanimously approved.

Fair Haven: Publication Map #104; Publication Map #105.

Hubbardton: Publication Map #25.

Mendon: Publication Map #s 18, 19, 20.

Mr. Brickner-Wood moved that all of the above sites in Fair Haven, Hubbardton and Mendon be entered onn the State Register, which was seconded by Mr. Carnahan and unani- mously approved.

IV. Old Business

B. Historic Schools Proposal Update

Ms. Boone summarized the background of the Historic Schools Proposal. Jeb Spaulding, Senator from Washington County, was present in his capacity as vice-chair of the Senate Education Committee.

Mr. Anderson raised the question of establishment of a variance board to grant facilities exemptions in school renovation projects.

Discussion ensued about whether the Public School Approval Standards contain physical specification standards; they do not.

Mr. Anderson raised concern that programmatic standards are reflected in physical requirements that historic schools often have trouble accommodating.

Senator Spaulding noted that it would be a change in policy to advocate separate standards for older buildings. The Council concluded that consideration of that issue was beyond the scope of immediate concern and opportunity for action. Senator Spaulding suggested setting up an afternoon of committee hearings to understand the extent of the problem and said that he would then support the concept of a legislative resolution. Its wording could be fine-tuned after the hearing.

The Division will coordinate with the Education Committee and notify people who might like to offer testimony at the hearing. The Council thanked Senator Spaulding for his interest and assistance.

Mr. Brickner-Wood made the motion to adjourn the meeting, which was seconded by Mr. Carnahan and unanimously approved. The meeting adjourned at 2:00 p.m.

STATE HISTORIC PRESERVATION GRANT PROGRAM

CATEGORIES OF WORK

I. IMMEDIATE NEED (24 projects or 45%)

For a project to be eligible under this category, it must involve the following:

A failed structural or other major component, i.e. frame, foundation or roof, or extensive damage or deterioration over a large portion of the building, such a brick building requiring major repointing work.

A component subject to serious ongoing deterioration.

Damage to other significant features of the building, if left uncorrected.

Work meeting this category may include stabilization, reconstruction or replacement of critical features.

Examples of projects that would be funded in this category:

- Structural repairs stabilizing a bell tower.(Newbury Church)
- Adding a new metal roof.(Rokeby)
- Major repointing & brick replacement.(Leicester Meeting House)
- Sill & post replacement.(Robinson Sawmill)
- Repairs to frame of metal entrance awning.(Brattleboro Museum)*
- Stabilize, repair & relocate bridge.(Salmond Covered Bridge)

II. NECESSARY REPAIRS (14 projects or 28%)

Corrective measures, such as drainage work.

Preventative work, such as the relaying of a slate roof where slippage has occurred but no serious or active leaks.

Major repair work or a package of smaller work items which together make a significant project.

Examples of projects that would be funded under this category:

- Carpentry & flashing repairs to side tower.(Stannard Church)
- Repoint, repairs to roof, trim, flr. joists.(Brookline Church)
- Partial sill replacement & drainage.(East Braintree Church)
- Roof, sash, trim & siding repair, guano removal.(Hardwick Depot)
- Repair porch, trim, siding & sill, plus paint.(Tinmouth Town Hall)

III. ENHANCEMENT (13 projects or 26%)

Work that it not vital to the physical survival of the building, but preserves, restores and enhances features critical to its significance.

Examples of projects funded under this category:

- Clock repairs.(Guildhall Masonic Temple)
- Stained glass window repairs, storms.(Ahavath Gerim Synagogue)
- Repair trim & paint.(Randolph Center Church)
- Exterior paint job.(Shores Memorial Museum)



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AGENDA

- I. Minutes of March 22, 1988 Meeting
- II. Confirmation of Dates for May, June, July and August Meetings
- III. Director's Report
- IV. Old Business
 - A. Historic Schools
 - B. Fort Ethan Allen
 - C. State Register Designation and Act 250
- V. National Register Final Review
 - A. Poultney Main Street Historic District
 - B. Damon Hall, Hartland
- VI. State Register Review
 - A. Gleason Farmhouse, Jamaica
 - B. Review and Designation of Waitsfield, Warren and Fayston Surveys



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April 19, 1988

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Chester Liebs
Marjory Power
Daina Penkiunas

MEMBERS ABSENT: Larry Brickner-Wood
John Carnahan

STAFF PRESENT: Eric Gilbertson
Nancy Boone
Gina Campoli
David Tansey (joined at 10:30)
Giovanna Peebles (10:30-11:30)

The meeting was held at "Redstone," Terrace Street, Montpelier and was called to order by the Chairman at 9:40 a.m.

I. Minutes of March 22, 1988 Meeting

Mr. Anderson made the motion to approve the minutes of the March 22, 1988, meeting which was seconded by Ms. Penkiunas and unanimously approved.

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

The following dates have been set for future Council meetings: May 24, June 21, July 13, and tentatively August 9.

III. Director's Report

Mr. Gilbertson explained that he was in Washington at the National Conference of State Historic Preservation Officers meeting last month and was thus unable to attend the March meeting of the Advisory Council. He said that a \$45 million allocation was being marked up in the House and

noted that there is a bill to establish a \$150 million trust fund for the Land and Water Conservation Fund (LWCF). Governor Kunin will be chairing a meeting in May in Burlington of a committee meeting of the National Governors Conference to investigate and promote this concept. Mollie Beattie, Commissioner of the Department of Forests, Parks and Recreation, is the LWCF liaison in Vermont and will be involved with the conference.

Mr. Gilbertson said the Division will possibly be the recipient of two new state grant programs--\$20,000 for the monuments at Gettysburg and \$25,000 for cultural facilities. The Legislature has not yet made final action on the Division's role in the cultural facilities grant.

Related to the growth legislation, Mr. Gilbertson said the House version separates historic and natural resources; and he is not certain of the Senate version, which is still in Committee.

Mr. Gilbertson explained that the New Hampshire Department of Transportation has lessened the load requirements to H-10, thus allowing the repair in-kind of the Cornish-Windsor Bridge. He will be attending the Annual Meeting of the Society of Industrial Archeologists in May to respond to a paper being presented on the installation of arches as a rehabilitation solution.

Mr. Gilbertson reported on his meeting last week to discuss the issue of barns being moved out of Vermont. He said Historic Windsor will be investigating the possibility of applying for a National Trust critical issues fund and the subject will be surfacing again in the coming months.

Mr. Gilbertson said he attended a meeting with other New England State Historic Preservation Officers and regional representatives of the National Trust which he feels was very successful in that the Trust was informed of important state issues.

IV. Old Business

C. State Register Designation and Act 250

Ms. Boone outlined the concerns discussed initially at the February meeting of the Council. She said that the staff would like to focus on the first two issues--the definition of historic sites for Act 250 and the authority of the Division in the environmental review process.

Ms. Peebles presented a motion (a copy of which is attached to the record copy of the minutes) which would rectify the problem of not yet identified archeological sites and historic buildings not on the State Register. Mr. Liebs suggested removing "technical" from the motion and this was

generally agreed upon. It was also suggested that the Division relate testimony on environmental review matters to the Council. Mr. Anderson recommended that an opinion on the content of the motion by the Attorney General be obtained. Division staff agreed that a review by an attorney would be helpful and Ms. Peeble agreed to pursue this. Mr. Liebs made a motion to approve the motion, as amended, presented by Ms. Peebles, which was seconded by Ms. Powers and unanimously approved.

Mr. Gilbertson explained the history behind the second motion (a copy of which is attached to the record copy of the minutes). Mr. Anderson suggested referring to the 1978 motion and thus reaffirming what had been previously established by the Council. Removing the last phrase of the motion ". . . with the understanding that the Advisory Council will be consulted at the discretion of the Director" was suggested and it was agreed this would improve it. There was unanimous agreement that the Director should inform the Council of environmental review issues and significant projects. Mr. Anderson moved to accept the motion as amended, which was seconded by Mr. Tierney and unanimously approved.

A. Historic Schools

Ms. Boone brought the Council up to date on the issue and said that Senator Jeb Spaulding, Vice-Chairman of the Senate Education Committee, requested testimony that the issue of equal treatment of new school construction versus rehabilitation was a valid one. At the meeting Ms. Boone offered to draft a joint resolution to express a concern for historic school rehabilitation, which was accepted by the Senate Committee and is proceeding without problems through the Legislature. Ms. Boone reported that the University of Vermont Department of Education is putting together a pamphlet and symposium to assist school districts in new school planning. She will be in touch with people at the University involved in the program and feels it is important that we act to become involved to assure a preservation component.

D. Post Offices

Mr. Gilbertson reported that the Division has recently received notice from the Postal Service of over six post office site changes. Because post offices are important to the vitality of historic village centers, the Division is expressing concern to the Postal Service that post offices stay in town and not move outside of town. The Division has requested a meeting with the Postal Service to discuss the matter.

B. Fort Ethan Allen

Mr. Gilbertson updated the Council regarding the Fort planning study and the problems with it. Preservation did not appear to be part of the study until very recently. The project has been riddled with false accusations and personality problems that hopefully will be resolved.

V. National Register Final Review

A. Poultney Main Street Historic District

Mr. Tansey described the district and related that one of the buildings was involved in the Section 106 review process because a new branch bank was proposed for the site of a historic structure. He read three letters of objection to the nomination and said there was one telephone call in support of it. Two of the letters were received the morning of the Council meeting, after the close of the comment period the day before. The Council had been sent copies of the nomination prior to the meeting. Mr. Tansey passed around photographs of the district. Mr. Liebs made the motion that the District be nominated to the National Register which was seconded by Mr. Tierney and unanimously approved.

B. Damon Hall, Hartland

Mr. Tansey summarized the description and significance of the property and showed photographs. The Council had been sent copies of the nomination prior to the meeting. Ms. Power made the motion that the property be nominated to the National Register which was seconded by Mr. Liebs and unanimously approved.

VI. State Register Review

A. Gleason Farmhouse, Jamaica

Ms. Boone explained the background of the review. The building is part of a subdivision project that requires an Act 250 permit. The Council reviewed photographs of the house. Mr. Liebs made the motion that the house be listed on the State Register which was seconded by Ms. Penkiunas and unanimously approved.

B. Review and Designation of Waitsfield, Warren and Fayston Surveys

The Council spent a half hour reviewing the survey books. Mr. Anderson reviewed the Waitsfield survey and noted that there are a few buildings that have received modern alterations that somewhat compromise their status for the State

Register; others have been demolished. He noted that a significant farmhouse on Route 100 has been omitted. It is a Greek Revival connected farm building with outbuildings located between #s 55 and 56 in the survey. Mr. Anderson thinks that the road towards Northfield from Waitsfield Common may have been missed because he knew of buildings along the road which were not included. Ms. Boone showed slides of several buildings that were missing from the survey that had been identified by consultants working on the Mad River Planning District preservation plan. The Council added the following properties to the list of those being considered for State Register status: Folsom Farm/Great Lakes; the house associated with the barn already included in the survey as #32; the property included as #39 in the survey but not described in the survey; the two Irish farms; and the above-mentioned farm complex between survey #s 55 and 56, known as Finching Field. The properties are noted on the map attached to the record copy of the minutes. It was agreed that there may be more properties eligible for the survey and Register and the town should be resurveyed. Ms. Boone noted that this would be a likely recommendation of the Plan. Mr. Anderson moved to nominate the Waitsfield survey, as presented and amended, to the State Register which was seconded by Ms. Penkiunas and unanimously approved.

Mr. Liebs reported on the Fayston survey and emphasized the significance of the properties. Mr. Anderson moved to designate the properties on the Fayston survey to the State Register, which was seconded by Ms. Power and unanimously approved.

Ms. Penkiunas and Mr. Tierney reviewed Book I of the Warren survey and identified some mistakes in the building descriptions but felt generally the information was acceptable.

Ms. Power noted a couple of items in the Warren Village Historic District that should be clarified, specifically whether or not #10 and #24 should be considered contributing. Ms. Boone will photograph the buildings and will present them at the next Council meeting. Ms. Boone presented slides of two properties that had not been included in the survey, but were identified by the Mad River Planning District consultants as probably eligible: the Edgecomb Place; and, the Old Pike/ Carleton Place. The properties are noted on the map that is attached to the record copy of the minutes. Mr. Liebs made the motion to officially designate the Warren survey and the two additional properties to the State Register which was seconded by Mr. Anderson and unanimously approved.

C. The School Street Historic District, Wolcott

Ms. Campoli presented background information on the district taken from the Vermont Historic Sites and Structures

Survey for Wolcott and the Council members reviewed the survey information. There was unanimous agreement that the district was eligible for the State Register and it was officially designated.

The meeting was adjourned at 2:15 p.m.

NO. R- . JOINT RESOLUTION RELATING TO HISTORIC SCHOOLS

(J.R.H.)

