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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on January 21, 1992, beginning at 9:30 a.m. in the Attorney General's Office Conference Room, second floor, Pavilion Building, Montpelier, Vermont.

AGENDA

I. Minutes of the November 19, 1991, Meeting

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

III. Director's Report

IV. Old Business
(10:30) A. Middlebury In-Town Bridge
(1:15) B. Southview Complex, Springfield

V. National Register Final Review
A. Hayward-Kibbey Mill, Tunbridge
B. Update on Slayton-Morgan Historic District, Woodstock

VI. National Register Preliminary Review
A. Morgan Hill Rural Historic District, Woodstock
(2:00) B. Mountain Camp, Bolton
C. Whitney House, Sharon

VII. State Register Review and Designation
A. Stowell House, Londonderry
B. Thomas Mott Homestead, Alburg

VIII. Working Lunch

IX. New Business
A. Champlain Mill, Winooski
(10:00) B. Review of Certified Local Government Grant Selection Criteria for FY'92
C. Environmental Review Update

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

MINUTES

January 21, 1992

Members Present:	Townsend Anderson	(arrived 11:00)
	Glenn Andres	
	Barbara George	
	Neil Stout	
	Martin Tierney	
	Larry Brickner-Wood	(left at 3:40 p.m.)
Members Absent:	David Lacy	
Staff Present:	Eric Gilbertson	(out 12:45 - 2:15)
	Nancy Boone	
	Elsa Gilbertson	
	Jane Lendway	(left at 10:30)
	Bob McCullough	(1:15 - 2:30)
Visitors Present:	Barbara Ripley	(9:45-10:30; 3:15-4:15)
	Fred Dunnington	(10:30 - 11:40; item IV.A)
	Andy Broderick	(1:15 - 2:00; item IV.B)
	Elisabeth Kulas	(1:15 - 2:00; item IV.B)
	Gary Bressor	(1:45 - 2:20; item VI.B)

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

I. Minutes of the November 19, 1991, Meeting

Dr. Andres made the motion, which was seconded by Dr. Stout, to accept the minutes as written. The motion passed unanimously.

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

The following meeting dates were set: February 25, March 24, and April 28.

IX. New Business

B. Review of Certified Local Government Grant Selection Criteria for FY'92

Ms. Lendway gave the Council copies of the selection criteria that were used in the second round of grant selections in the last federal fiscal year. She summarized the grants process last year and explained why the grants selection criteria were expanded. Survey, National Register, planning, and educational projects would continue to receive top priority. Second priority would be pre-development grants, and third priority would be development grants. Dr. Andres made the motion, which was seconded by Ms. George, that the Council approve the use of the same selection criteria for the FY'92 grants. The motion passed unanimously. Ms. Lendway said the Council would be reviewing the FY'92 grant applications at the March meeting.

III. Director's Report

Mr. Gilbertson reported on the draft report of the Legislative Study Committee on the Division's environmental review process. A copy of the report was sent to each Council member before the meeting. He said he was very pleased with the results of the committee, and noted Mr. Anderson's active participation in the three meetings that were held. Mr. Gilbertson said most of the discussion revolved around archeology. He then highlighted the results of the study committee. He said the overall tone was that the committee was quite positive about what the Division does. Ms. George said the report doesn't really say why historic preservation review is important and why the laws even exist, and suggested that this be addressed in the beginning of the report. She said it was important to say beyond that we do this because it is the law. Mr. Gilbertson noted a statement somewhat to that effect on page 10 and suggested that go in the beginning of the report. The committee recommended that the Division have memorandums of agreement with all other state agencies.

Mr. Gilbertson said that the bridge fund legislation proposed by the Division and the Agency of Development and Community Affairs (DCA) has been introduced as part of a three part bill. He explained the importance of the bill. The next step is that DCA needs a statement from the Agency of Transportation (AOT) secretary about what AOT will put into the fund. Then DCA has to prepare