Offered by:

Whereas, many schools in Vermont are historic structures that serve as community and neighborhood landmarks and centers of community vitality and life, and

Whereas, it is the policy of the state of Vermont to consider the continued use of historic buildings for modern purposes whenever possible, and

Whereas, continued use of historic schools in village centers and urban neighborhoods is consistent with current efforts to manage growth in Vermont's communities and maintain the state's cherished quality of life, and

Whereas, Vermont has a long tradition of preserving the heritage embodied in its buildings and villages to the great benefit of its citizens, and

Whereas, many communities are currently reviewing their educational facilities in light of the new Public School Approval Standards, and consequently considering the options of school renovation or new school construction, and

Whereas, the Legislature enacted the Vermont Historic Preservation Act of 1975 which directs state agencies to assure that their actions and regulations contribute to the preservation and enhancement of historic buildings and sites, now therefore be it

RESOLVED BY THE SENATE AND HOUSE OF REPRESENTATIVES:

That the General Assembly encourages efforts to consider the renovation of historic schools to meet Public School Approval Standards, and be it further

Resolved: That the General Assembly affirms that state construction aid funding is available for such projects on a par with new construction, and be it further

Resolved: That the Department of Education, the Division for Historic Preservation of the Agency of Development and Community Affairs, and the Department of Labor and Industry shall take affirmative action to assist communities in their efforts to renovate historic schools and keep them in active use, and be it further

Resolved: That the Secretary of State send a copy of this resolution to all district school superintendents, all local school boards, and to the above-named agencies.

Motion 2

April 19, 1988

Section 742 (8) of the Vermont Historic Preservation Act provides that the Vermont Advisory Council on Historic Preservation advise on any participation in the review of federal, federally assisted, and federally licensed undertaking that may affect historic properties and approve any participation in the review of nonfederal undertakings.

Because of the number of project reviews submitted to the Division and the necessity for a timely response to these reviews, the Council hereby advises the Division to fully participate in and approves the full participation of the Division in the review of federal and non-federal undertakings ~~with the understanding that the Advisory Council will be consulted at the discretion of the Director.~~

Motion 1

April 19, 1988

Title 10 of Vermont Statutes Annotated Chapter 151, Section 6001 (9), defines "historic site" as any site, structure, district or archeological landmark which has been officially included in the National Register of Historic Places and/or the State Register of Historic Places or which is established by testimony of the Vermont Advisory Council on Historic Preservation as being historically significant.

The Vermont Advisory Council on Historic Preservation therefore authorizes the Director or appropriate staff of the Division for Historic Preservation to provide ~~technical~~ testimony on the historic significance of Vermont's historic and archeological properties based on the State Register of Historic Places criteria.

known & potential

SUMMARY OF
TOWN HIGHWAYS

TYPE	LENGTH MILES
7	0.28
8	0.15
9	0.12
10	0.12
11	0.12
12	1.00
13	0.29
14	0.80
15	0.08
16	3.3
17	0.40
18	0.17
19	0.20
20	0.31
21	0.40
22	1.00
23	0.72
24	0.80
25	0.20
26	0.20
27	0.88
28	1.80
29	0.71
30	0.44
31	0.20
32	0.25
33	0.20
34	0.90
35	0.20
36	0.18
37	0.10
38	0.96
39	0.71
40	0.20
41	0.22
42	0.05
43	0.16
44	0.10
45	0.27
46	0.36
47	0.31
48	1.00
49	0.20
50	0.20
51	0.20
52	0.17
53	0.56
54	NONE
55	0.52
56	0.15

TOTAL 31.81
MI ON HIGHWAY

*Old Pike/
Carleton Place*

- LEGEND**
- | | | | |
|--|---|--|---------------------------------|
| | U.S. NUMBERED ROUTE | | PAVED ROAD |
| | STATE HIGHWAY | | SURFACE TREATED ROAD |
| | NUMBERED STATE AID HWY. | | GRAVEL ROAD |
| | STATE AID HWY WITH
SELECTED TOWN NO. | | SOIL SURFACE (2nd CLASS GRAVEL) |
| | FEDERAL AID HIGHWAY | | GRADED & DRAINED ROAD |
| | TOWN HIGHWAY | | UNIMPROVED ROAD |
| | FARM UNIT | | PRIMITIVE ROAD |
| | DWELLING (OTHER THAN FARM) | | UNTRAVELED ROAD |
| | SCHOOL | | CHURCH |
| | BUSINESS | | SEASONAL DWELLING |
| | NOTE: VACANT CULTURAL FEATURES
SHOWN IN OUTLINE FORM | | CEMETERY |
| | | | TRAIL |
| | | | PRIVATE ROAD |
| | | | STATE FOREST ROAD |

WARREN

SCALE
0 0.5 1 MI
-1969-

NOTICE
THIS COPY DOES NOT INCLUDE
ACT 63 MILEAGE CHANGES

TOTAL TOWN HWY	31.81	MILES
STATE AID HWY. NO. 1	5.40	"
STATE AID HWY. NO. 2	2.17	"
STATE AID HWY. NO. 3	4.31	"
STATE AID HWY. NO. 4	1.00	"
STATE AID HWY. NO. 5	0.20	"
STATE AID HWY. NO. 6	0.20	"
TOTAL STATE AID		
STATE HIGHWAY NO. 1		
STATE HIGHWAY NO.	WA-18	
TOTAL STATE		
TOTAL ALL SYSTEM		

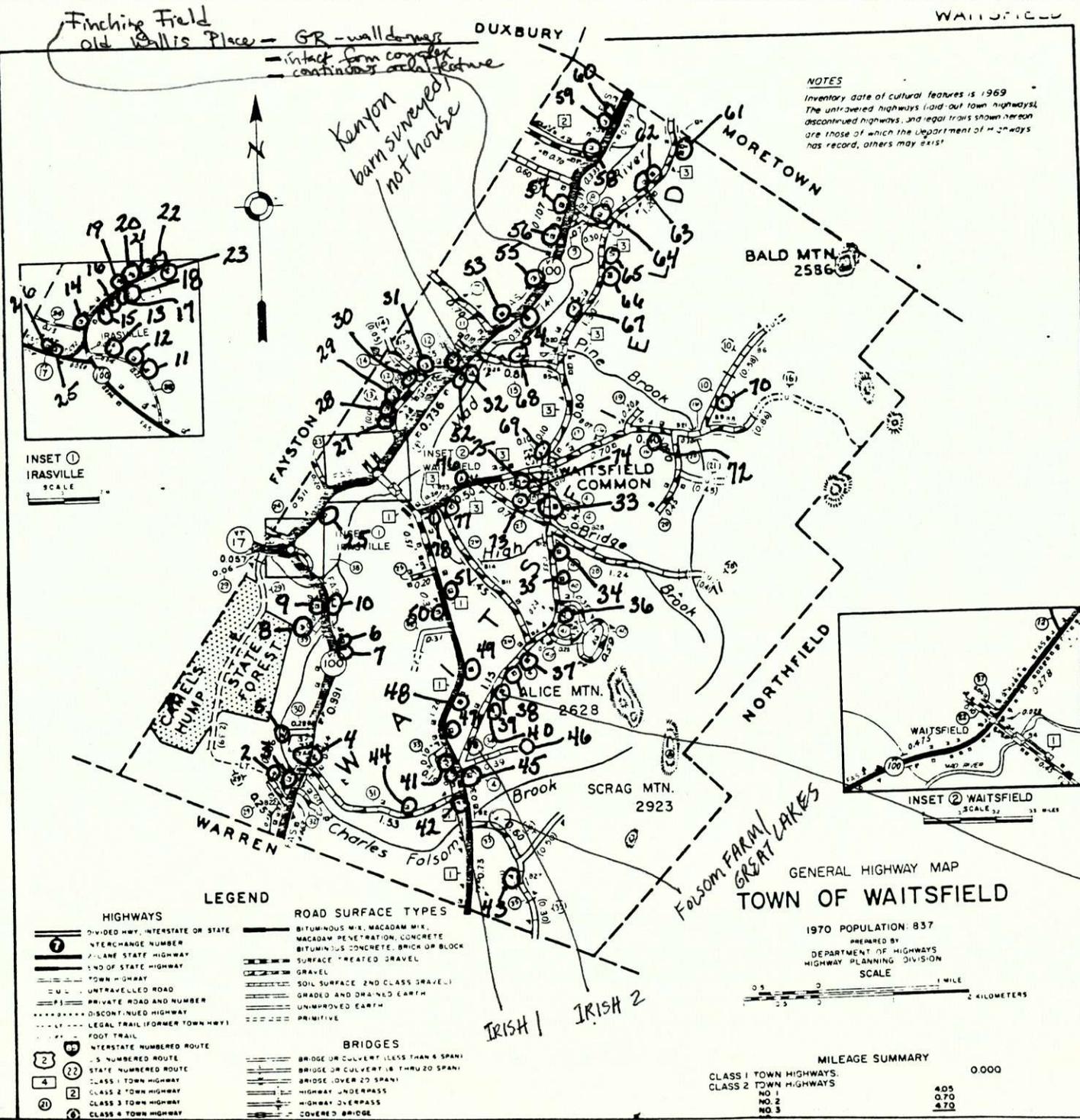
BRIDGES
SPAN 6 THRU 20'
SPAN OVER 20'

NOTE: THE M. LINES SHOWN ON THIS MAP ARE
REPRESENTATIVE OF CULTURAL FEATURES

*Can't remember
exact
location of
Edgcomb
Place -
in here*

SUMMARY OF TOWN HIGHWAYS

TOWN	LENGTH IN MILES	CLASS
1	2.80	
2	0.80	
3	0.70	
4	0.35	
5	0.07	
6	0.52	10.581
7	0.10	
8	0.95	
9	0.35	10.091
10	0.81	
11	1.30	10.881
12	0.07	
13	0.10	
14	0.20	
15	0.75	10.451
16	0.10	
17	0.20	
18	0.20	
19	0.20	
20	0.75	10.451
21	0.10	
22	0.20	
23	0.15	
24	0.15	
25	0.20	
26	0.45	
27	0.70	
28	0.24	10.411
29	0.31	12.391
30	0.28	
31	0.53	
32	0.28	
33	0.10	
34	0.38	
35	1.00	10.301
36	1.00	10.501
37	0.08	
38	0.21	
39	0.10	
40	0.17	
41	0.09	
42	0.31	
TOTALS	18.70	15.631



NOTES
 Inventory date of cultural features is 1969.
 The untraveled highways (and out town highways), discontinued highways, and legal trails shown herein are those of which the Department of Highways has record, others may exist.

INSET ①
 IRASVILLE
 SCALE

INSET ② WAITSFIELD
 SCALE

- LEGEND**
- | | |
|--|---|
| HIGHWAYS | ROAD SURFACE TYPES |
| <ul style="list-style-type: none"> — DIVIDED HWY., INTERSTATE OR STATE — INTERCHANGE NUMBER — 2-LANE STATE HIGHWAY — END OF STATE HIGHWAY — TOWN HIGHWAY — UNTRAVELLED ROAD — PRIVATE ROAD AND NUMBER — DISCONTINUED HIGHWAY — LEGAL TRAIL (FORMER TOWN HWY.) — FOOT TRAIL — INTERSTATE NUMBERED ROUTE — U.S. NUMBERED ROUTE — STATE NUMBERED ROUTE — CLASS 1 TOWN HIGHWAY — CLASS 2 TOWN HIGHWAY — CLASS 3 TOWN HIGHWAY — CLASS 4 TOWN HIGHWAY | <ul style="list-style-type: none"> — BITUMINOUS MIX., MACADAM MIX., MACADAM PENETRATION, CONCRETE — BITUMINOUS CONCRETE, BRICK OR BLOCK — SURFACE TREATED GRAVEL — GRAVEL — SOIL SURFACE (2ND CLASS GRAVEL) — GRADED AND DRAINED EARTH — UNIMPROVED EARTH — PRIMITIVE — BRIDGE OR CULVERT (LESS THAN 6 SPAN) — BRIDGE OR CULVERT (8 THRU 20 SPAN) — BRIDGE (OVER 20 SPAN) — HIGHWAY UNDERPASS — HIGHWAY OVERPASS — COVERED BRIDGE |

GENERAL HIGHWAY MAP
TOWN OF WAITSFIELD

1970 POPULATION: 837
 PREPARED BY
 DEPARTMENT OF HIGHWAYS
 HIGHWAY PLANNING DIVISION
 SCALE

MILEAGE SUMMARY

CLASS	NO.	MILES
CLASS 1 TOWN HIGHWAYS		0.000
CLASS 2 TOWN HIGHWAYS		
NO. 1	4.05	
NO. 2	0.70	
NO. 3	4.70	

*ACKNOWLEDGED
 Not surveyed*



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, 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
Film Bureau 828-3236
Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, May 24, 1988, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- I. Minutes of April 19, 1988 Meeting
- II. Confirmation of Dates for June, July and August Meetings
- III. Old Business
- IV. National Register Final Review
 - A. Westminster Village Historic District
 - B. Juniper Hill Farm, Windsor
 - C. Leicester Meeting House
 - D. Leicester School House and Town Hall
- V. National Register Preliminary Review
 - A. Estabrook Bed and Breakfast, Sunderland
 - B. Ward House, Moretown
 - C. Route 313, Arlington
- VI. State Register Review
 - A. Williamsville Historic District, Newfane (11:00 a.m.)
 - B. Wright-Lambert Estate, Grand Isle
 - C. Divoll-Connell House, Warren
 - D. Oddfellows Building, Warren
 - E. Review and Designation of Grand Isle County Survey
- VII. New Business



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

MINUTES

May 24, 1988

MEMBERS PRESENT: Martin Tierney
Townsend Anderson (9:30-1:15)
Larry Brickner-Wood
John Carnahan
Marjory Power
Daina Penkiunas

MEMBERS ABSENT: Chester Liebs

STAFF PRESENT: Nancy Boone (joined at 10:00)
Gina Campoli
Elsa Gilbertson
David Tansey (9:30-11:00)

The meeting was called to order by the Chairman at 9:55. It was held in the conference room of 13 Baldwin Street, Montpelier, Vermont.

I. Minutes of the April 19, 1988 Meeting

Mr. Anderson made the motion to accept the minutes of the April 19 meeting which was seconded by Ms. Power and unanimously approved.

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

The following Council meeting dates were set: June 21 and July 20 (starting time at 9:00). The staff requested that the August meeting be held during the week of August 22 in order to allow time to send out information on the CLG program and the required 60-day review period. The Council was unable to set a date until members' calendars were consulted. The staff will contact Council members in the next week to establish a date that is agreeable to a quorum.

IV. National Register Review

A. Westminster Village Historic District

Mr. Tansey read three comment letters regarding the nomination. Two of the letters were in support; one from Henry H. Anderson, and another from Mr. and Mrs. Bisbee. Herbert and Michele Weeks were in opposition to their property, #15, being included in the district and submitted a notarized letter. Mr. Tansey summarized the history and architecture of the village. Mr. Carnahan moved to approve the nomination which was seconded by Mr. Brickner-Wood and unanimously approved.

B. Juniper Hill Farm, Windsor

Mr. Tansey read a letter of support from the owner and summarized the history and architecture of the Colonial Revival house. Ms. Power made the motion to approve this nomination which was seconded by Mr. Anderson and unanimously approved.

C. Leicester Meeting House, Leicester

Mr. Anderson explained that he had a conflict and would abstain from the discussion and vote regarding this property. Mr. Tansey summarized the history and architecture of the former meeting house. Mr. Carnahan moved to approve the nomination which was seconded by Mr. Brickner-Wood and unanimously approved.

D. Leicester School House and Town Hall, Leicester

Mr. Anderson explained that he had a conflict and would abstain from the discussion and vote regarding this property. Mr. Tansey summarized the history and architecture of the buildings. Mr. Carnahan moved to approve the nomination which was seconded by Mr. Brickner-Wood and unanimously approved.

III. Old Business

Ms. Boone explained that Mr. Gilbertson was at a meeting of a subcommittee of the National Governors Council which is considering increasing the Land and Water Conservation Fund and Historic Preservation Fund. She explained that the Cornish-Windsor Bridge rehabilitation issue has been resolved. The new arches will not be installed; instead the existing arches will be beefed up with a glue laminate. Mr. Gilbertson went to the annual meeting of the Society for Industrial Archeology in Wheeling, West Virginia to relate the latest rehabilitation proposal.

Ms. Boone reported the results of the Division's various grant programs that were before the Legislature this past session. The State Grant Program received \$100,000. We received \$25,000 for the cultural facilities program; \$25,000 for the Vermont monuments at Gettysburg; and \$25,000 to study the possibility of the State acquiring the Plymouth Cheese Factory.

VI. State Register Review

A. Williamsville Historic District, Newfane

Ms. Campoli showed slides of the district and provided members with an accompanying map. Ms. Campoli summarized the history of the Council's review of the eligibility of the district. After the town Selectmen requested a postponement of the review, Ms. Campoli attended a meeting in Newfane at which she described the State and National Registers and the historic and architectural significance of Williamsville. Most questions raised involved what kind of protection designation could provide. At the end of the discussion, the Selectmen requested a straw vote on whether people wanted Williamsville to be listed on the State Register. All present voted in favor of designation, except for three people (Joe Druke, John and Linda Walker). The Selectmen asked how many were opposed, and no one raised their hand. Ms. Campoli read the letters received from Mr. Druke and the Walkers. Ms. Campoli explained that the Selectmen intended to send a letter stating their support for the designation, but it did not arrive before the Council meeting. Mr. Anderson asked whether the Walkers and Mr. Druke had misunderstood Ms. Campoli's presentation on the effect of owner objection or consent on designation; Ms. Campoli responded that they had. Mr. Brickner-Wood moved that the Williamsville Historic District be placed on the State Register. Ms. Penkiunas seconded the motion which passed unanimously. When the survey form for the district is completed, the Council noted that the entries for the Druke and Walker properties should note that the owners objected to having their properties included. They also noted that it should be clear that although the owners objected, their properties were clearly eligible and were listed as part of the district.

B. Wright-Lambert Estate, Grand Isle

Ms. Campoli explained the background of the review. The property is involved in an Act 250 subdivision project. When the Grand Isle survey was done, the owner objected; and although the existence of the property was noted, no historic background information or photographs were included in the survey. Ms. Campoli described the historic information that the Division had found on the property and

showed the current photographs and a site plan of the property. She described the proposed development project and explained that the Division felt that the impact of the subdivision on the setting and context of the historic property would be very severe. Ms. Campoli read the Division's comment letter on the project.

Ms. Campoli explained that the matter will be discussed at an upcoming Act 250 hearing and therefore the State Register status of the property needs to be confirmed. Ms. Campoli and Mr. Gilbertson plan to meet with the developers' attorneys to discuss possible mitigation measures or modifications to the proposal. Mr. Brickner-Wood moved that the property be placed on the State Register which was seconded by Ms. Power and unanimously approved. The Council went on to voice concern for the subdivision proposal. The Council strongly supports the concepts expressed in the Division's comment letter to the District Commission.

F. Darion Inn, Burke

Ms. Campoli explained the historical background of the Darion Inn and showed slides of the property. The current owners plan to put in a restaurant, convert the barns into condominiums, and operate a ski touring center. This project is being brought to Act 250 in phases. Currently, the Division is reviewing phase one which involves the Darion Inn farmhouse, Morgan horse barn and the creamery. Ms. Campoli reported that the developer is philosophically dedicated to keeping the property (about 300 acres) open. The Act 250 hearing is June 9, 1988.

Mr. Anderson asked if the project would be eligible for the Tax Credit program. Ms. Campoli explained that the proposed project would not meet the rehabilitation standards. Mr. Anderson said it was very important to identify what are the historic elements of the property. The Council unanimously agreed the property was eligible for the State Register and officially designated it. It was the consensus of the Council that the property is eligible for the National Register of Historic Places.

C. Divoll-Connell House and Oddfellows Hall, Warren

Ms. Boone explained that the Council had reviewed the Warren Historic District and a lengthy discussion ensued regarding the modern alterations to the Divoll-Connell House and Oddfellows Building and how these alterations compromised the buildings' historic character. Mr. Tierney felt that the additions to the Divoll-Connell House can be clearly "read" as new, whereas the alterations to the Oddfellows Building are subtle and might be construed as historic. Ms. Penkiunas indicated tht the Divoll-Connell

House addition jumps out and visually overpowers the historic portion of the house. There was a consensus among the members that the Oddfellows Hall and the Divoll-Connell House contribute to the Warren Village Historic District; however, the wing of the Divoll-Connell building is a non-contributing element.

G. Lyndonville Green Historic District, Lyndonville

Ms. Campoli showed slides of the district and explained that one of the buildings included is scheduled for demolition, an activity that will be reviewed under Act 250. The Council felt the district was eligible for the State Register and officially designated it to the Register.

V. National Register Preliminary Review

A. Eastbrook Bed and Breakfast, Sunderland

Ms. Campoli showed photographs of the buildings and related historical information supplied by the owner. The Council did not feel the house was eligible for the National Register based on architectural merit and there was not sufficient historic information provided to substantiate historic significance. The Council did, however, unanimously feel it was eligible for the State Register and officially designated it to the Register.

B. Ward House, Moretown

Ms. Boone showed slides and related the history of the building. The Council felt that given the history of the building (the home of a well-to-do lumber baron at the turn of the century), its visual prominence in Moretown village and its architectural significance within the context of Moretown and the Mad River Valley, the house is eligible for the National Register.

E. Review and Designation of Grand Isle County Survey

Mr. Carnahan, after reviewing the Alburg Survey, moved to designate the Alburg Survey to the State Register. Mr. Tierney seconded the motion which was unanimously approved.

Ms. Power reviewed the Isle LaMotte Survey and moved to designate the survey to the State Register. Mr. Brickner-Wood seconded the motion which was unanimously approved.

Mr. Tierney reviewed the South Hero Survey and moved to designate the survey to the State Register. Mr. Brickner-Wood seconded the motion, and it was unanimously approved.

Ms. Penkiunas reviewed the North Hero Survey and felt the sites identified were eligible. She questioned the significance statement for building #6, but felt the building was, nonetheless, eligible for the State Register. She moved to designate the survey to the State Register; Mr. Brickner-Wood seconded the motion, and it was unanimously approved.

Mr. Brickner-Wood reviewed the Grand Isle Survey and moved to designate it to the State Register. Mr. Tierney seconded the motion, and it was unanimously approved.

The meeting was adjourned at 2:50 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

Economic Development 828-3221
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Vermont Life Magazine 828-3241

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, June 21, 1988, beginning at 9:30 a.m. in the Governor's Conference Room, Fifth Floor, Pavilion Office Building, Montpelier, Vermont.

AGENDA

- I. Minutes of May 24, 1988 Meeting
- II. Confirmation of Dates for July, August and September Meetings
- III. Director's report
- IV. Old Business
 - A. Conflict of interest situations for review boards
 - B. Report on East O'Lakes Project, South Burlington
 - C. Act 250 definition of "historic site" (1:15 p.m.)
- V. National Register Final Review
 - A. William Henry House, Bennington
 - B. Bennington Railroad Station
 - C. Saxton's River Historic District, Rockingham
- VI. National Register Preliminary Review
 - A. Henry-Matteson House, Bennington
 - B. Greene House, Brandon

VII. State Register Review

- A. New Rutland County sites (Danby, Rutland City, Wallingford)
- B. Review and designation of Bradford, Brookfield, Corinth, Fairlee, and Newbury (Orange County) Survey

VIII. New Business



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

MINUTES

June 21, 1988

Members Present: Martin Tierney
Townsend Anderson
Larry Brickner-Wood
John Carnahan
Daina Penkiunas

Members Absent: Chester Liebs
Marjory Power

Staff Present: Eric Gilbertson
Gina Campoli
Elsa Gilbertson
David Tansey (10:15-11:55)
Giovanna Peebles (1:15-2:45)

The meeting was called to order by the Chairman at 9:50 a.m. It was held in the Governor's Conference Room, Fifth Floor, Pavilion Office Building, Montpelier, Vermont.

I. Minutes of May 24, 1988 Meeting

Mr. Carnahan moved to accept the minutes as written which was seconded by Mr. Anderson and unanimously approved.

II. Confirmation of Dates for July, August and September

The following meeting dates were set: a preliminary grants screening meeting with Ray Zirblis and Eric Gilbertson on July 13 from 9:00 a.m. to 1:00 p.m. at the Division's 58 East State Street offices to be attended by Mr. Carnahan and Mr. Tierney; July 20 starting at 9:00 a.m. in Montpelier; August 9 at 9:30 a.m.; and either September 20 or 21 at 9:30 a.m.

III. Director's Report

Mr. Gilbertson reported on the following items:

He was unable to attend the May 24, 1988, Advisory Council meeting because he was attending a meeting of a subcommittee of the National Governors Council, which is considering increasing the Land and Water Conservation Fund and Historic Preservation Fund. He said Governor Kunin spoke strongly in support of funding for historic preservation.

The United States House has marked up the Historic Preservation Fund to \$30 million; this is up from approximately \$26 million last year. Senator Leahy will be asking for \$35 million for this fund in the Senate, in which case Vermont would receive about \$390,000 in federal funding for the next fiscal year.

Division staff has been working with the rest of the Agency of Development and Community Affairs on Act 200, the Growth Legislation. Mr. Gilbertson said state agencies can help municipalities with the identification of their resources. The Division will provide each Advisory Council member with a copy of Act 200. Mr. Gilbertson pointed out that Goal 4 particularly pertains to historic resources.

Mr. Gilbertson and Ms. Peebles had a meeting on Thursday, June 16, 1988, in Washington, D.C., at the National Geographic Society to discuss its proposed project on the horse ferry in Lake Champlain.

Mr. Gilbertson and Ms. Campoli went to the Act 250 hearing on June 2, 1988, on the Wright-Lambert Estate project in Grand Isle and testified that the two lots in front of the main house should not be developed. The Council, which had been presented information on this project at the May 24, 1988, meeting, agreed with the Division's position on this issue.

Mr. Gilbertson and Ms. Campoli went to the Act 250 hearing on June 9, 1988, on the Darion Inn project in Burke, and testified that the proposal for the Morgan horse barn would have an undue adverse effect. The Council, which had been presented information on this project at the May 24 meeting, agreed with the Division's position on this issue. The chair of the District Environmental Commission asked the Division to develop a definition for what is an undue adverse effect to historic sites. Mr. Anderson noted that the next months and years are going to be crucial for the future of Vermont's farms and barns.

Mr. Gilbertson handed out the final version of the Joint Resolution on Schools (J.R.S. 77).

IV. Old Business

A. Conflict of Interest Situations for Review Boards

Mr. Gilbertson handed out the "Potential Conflict of Interest Situations--Review Boards," which was developed by the National Park Service, a copy of which is attached to the record copy of the minutes. Mr. Carnahan moved that the Council read and recognize the guidelines presented in this publication, which was seconded by Mr. Anderson and unanimously approved.

V. National Register Final Review

Mr. Tansey reported that the Poultney Village Historic District and Damon Hall (Hartland) have been entered on the National Register of Historic Places. Advisory Council members received copies of all nominations under final review before the meeting.

A. William Henry House, Bennington

Ms. Gilbertson and Mr. Anderson declared for the record that they prepared the National Register nomination for this property. Mr. Anderson stated that Mill Bridge Construction had done some repair work on the building. Mr. Tierney declared for the record that he worked with the Preservation Trust of Vermont on the house. Mr. Tansey reported that final approval for this nomination was received from the Certified Local Government in Bennington. There were no letters of comment. He summarized the history and architectural significance of the house. Mr. Carnahan made the motion to accept the nomination, which was seconded by Mr. Brickner-Wood and unanimously approved.

B. Bennington Railroad Station

Mr. Tansey reported that final approval for this nomination was received from the Certified Local Government in Bennington. No comment letters were received. Mr. Tansey summarized the history and architecture of the building. Mr. Brickner-Wood made the motion, which was seconded by Mr. Carnahan, to accept the nomination, this was unanimously approved.

C. Saxtons River Historic District, Rockingham

Mr. Tansey read two favorable comment letters--from William Montcrief (Historic Preservation Specialist for the Northeast Region of the Postal Service) and from Walter Thompson, owner of Building #18. The Certified Local Government Commission in Rockingham did approve the nomination (confirmation made by telephone on June 20, 1988, by Tom Guerino, Director of Development for the Town of Rockingham), although the form has not yet been received by the

Division's office as of the date of this meeting. Mr. Brickner-Wood made the motion to approve the nomination, which was seconded by Ms. Penkiunas and unanimously passed.

VI. National Register Preliminary Review

A. Henry-Matteson House, Bennington

Mr. Tansey reported that this nomination had been notified to be considered for final review at this meeting. The house has recently undergone some alterations, made by the current owners, and the Council was asked if the building is still eligible for the National Register of Historic Places. Ms. Gilbertson and Mr. Anderson stated for the record that they had prepared this nomination. Mr. Anderson stated that Mill Bridge Construction had done some repair work on the building (not related to the current alterations), and Mr. Tierney stated he had previously worked with the Preservation Trust of Vermont on the house. Mr. Tansey and Mr. Gilbertson said the carriage ell, which Mr. Anderson pointed out was not in good condition, had been altered by removing the siding for replacement and a new cement foundation (scored to look like stone) was added that is so high as to preclude the carriage opening being used functionally again. Inside, all the plaster has been removed, but the interior woodwork, floor plan, and stairway are to be retained. The Council asked the Division to get more information on the alterations to the interior of the building. This issue will be considered at the next Advisory Council meeting on July 20, 1988.

IV. Old Business

C. Act 250 Definition of "Historic Site"

Ms. Peebles presented further information on the definition of a "historic site" in Act 250 and the issue of the Advisory Council transferring authority to the Division for Historic Preservation to act for the Advisory Council in Act 250 cases. The Advisory Council had passed two motions on the subject at the April meeting. Ms. Peebles had a meeting with Geoffrey Yudien of the Attorney General's Office on May 20 to discuss the issue. She said Mr. Yudien pointed out that there is no enabling provision in the State Historic Preservation Act that allows for the transfer of authority and suggested that the Advisory Council and the Division work to have the law clarified in the next legislative session. Mr. Yudien also had suggested that the Council either make a motion to delegate one person on the Council to be responsible for the Act 250 issues or that the Division present to the Council all Act 250

reviews made by the Division staff and have the Council review them; or that the Division send copies of all Act 250 correspondence to the Council. Ms. Peebles reported that Mr. Yudien would be willing to research this issue further.

Mr. Anderson suggested, and the Council agreed, that the environmental review issues be covered each month as part of the Director's report. The Council also concurred that clarification of the historic preservation law should be pursued.

VIII. New Business

A. LeDuc-Many Gravel Pit, Highgate

Ms. Peebles presented information on this Act 250 environmental review issue. Based on sites already existing in the area, predictive modeling and a field inspection conducted by Dan Cassedy, the Division feels the plateau area in question contains archeological sites. Mr. Tierney concurred with Ms. Peebles that this site has a high probability of being archeologically significant. Mr. Brickner-Wood stated that he felt the Council should not be making technical reviews such as this on a project-by-project basis. It was the consensus of the Council that predictive modeling is an appropriate way to determine the likelihood of land forms to contain archeological resources and that it is appropriate for the Division staff to conduct the technical reviews.

Mr. Anderson asked what is considered an archeologically significant site and if the predictive model will determine significance in history or prehistory. Ms. Peebles will make a presentation to the Council at a later date this year on predictive modeling.

IV. Old Business

B. Report on East O'Lakes Project, South Burlington

Mr. Giblington made a report on this Act 250 project and showed plans of this development. The developers are proposing to change the shape of the originally proposed "Building F." The new Building F is proposed to be much closer to the road, is squarer in shape and some of the originally proposed plantings have been removed. Mr. Tierney asked Mr. Giblington to find out what changes have been made between the original proposal and what actually was built. The Council agreed that Mr. Giblington would work with the chairman of the Council on the project and asked for further reports on the project as it proceeds.

VI. National Register Preliminary Review

B. Greene House, Brandon

Ms. Campoli presented photographs and read a letter from Sharon and Alex Greene of Brandon, which included historical and architectural information on their building. The Council felt that the building, a good example of a Cape Cod dwelling, is eligible for the National Register.

VII. State Register Review

C. Simpson Development Corporation Property, Hartford

Ms. Campoli showed photographs of the house and barn and a map showing its location. This property will be reviewed for an Act 250 project. The Council felt that the property is eligible for the State Register with the barn being the primary structure.

A. New Rutland County Sites

Ms. Gilbertson presented information on new sites in Wallingford (1125-58; 1125-20: 11 to 14A) and Danby (1106-62). The Council felt these sites were eligible for the State Register and officially designated them to the Register.

Mr. Brickner-Wood made the motion that the meeting be adjourned, which was seconded by Mr. Anderson and passed unanimously. The meeting was adjourned at 3:00 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, SECRETARY

DEPARTMENTS OF:

Economic Development 828-3221
Housing & Community Affairs 828-3217
Solid Waste Management 828-3245

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, July 20, 1988, beginning at 9:00 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- I. Minutes of June 21, 1988 Meeting
- II. Confirmation of Dates for August, September and October Meetings
- III. Director's Report
- IV. Old Business
 - A. Henry-Matteson House, Bennington
- V. National Register Final Review
 - A. Dover Town Hall
 - B. St. Bartholomew's Episcopal Church, Montgomery
- VI. National Register Preliminary Review
 - A. Bennington Potters Yard, Bennington
- VII. Working Lunch
- VIII. Selection of Grants for 1988 State Historic Preservation Grant Program
- IX. New Business



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

July 20, 1988

Members Present: Martin Tierney
Townsend Anderson
Chester Liebs
Larry Brickner-Wood
Daina Penkiunas

Members Absent: Marjory Powers
John Carnahan

Staff Present: Eric Gilbertson
Gina Campoli
Elsa Gilbertson
Cheryl Decelle
Ray Zirblis
David Tansey (9:00-11:30)

The meeting was called to order by the Chairman at 9:15 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont.

I. Minutes of June 21, 1988

Mr. Brickner-Wood moved and Ms. Penkiunas seconded to accept the minutes of the June 21, 1988, meeting as written. This was unanimously approved.

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

The following meeting dates were set: August 9, tentatively September 21, and either October 19 or 26. Locations will be announced.

III. Director's Report

Mr. Gilbertson passed out copies of Act 200, the Growth Legislation.

IV. Old Business

A. Henry-Matteson House, Bennington

Mr. Tansey reported that in response to the request by the Advisory Council at the June 21, 1988, meeting for more information on the current state of the Henry-Matteson House in Bennington, he and Ms. Gilbertson made a site visit to the property on July 6, 1988. This building was to have been considered for final National Register approval at the previous meeting; but since it was being altered by the current owners, the Council had been asked if it was still eligible for the National Register. Mr. Tansey showed slides of the house and compared them with photographs that had been taken two years ago for the nomination. The carriage ell has been altered both on the inside and outside. The house has had major changes made to the interior. Plans are to remove the c.1840 corn crib from the property.

Mr. Tierney asked the Council members to determine whether or not the property retained enough integrity to still be eligible for the National Register. A discussion on integrity followed. Mr. Gilbertson did point out for the record that if it had not been for staff shortages, the original nomination would have been processed in a more timely manner. Mr. Anderson stated for the record that he had previously worked on the property for the Preservation Trust of Vermont, the former owner, and would abstain from the voting. He agreed with Mr. Gilbertson that this nomination should have been processed previously.

Mr. Brickner-Wood made the motion, which was seconded by Ms. Penkiunas, that the Henry-Matteson House be nominated to the National Register. The motion was defeated unanimously, with Mr. Anderson abstaining.

V. National Register Final Review

Advisory Council members received copies of all nominations under final review before the meeting.

A. Dover Town Hall

Mr. Tansey summarized the history and architecture of the property. No comment letters were received. Mr. Anderson made the motion, which was seconded by Mr. Brickner-Wood, to approve the nomination of this property to the National Register. The motion passed unanimously.

B. St. Bartholomew's Episcopal Church, Montgomery

Mr. Tansey summarized the history and architecture of the property. No comment letters were received. Mr. Brickner-Wood made the motion, which was seconded by Mr. Liebs, that the nomination be accepted. The motion was unanimously approved.

VI. National Register Preliminary Review

A. Bennington Potters Yard, Bennington

Ms. Gilbertson showed photographs of the buildings associated with the former Myers Grist Mill complex, now owned by Bennington Potters, at 324 County Street in Bennington, and presented historical information supplied by the owners. The Bennington Certified Local Government (CLG) Commission had given the nomination preliminary approval on the condition that the applicant should submit justification for including individual structures in the proposed complex and for evaluating the significance of the property under the criteria. Mr. Liebs pointed out that this is a historic adaptive use in Vermont but that it is not old enough to be nominated to the National Register for that significance. The Council felt it needed more information on the property before making a preliminary recommendation of National Register eligibility. The Council asked the staff to obtain a site plan and more information and present it at a later meeting.

VII. Working Lunch

VIII. Selection of Grants for 1988 State Historic Preservation Grant Program

Mr. Tierney reported on the preliminary Advisory Council grant selection meeting held on July 14, 1988, at the Division office, which he, Mr. Carnahan, and members of the staff attended. He noted that the quality of the 78 applications was very high.

Mr. Gilbertson made introductory remarks on the grant program. He asked the Council to refer to the 1988 Grants Manual, distributed by Mr. Zirblis and a copy of which is attached to the record copy of the minutes, for the criteria for projects to be funded.

Mr. Zirblis summarized the trends in the grant applications this year and handed out a checklist of the grant applicants and the "1988 State Historic Preservation Grant Program Applicant Data" sheets (copies of both attached to the record copy of the minutes). There is \$99,000 available this year, with a maximum of \$7,500 per grant.

Mr. Zirblis asked the Council to think about whether or not grants should be awarded for asphalt roofing. Mr. Liebs noted that these grants are to help provide the extra needed to do projects correctly and not to just do the routine. Mr. Anderson pointed out that the cost for a historically correct roof can be very expensive and that is a major factor for many applicants.

Mr. Zirblis then presented the grant applications, showing slides of each project and summarizing the request. Mr. Anderson stated for the record that he has been or is involved with the following properties: Weybridge Congregational Church, Middlebury Congregational Church, Judd-Harris House (Sheldon Museum), First Congregational Church of Cornwall, Leicester Meeting House, Federated Church of Castleton, and the Theron Boyd Barn. Mr. Liebs stated for the record that he is involved with the Judd-Harris House (Sheldon Museum) and has a possible conflict of interest with the Flynn Theater. Mr. Tierney stated for the record that an employee of his firm has an interest in the Fletcher Community House. Mr. Anderson, Mr. Liebs and Mr. Tierney abstained from all discussions on those properties.

Mr. Anderson asked if the Advisory Council could ask the applicants to put on more appropriate roofs. Mr. Tierney felt that it was not up to the Council to revamp the applications at the meeting. Mr. Brickner-Wood asked if repairing roofs was a necessary repair or routine maintenance.

Regarding the application for the Theron Boyd Barn, Mr. Gilbertson explained that it was from the Vermont Land Trust, which owns the property. It is the intention that the property be sold in the future to the Division for Historic Preservation. Mr. Anderson and others felt the Council should not fund this project because the Division will probably eventually receive the property. They all agreed, however, that the barn was an important building and should be preserved.

After the grant summaries, the Council took a straw poll on projects they felt should be funded. The Council then concurred that the following properties were eligible for the National Register: Oak Hill Cemetery Cottage in Rockingham; Grand Isle County Courthouse (as part of a North Hero Village Historic District and also individually); Caspian Area Center in Greensboro (as part of a Greensboro Bend Historic District); Ferrisburg Grange Hall (as part of a Ferrisburg Village Historic District and also individually); Cornwall Congregational Church; Isle La Motte Library (as part of an Isle LaMotte Historic District); Pawlet Town Hall; Williamsville Grist Mill in Newfane (as part of a Williamsville Historic District and also individually); Green Mountain Hall in Whitingham; and the Royalton Town House.

Mr. Liebs made the motion, seconded by Ms. Penkiunas, that the following properties be awarded grants. The motion passed unanimously.

Oak Hill Cemetery Cottage (Rockingham)	\$4,225
Grand Isle County Courthouse (North Hero)	\$2,125
First Congregational Church of Bennington	\$4,300
Caspian Area Center (Greensboro Bend)	\$ 840
Ferrisburg Grange Hall	\$1,900
First Congregational Church of Cornwall	\$3,500
Rokeby (Ferrisburg)	\$4,995
St. Johnsbury Athenaeum	\$7,500
Stannard Church	\$1,275
Wilson Hotel (Burlington)*	\$6,927
Old Universalist Church (Richmond)	\$7,500
Fletcher Community House	\$2,100
Isle La Motte Library	\$900
Holland Historical Society	\$1,500
Poultney Public Library	\$4,000
Pawlet Town Hall	\$7,500
The United Methodist Church of Wells	\$5,000
Old West Church (Calais)	\$3,500
26 Canal Street (Brattleboro)	\$7,000
Williamsville Grist Mill Dam (Newfane)	\$5,000
Green Mountain Hall (Whitingham)	\$7,500
United Church of South Royalton (Royalton)	\$5,000
Royalton Town House	\$5,500
	<hr/>
	\$99,587

* (Grant Award to be adjusted)

Total amount of grants awarded to be \$99,000

Mr. Brickner-Wood made the motion, which was seconded by Mr. Liebs, that the Advisory Council authorize the Division for Historic Preservation staff to make minor adjustments in the projects as necessary. The motion passed unanimously.

Mr. Liebs made the motion, seconded by Ms. Penkiunas that the following properties be selected as alternates, in this order, to be funded as money becomes available if any of the above projects cannot be carried out. The motion passed unanimously.

Barre Opera House	\$7,500
Franklin County Museum (St. Albans)	\$7,500
Old Goshen Church (Bradford)	\$5,000
Immaculate Heart of Mary's Church (Rutland City)	\$7,500
Tinmouth Town Shed	\$ 200

The Council then discussed the grant process. Mr. Brickner-Wood felt they should look at applicants using other state and federal funds for matching; since, for example, county courthouses have access to many funds that other groups do not have. Mr. Liebs felt the Council should not make policy now on such issues. Mr. Gilbertson said these grants show

that county courthouses are important and worthy of preservation. Mr. Anderson asked about working through the legislative system to fund historic preservation for court properties. Mr. Tierney said before the next grant cycle the Council should discuss what types of projects should or should not be funded, and everyone agreed that the criteria should be reviewed each year.

Mr. Anderson made the motion, seconded by Mr. Liebs, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 3:00 p.m.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

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

OFFICE OF THE SECRETARY (802) 828-3211

DIVISIONS OF:

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

ELBERT G. MOULTON, SECRETARY

MEMORANDUM

TO: Advisory Council Members
FROM: Elsa Gilbertson *Elsa*
DATE: August 3, 1988
SUBJECT: August 9 Advisory Council Meeting

Please note that the August 9 meeting will be held in the **Plymouth Notch Historic District** and will start at **10:00 a.m.** There is a map showing how to get there inside the enclosed brochure.

Park in the Visitors Center parking lot where you will be directed to the meeting place. If time allows, there will be a short informal tour of the historic district after the meeting.

Eric Gilbertson has space for two more people in his van. If you are interested in a ride with him from Montpelier to Plymouth and back, please call me at 828-3226 by Monday afternoon. He plans to depart from Montpelier shortly after 8:30 a.m. and to return to Montpelier by 4:30 p.m.

EG/cjd

Enclosures



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

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NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Tuesday, August 9, 1988, beginning at 10:00 a.m. at the Plymouth Notch Historic District, Plymouth Notch, Vermont.

Agenda:

- I. Minutes of July 20, 1988 Meeting
- II. Confirmation of Dates for September, October and November Meetings
- III. Director's Report
- IV. Old Business
 - A. Darion Inn, Burke
 - B. Wings Point Tavern, Charlotte
- V. National Register Final Review
 - A. Lind Houses, Ryegate
 - B. Perkins House, Rutland City
 - C. Waits River Schoolhouse, Topsham
 - D. Main Street-College Street Historic District, Burlington
 - E. South Union Street Historic District, Burlington
 - F. South Willard Street Historic District, Burlington
- VI. State Register Review
 - A. Harris Farmstead, Halifax
 - B. Delisting of Sites in Castleton
- VII. Working Lunch
- VIII. Selection of Certified Local Government Grants
- IX. New Business



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

MINUTES

August 9, 1988

Members Present: Townsend Anderson
Chester Liebs
Daina Penkiunas
Marjory Power
Martin Tierney (joined at 10:35 a.m.)

Members Absent: Larry Brickner-Wood
John Carnahan

Staff Present: Eric Gilbertson
Jane Lendway
Elsa Gilbertson
David Tansey
Cheryl DeCelle

Mr. Gilbertson, Division Director, called the meeting to order at 10:10 a.m. in the absence of the chairman and vice chairman. Mr. Tierney, the chairman, joined the meeting at 10:35 a.m. It was held in the Wilder House at the Plymouth Notch Historic District, Plymouth, Vermont. Mr. Gilbertson introduced to the Council William Jenney, Regional Historic Site Administrator for the Plymouth Notch Historic District, Eureka Schoolhouse and the Old Constitution House; and John Dumville, Historic Sites Operations Chief.

I. Minutes of July 20, 1988 Meeting

Mr. Anderson moved and Ms. Penkiunas seconded that the minutes of the July 20, 1988 meeting be accepted as submitted. This was unanimously approved.

V. National Register Final Review

Advisory Council members received copies of all nominations under final review before the meeting.

Mr. Tansey reported that the Leicester Meeting House, Leicester School House and Town Hall, Juniper Hill Farm (Windsor) and Westminster Village Historic District have now been entered on the National Register of Historic Places.

A. Lind Houses, Ryegate

Mr. Tansey summarized the history and significance of the Lind Houses; there were no comment letters. Ms. Power made the motion, which was seconded by Ms. Penkiunas, that the nomination be approved. The motion was passed unanimously.

B. Perkins House, Rutland City

Mr. Tansey summarized the history and architecture of the Perkins House; there were no comment letters. Mr. Gilbertson discussed the context of the house. Mr. Liebs moved, seconded by Ms. Power, that the nomination be approved. The motion was passed unanimously. The Council requested that the staff bring information on the other buildings related to the Fire Clay Company to a future Council meeting for a determination of National Register eligibility.

C. Waits River Schoolhouse, Topsham

Mr. Tansey summarized the history and architecture of the Waits River Schoolhouse; there were no comment letters. Mr. Liebs made the motion, seconded by Ms. Penkiunas, that the nomination be accepted. The motion passed unanimously.

D. Main Street-College Street Historic District,
Burlington

Mr. Tansey read comment letters from Lisman and Lisman, attorneys for Blanche Turner, owner of 302 Main Street, in objection; New England Telephone, owner of 266 Main Street, in objection; Burlington YWCA, owner of 278 Main Street, in favor of the nomination; R. Marcel and Cecile F. Messier, owners of 234-240 Main Street, in objection; College Street Congregational Church in favor; and Wiemann-Lamphere Architects regarding 289 College Street in objection. Mr. Tansey summarized the history and significance of the district. Mr. Anderson moved, seconded by Mr. Liebs, that the nomination be approved. The motion was passed unanimously.

E. South Union Street Historic District, Burlington

Mr. Tansey read comment letters from: SSS Corporation for 81 and 82 South Union Street in objection; Andre and Giselle Thibault for 445 South Union Street in objection; Genevieve P. Hook for 58 Bay View Street in objection; and Joseph J. Varricchione and Elizabeth T. King for 153 South Union Street in objection. Mr. Tansey summarized the history and architecture of the district. Mr. Liebs made the motion, seconded by Ms. Power, that the nomination be approved. The motion passed unanimously.

F. South Willard Street Historic District, Burlington

Mr. Gilbertson introduced John Coolidge to the Council. Mr. Coolidge's mother, Grace Goodhue, grew up in the house at 312 Maple Street; this was also where she and Calvin Coolidge were married.

Mr. Tansey read comment letters from: SSS Corporation for 58 South Willard Street in objection; Todd Taylor for Shirley and R. Lawrence Roberts for 45 South Willard Street in objection; two letters from Paul, Frank & Collins for Champlain College regarding 312 Maple Street in objection; Charles B. Rust in objection for the building numbered 360 College Street, 100 South Willard Street and 108 South Willard Street; Lloyd A. Portnow for 133 Spruce Street in objection; Andrew and Sandra Lasage for 129 South Willard Street in objection; Mary L. Harwood, Timothy C. Audette and Susan I. Audette for 284 Maple Street in objection; Christine Hadsel for 429 South Willard Street in favor; John E. and Mary B. Gersbach for 500 South Willard Street in objection; Rhea Paro for 278 Maple Street in objection; Soon K. Kwon and Guenter Klein of Apex Vista Associates for 20 Highland Terrace in objection; Janet D. Babel for 502-510 South Willard Street in objection; Norman J. Tardie for 55 South Willard Street in objection; and Albert L. St. Amand, Jr., and Bruce C. Latelle for 61 South Willard Street in objection. Mr. Tansey summarized the history and architecture of the district. Mr. Anderson made the motion, which was seconded by Mr. Liebs, to accept the nomination. The motion passed unanimously.

G. Warner Home for Little Wanderers, St. Albans

Mr. Tansey explained that the owner had asked for an expedited review. The owner, Larry Bruce, and Mayor Firkey of St. Albans waived their right to comment. Mr. Tansey summarized the history and architecture of the property. Mr. Anderson pointed out that the interior photographs in the nomination show the property as it existed before the recent renovation work rather than as the building exists today. Ms. Power made the motion, which was seconded by Ms. Penkiunas, that the nomination be accepted. The motion passed.

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

The following meeting dates were set: September 21 in Montpelier, October 12 and November 16. Locations for the October and November meetings to be announced.

VII. Working Lunch

III. Director's Report

Mr. Gilbertson reported that the American Heritage Trust Fund does include historic preservation and that Governor Kunin is in full support of this. Mr. Gilbertson reported that the State Historic Preservation Grant awarded to the Wilson Town Hall has been adjusted to \$6,000 and that the Tinmouth Town Shed was awarded a grant of \$200.

IV. Old Business

A. Darion Inn, Burke

Mr. Gilbertson handed out to all Council members copies of the Division's letter to Cynthia Cook, District #7 Coordinator, defining what is an undue adverse affect to historic properties, and a memorandum of law from Mark Sinclair, State Land Use Attorney, on what is an undue adverse affect. He reviewed the content of the letter and memorandum of law and discussed the current status of the Darion Inn Act 250 project. The Advisory Council commended the Division's approach toward the issue of undue adverse affect. It would like time to further review and comment on the information presented.

Mr. Liebs moved that the Advisory Council concur with the staff of the Division on its July 11 letter regarding adverse affect and with the memorandum of law and that the Council advise the Division to continue its efforts to codify the guidelines for what constitutes an adverse impact on historic resources as it pertains to Criterion 8 in Act 250 law. This was seconded by Mr. Anderson; motion carried unanimously.

B. Point Farms, Grand Isle

Mr. Gilbertson reported on the current status of this Act 250 project. The Division has appealed the decision. Mr. Liebs moved that the Advisory Council support the appeal of the Point Farms decision. This was seconded by Mr. Anderson and unanimously passed.

VI. State Register Review

A. Harris Farmstead, Halifax

Ms. Gilbertson presented information on this property. Mr. Liebs made the motion that the Harris Farmstead be designated to the State Register, that the Council recognize that Halifax is a historic town, and that they look forward to further State Register work in Halifax. This was seconded by Mr. Anderson; the motion passed. Mr. Liebs also suggested that the Vermont 112 corridor be considered as a scenic corridor.

VIII. Selection of Certified Local Government Grants

Ms. Lendway handed out the press release that announced Certified Local Government (CLG) funding was available and presented the applications for the grants. She reported that the Town of Williston will be applying for CLG status in the near future. The Mad River Valley CLG has been certified. It was the consensus of the Advisory Council that they should meet with some of the CLGs at a future meeting.

Mr. Anderson declared for the record that he had previous involvement with the Mad River CLG.

The Council filled out "Selection Criteria Ranking" sheets for the three applications. The results were: Bennington CLG, four points; Mad River Planning District CLG, five points; and Shelburne CLG, four points.

Ms. Penkiunas made the motion, which was seconded by Ms. Power, that the Council approve the following grants: \$15,000 to the Bennington CLG; \$2,250 to the Shelburne CLG; and \$15,000 to the Mad River Planning District. The motion was passed unanimously.

IX. New Business

There was no new business.

Ms. Power made the motion, which was seconded by Ms. Penkiunas, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 2:15.

After the meeting, John Dumville gave a tour of the Plymouth Notch Historic District to the Advisory Council members and staff.



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

MONTPELIER, VERMONT 05602

OFFICE OF THE SECRETARY (802) 828-3211

ELBERT G. MOULTON, SECRETARY

DEPARTMENTS OF:

Economic Development 828-3221
Housing & Community Affairs 828-3217
Solid Waste Management 828-3245

DIVISIONS OF:

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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, September 21, 1988, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda

- I. Minutes of August 9, 1988 Meeting
- II. Confirmation of Dates for October, November, and December Meetings
- III. Old Business
- IV. National Register Final Review
 - A. Nathan Allen House, Pawlet
 - B. Holden-Leonard Mill Complex, Bennington
 - C. Joslin Farm, Waitsfield
 - D. Yester House, Manchester
 - E. Hard Farm Homestead, Manchester
 - F. Richwood, Swanton
 - G. South Windham Historic District, Windham
 - H. Bellows Falls Island Multiple Resource Area
 - I. Thetford Hill Historic District, Thetford
 - J. Center Shaftsbury Historic District, Shaftsbury
- V. Working Lunch (Box Lunch)/Director's Report
- VI. National Register Preliminary Review
 - A. Fair Haven Gas Station
 - B. CVPS Hydro Stations on the Lamoille River
 - C. Myers Grist Mill Complex (Bennington Potters)
 - D. Mill Hill, Barton
- VII. State Register Review
 - A. Perry Homestead, Plainfield
- VIII. New Business
 - A. Carriage House Reconstruction, Grassemount, Burlington
(1:30 p.m.)



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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MINUTES

September 21, 1988

Members Present: Glenn Andres
Barbara George
Chester Liebs
Marjory Power
Martin Tierney

Members Absent: Townsend Anderson
Larry Brickner-Wood

Staff Present: Eric Gilbertson
Elsa Gilbertson
David Tansey

Others Present: Tom Smith (1:30 - 2:00 p.m.)
Ian DeGroot (1:30 - 2:00 p.m.)
Linda Seavey (1:30 - 2:00 p.m.)

The meeting was called to order by the Chairman at 9:40 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont.

I. Minutes of August 9, 1988 Meeting

Ms. Powers made the motion, which was seconded by Mr. Liebs, that the minutes of the August 9, 1988, meeting be accepted as written. This was unanimously approved.

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

The following meeting dates were set: October 12, November 16, and December 14.

III. Old Business

Mr. Gilbertson reported that the Division for Historic Preser-

vation has reached a favorable settlement in the Point Farms (Grand Isle) Act 250 appeal.

IV. National Register Final Review

Advisory Council members received copies of all nominations under final review before the meeting.

Mr. Gilbertson reported that the backlog of National Register nominations done on the old forms, which may no longer be submitted after September 30, 1988, have all been reviewed. He commended David Tansey for his work in reviewing these nominations.

A. Nathan Allen House, Pawlet

Mr. Tansey summarized the historical and architectural significance of the Nathan Allen House. There were no comment letters. Mr. Liebs made the motion, which was seconded by Ms. Powers, that the nomination be approved. The motion passed unanimously.

B. Holden-Leonard Mill Complex, Bennington

Mr. Tansey reported that the Bennington CLG Commission gave final approval to this nomination. There were no comment letters. Mr. Liebs made the motion, which was seconded by Mr. Andres, that the nomination be approved. The motion passed unanimously.

C. Joslin Farm, Waitsfield

Mr. Tansey summarized for the Council the architectural and historic significance of the Joslin Farm. There were no comment letters. Mr. Liebs made the motion, which was seconded by Ms. Powers, that the nomination be approved. The motion passed unanimously.

D. Yester House, Manchester

Ms. Gilbertson summarized the historical and architectural significance of Yester House. There were no comment letters. Mr. Liebs made the motion, which was seconded by Ms. Powers, that the nomination be approved. The motion passed unanimously.

E. Hard Farm Homestead, Manchester

Mr. Tansey summarized the architectural and historical significance of the Hard Farm Homestead. There were no comment letters. Mr. Liebs raised questions on the architectural significance of the property, which were answered by Mr. Tansey and Ms. Gilbertson. Mr. Andres made the motion, which was seconded by Ms. George, that the nomination be approved. The

motion passed; there was one abstention.

F. Richwood, Swanton

Mr. Tansey summarized the historical and architectural significance of Richwood. There were no comment letters. Ms. Powers made the motion, which was seconded by Mr. Andres, that the nomination be approved. The motion passed unanimously.

G. South Windham Historic District, Windham

Mr. Tansey summarized the history and architecture of the South Windham Historic District. There were no comment letters. Mr. Liebs made the motion, which was seconded by Ms. Powers, that the nomination be approved. The motion passed unanimously.

H. Bellows Falls Island Multiple Resource Area, Rockingham

Ms. Gilbertson summarized the historical, architectural, and archeological significance of the Bellows Falls Island Multiple Resource Area. She read the one comment letter, which was from the New England Power Company in objection to nominating properties 1, 2, 3, and 14. The Rockingham CLG Commission gave this nomination final approval. Mr. Liebs made the motion, which was seconded by Ms. Powers, that the nomination be approved. The motion was passed unanimously. Ms. Powers noted that the petroglyphs (#14) are extremely rare and of high significance. Mr. Liebs and Ms. Powers further moved that because of the high significance of this nomination and all properties and all their features contained therein, which are extremely important for representing the significance of the prehistory and industrial history of the region, the Council request the Division to encourage the New England Power Company, since they are a regulated utility operating in the public interest, to retract their objection to the nomination of the petroglyphs and the other properties they own in the Bellows Falls Island Multiple Resource Area. The motion was seconded by Mr. Andres; it passed unanimously.

I. Thetford Hill Historic District, Thetford

Mr. Tansey summarized the historical and architectural significance of the Thetford Hill Historic District. There were no comment letters. Ms. Powers made the motion, which was seconded by Mr. Andres, that the nomination be approved. The motion passed unanimously.

J. Center Shaftsbury Historic District, Shaftsbury

Mr. Tansey summarized for the Council the architectural and historical significance of the Center Shaftsbury Historic District. There were no comment letters. Mr. Liebs made the motion, which was seconded by Ms. George, that the nomination be approved. The motion passed unanimously.

VI. National Register Preliminary Review

A. Fair Haven Gas Station

Ms. Gilbertson showed the Council photographs of the Fair Haven Gas Station, and presented information supplied by the owner on the history of the c.1925 building. It was the consensus of the Council that the gas station is eligible for the National Register. They agreed with the owner's assessment that it is "a reminder of days past and the beginning of the age of technology."

B. CVPS Hydroelectric Stations on the Lamoille River

Ms. Gilbertson presented historic information and photographs provided by the Central Vermont Public Service Corporation on the four power plants they operate on the Lamoille River (Peterson, Milton, and Clark Falls plants in Milton and the Fairfax plant in Fairfax). It was the consensus of the Council that these plants and the power system associated with them are eligible for the National Register, and should be nominated in the Multiple Property format. The Council also found that the Peterson Plant, built in 1948, is significant as a late example of a power plant built and operated using a traditional technological system, and therefore may be eligible for the National Register under exception "g" (a property achieving significance within the past 50 years if it is of exceptional importance). Ms. Powers requested that the archeological issues involved with the power system be addressed.

C. Myers Grist Mill Complex, Bennington

The request of the owners of the former Myers Grist Mill Complex (now Bennington Potters) asking the Council if their property is eligible for the National Register was first presented to the Advisory Council at the July 20, 1988, meeting. At that time the Council asked for a site plan of the complex. Ms. Gilbertson presented a plan of the complex and information provided by the owners on the history of the property. The Bennington CLG Commission had given the request for eligibility preliminary approval. It was the consensus of the Council that the property is eligible for the National Register. Mr. Liebs encouraged including in the statement of significance for the nomination a statement on the importance of this property as an early adaptive reuse.

D. Mill Hill, Barton

Ms. Gilbertson presented slides, a map, and a summary history of the Mill Hill area along the Barton River and Water Street. The area, the site of continuous and varied milling activity from the late 1700s into the 20th century, includes both historic buildings and historic industrial archeological sites. It was the consensus of the Council that the Mill Hill area is

significant for its architectural and historic archeological resources and is eligible for the National Register as a historic district.

VII. State Register Review

A. Perry Homestead, Plainfield

Ms. Gilbertson presented historic information and photographs of the Perry Homestead provided by the owners, who requested that their house be listed in the State Register of Historic Places. Mr. Tierney made the motion for the purposes of discussion that the Perry Homestead be added to the State Register. The motion, which was seconded by Mr. Andres, failed unanimously. The Council felt that the house, originally a c.1820 brick house that was moved across the road to its current location in the early 20th century when the brick veneer was removed and replaced by clapboards, did not have enough integrity to merit inclusion in the State Register.

VIII. New Business

A. Carriage House Reconstruction, Grassemount, Burlington

Mr. Tom Smith from the University of Vermont Development Office presented information on a proposal to build a "carriage house" on the Grassemount property at UVM. They are considering constructing a building on this site that would complement Grassemount and would be used as offices for the Development Office. Mr. Smith presented a preliminary design for the building. The Council stressed the national significance of Grassemount and the importance of an appropriate, high quality design and location on the lot for a new building. The Council expressed their appreciation that UVM presented the project to the Council in its beginning stages. The Council suggested the Division write a letter to Mr. Smith, with a copy to President Lattie Coor, outlining the issues involved with this project. They further expressed their interest in reviewing the project as it developed.

V. Director's Report

Mr. Gilbertson reported that on October 11, 1988, the Division for Historic Preservation is hosting for the National Park Service a hearing on the advisory guidelines required under the Abandoned Shipwreck Act. The Division will make a presentation on Vermont's underwater preserve program at the hearing.

The Cultural Facilities grant applications are due on October 15, 1988.

Mr. Gilbertson also reported that he gave a paper on a cultural tourism panel at the AASLH meeting in Rochester, New York, on September 16, 1988. He will distribute to the Council a copy

of the keynote speech made by Eric Frommer, which strongly advocated historic preservation.

Mr. Gilbertson spoke about new trends in the National Register program, the added requirements, and the resultant increased costs in preparing nominations.

Ms. George made the motion, which was seconded by Mr. Andres, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 3:00 p.m.



STATE OF VERMONT

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MEMORANDUM

TO: Advisory Council Members
FROM: Elsa Gilbertson *Elsa*
DATE: October 6, 1988
SUBJECT: October 12 Advisory Council Meeting

Please note that the October 12 meeting will be held in **Montpelier** rather than at Grassemount, UVM, Burlington as had been suggested at the September meeting. When the Development Office has made further progress on their plans, Tom Smith will be happy to arrange a meeting and tour at Grassemount for the Advisory Council.

At the end of the meeting the Advisory Council will make a field trip to Brookfield to look at the paving test patch.



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NOTICE

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The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, October 12, 1988, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

Agenda

- I. Minutes of September 21, 1988 Meeting
- II. Confirmation of Dates for November, December and January Meetings
- III. Old Business
 - A. Discussion of Environmental Predictive Model Used to Determine Archeological Sites Sensitivity
 - B. Inspection of Brookfield Paving Test Patch (in Brookfield, afternoon)
- IV. National Register Preliminary Review
 - A. Extension of South Royalton Historic District
 - B. Royalton Village
- V. State Register Review
 - A. Review and Designation of Hardwick (Caledonia County) survey
 - B. Review and Designation of Bradford, Brookfield, Corinth, Fairlee, and Newbury (Orange County) survey
- VI. Working Lunch (Box Lunch)/Director's Report
- VII. New Business



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

MINUTES

October 12, 1988

Members Present: Townsend Anderson
Larry Brickner-Wood (joined at 10:05)
Barbara George
Martin Tierney

Members Absent: Glenn Andres
Chester Liebs
Marjory Power

Staff Present: Eric Gilbertson
Elsa Gilbertson
Giovanna Peebles (9:55 - 11:00 a.m.)

The meeting was called to order by the Chairman at 9:55 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont.

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

The following meeting dates were set: November 16, December 14, and January 18.

III. Old Business

A. Discussion of Environmental Predictive Model Used to
Determine Archeological Sites Sensitivity

Giovanna Peebles, State Archeologist, made an introductory presentation to the council on the environmental predictive model used to determine the archeological sensitivity of lands. Archeologically sensitive lands means lands that are likely to contain archeological sites. A summary of this presentation is attached to and made part of the record copy of the minutes. At a future meeting she will present a predictive model for Vermont to be approved by the Advisory Council. Ms. Peebles

explained that under Vermont Act 250 the definition of a historic site is that it is listed on the State or National Registers of Historic Places or determined significant by testimony of the Advisory Council and said that this poses a problem for archeological sites because there is no explicit provision for protecting as-yet-unidentified archeological sites that are hidden in the ground. She said the Division makes recommendations to the District Environmental Commissions on archeologically sensitive areas based on the predictive model.

Ms. Peebles gave background information on how environmental predictive models are established. She showed the Council maps from the State Archeological Inventory and explained how the environmental characteristics of known sites can help predict where other sites may be located and can be used to refine the model.

Mr. Anderson pointed out that when a developer is required to do an archeological survey as part of the Act 250 permit process, it often comes as a surprise. He said the predictive model was a good approach, and that it was important to make this information more widespread so developers can plan for the possibility of having to do an archeological survey. Ms. Peebles said more and more people in the state are becoming knowledgeable about the need to plan for archeological studies and said that before a survey is required a staff archeologist conducts a site visit.

Mr. Brickner-Wood said it was important to communicate to the public the significance of archeological resources.

As background Ms. Peebles gave each council member a copy of a study prepared by Dr. Peter Thomas, "Archeological Sensitivity Study, IBM Property, Williston, Vermont," Report #76 (December 1986) and will give them a copy of Douglas S. Frink's article, "Predictive Settlement Location Model for Prehistoric Cultural Groups in Vermont," from the January 1988 Vermont Archeological Society newsletter.

IV. National Register Preliminary Review

A. Extension of South Royalton Historic District

Ms. Gilbertson presented information and slides supplied by the Royalton Historical Society and the Royalton Planning Commission subcommittee on Scenic and Historic Resources, which requested that the boundaries of the South Royalton Historic District be extended to include other significant buildings within the village. It was the consensus of the Council that an extension of the boundaries is eligible for the National Register.

B. Royalton Village

Ms. Gilbertson presented slides and information on Royalton village, which was provided by the Royalton Historical Society and the Royalton Planning Commission subcommittee on Scenic and Historic Resources. It was the consensus of the Council that Royalton village is eligible for the National Register.

C. Kilburn and Gates Cottage Furniture Manufactory,
Burlington

Ms. Gilbertson presented photographs and information supplied by the owners on the history of this building (305 St. Paul's Street). The Council asked the Division staff to prepare more documentation to determine if the building is individually eligible for the National Register or if it should be part of a historic district. They did feel the building would be eligible as a major contributing element of a historic district. Further information will be presented at the next meeting.

V. State Register Review

A. Review and Designation of Hardwick (Caledonia County)
survey

The Advisory Council reviewed the survey books for sites 0305-1 through 120) for the Town of Hardwick. Sites 0305-121 through 152 will be reviewed at a later date. Mr. Tierney stated for the record that he had worked on a plan for the Town of Hardwick. Ms. George pointed out that site 0305-1-50 should have a photo included in the survey book. Mr. Anderson noted that site 0305-2-40, a concrete block gas station, has a number of alterations, which he felt made the property non-contributing to the district. Mr. Brickner-Wood made the motion, seconded by Mr. Anderson, to place the Hardwick survey (sites 0305-1 to 120) on the State Register of Historic Places, and to make site 0305-2-40 non-contributing. The motion passed unanimously.

B. Review and Designation of Bradford, Brookfield, Corinth,
Fairlee, and Newbury (Orange County) survey

This was postponed for a future meeting.

VI. Director's Report

Mr. Gilbertson reported to the Council that he gave a presentation on historic preservation to a special committee of the Lake Champlain Chamber of Commerce on October 6. The group is interested in initiating a historic preservation project and will be working with the Division on it.

Mr. Gilbertson gave an update on the Certified Local Government grants that were awarded last year. The Shelburne and Mad

River CLG Commission projects are complete, and the Bennington CLG project is being completed.

Mr. Gilbertson reported that William Pinney, former director of the Division for Historic Preservation, was awarded a U.S. Department of the Interior honor award. This is the highest civilian award from the Department of Interior and has been awarded to only one other historic preservationist in its history.

I. Minutes of September 21, 1988 Meeting

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

III. Old Business

B. Inspection of Brookfield Paving Test Patch

Mr. Gilbertson summarized the history of the Brookfield Paving proposal project. Mr. Gilbertson, Ms. George, and Mr. Tierney went to Brookfield at 1:30 p.m. to inspect a test paving patch that was prepared by the State Agency of Transportation. The patch was a gravel aggregate. It was the consensus of the Council that because of the large amount of surface stone that remained it was not possible to decide if this was an acceptable solution for paving the road through Brookfield village.

The meeting was adjourned by the chairman at 2:30 p.m.

Environmental Model for Predicting the Locations of Prehistoric Archeological Sites and for Determining Archeological Sensitivity of Land

Presented by Giovanna Peebles to Vermont Advisory Council on Historic Preservation, October 12, 1988

The following is a concise and, hopefully, non-technical introduction to Predictive Environmental Models. These models assume that there are universal human needs for certain resources. These necessary resources include:

- a. food requires access to nutritional resources of a wide variety; food resources need to be reliable and predictable; food resources are often seasonal;
- b. water requires access to fresh water but not necessarily direct proximity to water sources; water sources have changed over time: springs have dried up; river channels have changed c Champlain Sea shorelines are now high and dry;
- c. shelter requires flat land upon which to camp or settle, and reasonably drained soils so living area is dry;
- d. raw materials include appropriate stone for tool making; hides and other material for clothing; materials for household implements and other necessary tools; red ochre and other minerals for sacred/ceremonial purposes, etc.

These universal requirements make human behavior fairly predictable in terms of where certain activities are focused. Environmental models are developed on the basis that the above requirements must be met in order for human groups to survive. These models--used to predict where sites are likely to be found--also assume that human behavior is not random and are based on the principal of least effort.

The fundamental requirements of food, water, shelter and raw materials have specific behavioral and environmental correlates.

Examples of behavioral correlates for obtaining food include: in modern day Montpelier we drive to the Grand Union. Hunters and gatherers, on the other hand, would have had favorite, reliable fishing spots near falls and rapids, favorite oak stands for gathering acorns, reliable

ENVIRONMENTAL MODEL

deer hunting zones or passes, etc., all of which they would exploit on a seasonal basis depending on their availability.

Examples of environmental correlates in which food sources would be found include: reliable fishing spots are situated at falls, reliable deer hunting zones are found in mixed woods with abundant fringe areas, etc. Specific environmental criteria which influence site locations thus include: land form, proximity to water, slope, soil type(s), and availability of special resources (for example, red ochre, soapstone, outcroppings of certain rocks such as quartzite or chert, etc.). The need for water is self-evident, but we must remember that water courses have changed over time. Therefore, today's water sources (i.e. current river channels or springs) do not necessarily correlate with water sources 3,000, 6,000 or 10,000 years ago.

Known site locations are one source of information for helping refine environmental predictive models and these models, in fact, constantly undergo fine-tuning. Known site locations provide baseline data on site distances to water, frequency of particular patterns of site use on certain soils or land forms, etc.

Another important source of information to archeologists in developing environmental predictive models has been ethnographic analogy. This entails study of modern-day hunters and gatherers (for example, the Kahlahari Bushman, Eskimos, or groups of Australian Aborigines) to understand their behavioral patterns and the correlation between their behavior, their "sites" and their material culture. Unlike most archeologists who only deal with sites and patterns of sites and material culture, anthropologists who study the behavior of modern hunters and gatherers have the actual site and artifact users themselves which they can observe and to whom they can ask questions. This information is very useful to archeologist's attempts to develop predictive models of behavior and settlement.

Because of the special character of archeological sites in the northeastern United States, particularly prehistoric sites (they lack surface visibility, require major effort and expense to identify such sites, etc.), American archeologists have employed environmental predictive models to predict site locations. Archeological surveys are then carried out to actually locate sites. Use of environmental predictive models is the standard, professional approach for determining the relative archeological sensitivity of land; predictive models are also used to design and focus site location studies. Historic or natural disturbances of a given area may modify the sensitivity assessment of that piece of land.

ENVIRONMENTAL MODEL

As archeological sites are found, predictive models are refined and, sometimes, even revised. As more detailed archeological information becomes available in a particular geographic area, a single, broad, predictive model can be fine-tuned into several specific models dealing with different environmental zones and human behavior.



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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Wednesday, November 16, 1988, beginning at 9:30 a.m. in the Conference Room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

- I. Minutes of the October 12, 1988 Meeting
- II. Confirmation of Dates for December, January and February Meetings
- III. Old Business
- IV. State Register Review and Designation
 - A. Hardwick (sites 0305-121 to 152)
 - B. St. Albans City
 - C. St. Albans Town
- V. National Register Final Review
 - A. Monkton Borough Baptist Church
 - B. The Heights, Middlebury
- VI. National Register Preliminary Review
 - A. Center Rutland Hydroelectric Complex, Rutland
 - B. 30 Main Street, Burlington
 - C. H. O. Wheeler School, Burlington
 - D. Pine Street Area Historic District, Burlington
- VII. Working Lunch
- VIII. New Business
 - A. Review of FY89 Historic Preservation Fund Application (10:30 a.m.)



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

MINUTES

November 16, 1988

Members Present: Townsend Anderson
Glenn Andres
Larry Brickner-Wood
Barbara George
Marjory Power
Martin Tierney

Members Absent: Chester Liebs

Staff Present: Elsa Gilbertson
Jane Lendway (joined 10:30)
David Tansey (joined 11:00)

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

I. Minutes of the October 12, 1988, Meeting

Mr. Anderson made the motion that the minutes of the October 12, 1988, meeting be accepted as written. The motion was seconded by Ms. George and passed unanimously.

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

The following meeting dates were set: December 15 at Grasse-mount, University of Vermont, Burlington; January 18; and February 15.

III. Old Business

Mr. Tierney reported on the site visit he, Ms. George, and Mr.

Gilbertson made on October 12, 1988, to see the test paving patch of gravel aggregate in Brookfield that was prepared by the State Agency of Transportation. They concluded that there was too much loose gravel to decide if this was an appropriate solution for paving the road through Brookfield village. The site will be visited again in the spring when the gravel has settled.

VIII. New Business

Mr. Anderson reported that at the Preservation Trust of Vermont Board Meeting in Brandon on November 15, 1988, Mr. Robert Sincerbeaux of Woodstock spoke to him about a covered bridge in Woodstock that needs repair. The State Agency of Transportation has proposed using some steel in its repair, but people in Woodstock feel strongly that it should be repaired with wood to maintain its integrity.

Mr. Anderson would like the Advisory Council to pass a resolution that encourages the preservation of wooden covered bridges, and in a way that maintains their integrity.

The Council asked if the Division had reviewed the plans for repairing the Woodstock bridge and asked the Division to report back at the next Council meeting. The Council also asked for a report on the governor's stand on preserving covered bridges.

Mr. Anderson also pointed out that there should be consistency in preservation actions throughout state government. He suggested the Advisory Council do what it can to encourage a higher profile of the Division for Historic Preservation within state government and communication on historic preservation issues with other state agencies. Mr. Anderson felt that a stronger preservation lobby or coalition in the state would help increase the awareness of historic preservation and its importance, and he raised the question of how to encourage and get a stronger lobby. Mr. Tierney noted that in the past the Council had talked about raising its own profile in order to publicize historic preservation.

Mr. Anderson then suggested that the Advisory Council draft a letter to send to Governor Kunin on covered bridge preservation. The Council asked that the Division director report back to the Chairman as soon as possible about the status of the Woodstock covered bridge project and when the repairs are expected to be made. The Council will decide what course of action to take at the next meeting. If it is necessary because of the Agency of Transportation time frame for making the repairs, the chairman will draft a letter within the next month to be sent to the appropriate party or parties on the repair of the Woodstock covered bridge.

IV. State Register Review and Designation

A. Hardwick (sites 0305-121 to 152)

Ms. Gilbertson reported that due to unforeseen circumstances the survey forms for these sites were not ready for final review by the Advisory Council. They will be presented at a later meeting.

VIII. New Business

A. Review of FY89 Historic Preservation Fund Application

Jane Lendway, Preservation Planner, reported that the Division is in the process of preparing its Historic Preservation Fund application and work plan for FY89 and distributed a copy of the issues the Division is addressing in its work plan. The issues are listed on the sheet attached to the record copy of the minutes. This year the federal allocation is \$329,003. For FY88 it was \$308,716 and for FY87 it was \$271,765. Of this money, much of which will be matched on a 30% or 50% basis with other monies, the Division expects to spend approximately \$200,000 on staffing and operating costs, about \$33,000 on the Certified Local Government program, about \$15,000 for pre-development projects, and about \$15,000 for miscellaneous contracts (which may include National Register nominations). Plans for dedicating the remaining approximately \$70,000 have not yet been made, but may include surveying (both architectural and archeological). Some of the surveying may be done with interested communities providing the 30% required match. Ms. Lendway explained that some of this allocation can be carried over into a new year.

The final written goals and activities will be mailed to the Council members prior to the December meeting for final Council review.

Ms. Lendway outlined the following as highlights from the work program: program area managers being responsible for monitoring their own budgets, preparing a subgrant administration manual, increasing the public awareness and understanding of historic preservation, providing information to towns about their historic resources and explaining how they can use the State Register for planning purposes, revising the way the survey is done to respond to requests as a result of Act 200 (doing a preliminary survey for towns that need the information rather than undertaking only intensive level surveys), requiring that every project the Division funds must have a public participation component, finishing and distributing a teacher's guide (prepared in connection with the forthcoming publication, The Historic Architecture of Rutland County) and a slide show for schools on architectural styles, and as part of the State preservation planning process completing a plan for historic

agricultural resources.

Ms. Lendway discussed the issues that the Division will be addressing in FY89, with the promotion of historic preservation as top priority. After discussion of the issues by the Council members, Mr. Anderson stressed the importance of Act 200 and the need for promotion of historic preservation. He said this promotion needs to be done quickly and that the Division should take the lead in Act 200 efforts.

Mr. Anderson made the resolution that the Council approve and support the goals and objectives of the Division for FY89.

Ms. Lendway also noted that the results of the public opinion questionnaire on historic preservation that was sent out by the Division should be available for reporting at the next meeting.

V. State Register Review

B. St. Albans City

Advisory Council members spent about 45 minutes reviewing the Vermont Historic Sites and Structures survey for St. Albans City. Questions were raised on the consistency of designating buildings contributing or non-contributing on the following streets: Center and Hudson, New, Gilman, High, Spruce, Lincoln Oak, Nason, Messenger, and Lower Weldon. The Council asked the Division to review the question areas and report back at a later meeting, at which time they will take action on designating the survey to the State Register of Historic Places.

C. St. Albans Town

Ms. Power and Mr. Brickner-Wood reviewed the St. Albans Town survey. Ms. Power made the motion, which was seconded by Mr. Brickner-Wood, that the survey be designated to the State Register. The motion passed unanimously.

V. National Register Final Review

Advisory Council members received copies of the nominations under final review before the meeting. Mr. Tansey reported that the Warner Home for Little Wanderers in St. Albans and the Main Street/College Street Historic District in Burlington have been listed in the National Register of Historic Places.

Ms. Gilbertson declared for the record that she had prepared the two nominations under final review.

A. Monkton Borough Baptist Church

Mr. Tansey summarized the history and architecture of the

building. Mr. Andres made the motion that the nomination be approved under criterion C and exception A. Ms. Power seconded the motion, which passed unanimously.

B. The Heights, Middlebury

Mr. Anderson declared for the record that he had been involved in this nomination and would abstain from the discussion and voting. Mr. Tansey summarized the history and architecture of the property. Ms. Power made the motion, which was seconded by Mr. Brickner-Wood, that the nomination be approved under criterion C. The motion passed. There was one abstention.

VI. National Register Preliminary Review

A. Center Rutland Hydroelectric Complex, Rutland

Ms. Gilbertson showed photographs and presented information on the history and architecture of this property. It was the consensus of the Council that it is eligible for the National Register.

B. 30 Main Street, Burlington

Ms. Gilbertson presented information on the history and architecture of this building and asked if it would be eligible for the National Register either individually or as part of a historic district. The Council will make a site visit to the area at the December meeting and will further discuss the building's eligibility at that time.

C. H. O. Wheeler School, Burlington

Ms. Gilbertson presented historic information, photographs, and slides of this building. The Advisory Council requested the Division ask the Burlington School system for information on the interior of the school. When this information is available, they will decide if the building appears eligible for the National Register.

D. Pine Street Area Historic District, Burlington

Ms. Gilbertson showed slides and presented historic information and maps on the Pine Street and waterfront industrial area south of Maple Street. This was in response to a request for more information by the Advisory Council at the October 12, 1988, meeting in order to decide if the Kilburn and Gates Cottage Furniture Manufactory (305 St. Paul's Street) is individually eligible for the National Register or if it should be part of a historic district. After reviewing the new material, the Council concurred that this industrial area is eligible for the National Register as a historic district and that the Kilburn and Gates Manufactory is eligible individual-

ly, although it is much stronger as contributing property in a historic district. The Council also encouraged the nomination of this historic district.

Ms. George made the motion, which was seconded by Mr. Andres, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 3:00 p.m.

FY89 DIVISION FOR HISTORIC PRESERVATION WORK PLAN

A. ISSUES IDENTIFIED IN STATE COMPREHENSIVE PLAN

- 1) Need to promote awareness and understanding of historic preservation to the general public.
- 2) Need to increase rate at which plan is progressing, particularly historic contexts development.
- 3) Need to identify how plan functions in all program areas, including how program area needs affect the comprehensive plan.

B. ISSUES IDENTIFIED FROM OTHER SOURCES

- 1) Need to complete staff re-organization.
- 2) Need to plan for personal services budget constraints.
- 3) Need to resolve office space problems.
- 4) Need to come into compliance with Program Review (Ch. 30) requirements.
- 5) Need to be able to respond effectively to Act 200 responsibilities.
- 6) Need to complete existing or outstanding commitments.

C. ISSUES IDENTIFIED FROM PUBLIC PARTICIPATION PROCESS

- 1) Need to revise public participation process for FY89 to make it more manageable and to reach a broader public.
- 2) Need to promote awareness and understanding of historic preservation to the public.
- 3) Need to provide technical assistance to local officials and organizations on preservation planning.



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

NOTICE

The Vermont Advisory Council on Historic Preservation will hold a meeting on Thursday, December 15, 1988, beginning at 9:30 a.m. in the Bishop Joyce Room, GrasseMount, University of Vermont, 411 Main Street, Burlington, Vermont.

AGENDA

- I. Minutes of the November 16, 1988 Meeting
- II. Confirmation of Dates for January, February, and March Meetings
- III. Director's Report
- IV. Old Business
 - A. Construction of New Building at GrasseMount and Tour of Building (10:00)
 - B. Final Review of FY89 Historic Preservation Fund Application
 - C. Results of Public Participation Questionnaire
 - D. Lincoln Covered Bridge, Woodstock
- V. State Register Review and Designation
 - A. Hardwick (sites 0305-121 to 152)
 - B. St. Albans City
- VI. National Register Final Review
 - A. David Sumner House, Hartland
- VII. National Register Preliminary Review
 - A. H. O. Wheeler School, Burlington
 - B. Burklyn Rural Historic District, Burke and Lyndon
 - C. Rev. George Daman House, Woodstock
 - D. Post Office, South Main-Central Street Historic District, Northfield
 - E. 30 Main Street, Burlington (site visit)
 - F. Govewood Farm, Plainfield
- VIII. Working Lunch
- IX. New Business
 - A. Vermont National Bank Building, Burlington



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

December 15, 1988

Members Present: Martin Tierney
Barbara George
Marjory Power
Chester Liebs
Larry Brickner-Wood (until 2:00 p.m.)
Townsend Anderson (until 3:00 p.m.)
Glenn Andres

Staff Present: Eric Gilbertson
Nancy Boone

The Chairman called the meeting to order at 9:45 a. m. It was held in the Bishops' Room, Grassemount, Burlington, Vermont.

The Council expressed their sadness at the passing of Philip Elwert, Deputy Director of the Vermont Historical Society. He was a good friend of historic preservation who will be sadly missed.

I. Minutes of the November 16, 1988 Meeting

The Council reviewed the minutes of the November 16, 1988 meeting. Mr. Anderson moved passage. The motion was seconded by Mr. Andres and passed unanimously.

II. Confirmation of Meeting Dates

The Council set their March meeting date for the 15th. The January meeting will be the 18th. The February meeting will be held in Middlebury at the Painter House on the 15th.

III. Director's Report

Mr. Gilbertson reported on the recent NCSHPO meeting. He expressed frustration that the meeting focused on minute details and technical bureaucratic items instead of broader preservation philosophy and program goals, and techniques to reach the goals. He outlined his ideas for improving Vermont's participation in the Federal preservation

program. He would like a good analysis of why we are losing historic buildings and then we could create a program to address the problems that lead to destruction of cultural resources. An analysis of five old surveys to find what is gone and why in the five towns could prove very helpful. Mr. Liebs voiced support for the approach on both the national and state levels.

Mr. Liebs suggested that the Advisory Council meet with a review board from a neighboring state to exchange information and discuss problems and solutions.

The Council interrupted their discussion to move to the presentation on Grassemount.

IV. Old Business

A. Grassemount

Ian DeGroot, Gordon Woods (architect), and Tom Smith (UVM), gave a presentation on the new building at Grassemount. Tom Smith said that they had done a site analysis as the council had suggested. 45 - 50 cars could be accommodated on the site. They tried a long, narrow building, a 2-story rectangular building, and an L-shaped building. The last one worked the best. It was similar to something that had been there historically. It had a minimal impact on neighboring houses to the west. They plan to move some of the visitor parking away from the east side of Grassemount and consolidate parking at the south end of the lot towards the street, and a small lot on the northwest side of the building. Mr. Smith showed drawings of the proposed new structure. The L is 28' wide to a side. The main part is two stories with exposed basement and the ell is one story. The building has clapboard siding. UVM needs the new building to relieve over-use in Grassemount.

Mr. Liebs suggested using an existing carriagehouse to provide the needed additional office space. He suggested the carriagehouse behind Wheeler House or ones on Prospect Street, all owned by UVM already.

The new building has 3,500 square feet with another 1,500 possible in the basement. There was some discussion about how visual clues could improve recognition of the side door of Grassemount as the main entrance to the building. Mr. Tierney expressed concern that increasing parking on the drive would detract from the sweeping character of the circular driveway. Members suggested either moving it to the back of the lot (the southwest) or using different materials to differentiate parking space from driveway. Tom Smith said that they had dismissed the idea of a densely parked rectangular lot in the southwest corner in favor of spreading cars out because they thought that would have less visual impact. UVM intends to have gravel on the drive and not pave it. Mr. Andres stressed the importance of preserving the approach drive to the house.

Mr. Anderson felt that the window proportions were wrong - too wide for their height - on the new building. He suggested analyzing the window proportions of Grassemount and applying that understanding to the new structure. Mr. Liebs asked if mimicking historic features is an appropriate approach for the building. Ms. George asked when some imitation may be desirable from a standpoint of good taste. Mr. Andres lamented the widespread construction of new buildings in Vermont to look like vernacular historic farm buildings. Mr. Liebs noted that trying to create a building that looks historic is antithetical to UVM's approach to preservation as voiced in the Preservation Program. Mr. Smith said that UVM's concern is with interior space and that they would be happy to change the exterior. Mr. Gilbertson noted that respecting historic mass and proportion while not being imitative in details is a good approach. All agreed that Grassemount should remain the prominent presence on the site.

The Council took a tour of the grounds and then of the Grassemount interior. Then the Council reconvened in the Bishops' Room for lunch and wrap-up of the discussion.

Mr. Smith said that he hoped to bring the design to the local review board this month. The Council expressed a desire to stay involved in reviewing the project. Mr. Smith said that he would welcome the input. A discussion ensued about refining the program for the building and enhancing the creativity of the design. The Council felt that the current design was much too imitative and was not appropriate for such an important site next to such an important building. The Council offered to meet with the donor of the building to discuss the project, at Mr. Smith's discretion.

D. Lincoln Covered Bridge

Mr. Gilbertson summarized the issues involved. The A.O.T. suggested strengthening the covered bridge by adding metal tension rods under the bottom chords. Local residents objected to adding metal to the bridge. They want to see the bridge restored with wood. They hired an engineer to design such a solution. The Council decided to make an official statement that either treatment could be acceptable from a preservation standpoint. Mr. Andres moved that the Council approve the following: "The Advisory Council can see merit to different approaches to covered bridge preservation. It is reasonable to allow time for development of an alternative that allows maintenance, repair and reinforcement of the bridge which is compatible with historic design, engineering and construction." Mr. Liebs seconded. Passed unanimously. The Division will inform the Woodstock selectmen and other interested parties of the action.

IX. New Business

A. Vermont National Bank Building

Mr. Liebs described the background of the issue. The bank was built in 1958 and is scheduled for facade demolition. Mr. Liebs appeared before the Planning Commission to argue that it was an important building type that should be preserved and the Commission denied the permit. Mr. Gilbertson read a letter (dated Dec. 2, 1988) that he had sent to the bank echoing the same feeling. The Council confirmed that the building merited such concern and they agreed that it was appropriate to recommend its preservation. Mr. Liebs raised the point that new technology is necessary to deal with preservation problems in International style buildings. The Council commended the City of Burlington, Chester Liebs, and the Division for its action in supporting the preservation of the building.

Mr. Liebs proposed putting the building on the state register. Mr. Andres moved that the building be put on the state register for meeting criteria 1, 8, and 10. Mr. Liebs seconded. All voted to approve the motion, except that Mr. Anderson abstained.

IV. Old Business

B. FY89 HPF Application

The Council had been sent copies of the Application prior to the meeting. The Council members asked a few technical questions and discussed broader issues. Ms. George raised the point that it is crucial to go beyond just accumulating and producing information to making sure that the public is getting it and using it. Mr. Anderson questioned whether the Agency should be doing a lot more to market historic preservation.

Ms. George moved to approve the FY89 HPF application. Mr. Andres seconded. Passed unanimously.

VI. National Register Final Review

A. David Sumner House

The Council had been sent copies of the nomination before the meeting. Members discussed it briefly. Mr. Anderson moved approval under criteria B & C. Ms. George seconded. Passed unanimously.

VII. National Register Preliminary Review

A. H.O. Wheeler School, Burlington

The Council reviewed photos and additional information on the interior of the building. The interior remains intact. The Council thought that the building appears eligible for

the National Register.

C. Rev. George Daman House, Woodstock

The Council reviewed photos and historic background information on the property. The Council felt that it appears eligible for the National Register.

D. Post Office, Northfield

The Council reviewed photos of the Post Office and surrounding buildings. They concluded that it is eligible for the National Register as part of a district. Not apparently individually eligible from available information.

E. 30 Main Street, Burlington

The Council had intended to visit the site during the meeting, but there wasn't time. Mr. Andres reported on his impressions of the building. It remains intact and appears to be a good example of early 20th century automobile-related design. The members decided to visit the site individually, as they left town after the meeting and discuss it further at the next meeting.

F. Govewood Farm, Marshfield

The Council reviewed photos and background historic information on the property. They concluded that it appears eligible for the National Register.

B. Burklyn Rural H.D.

The Council viewed slides of the area and they discussed whether the area was definable as a unit, as a district. Mr. Gilbertson described the cohesive character of the area. He noted that the area is unusual for its connection with Elmer Darling and the visual evidence of Darling's imprint on the landscape. The Council felt that it appears eligible.

The meeting adjourned at 5:00 p.m.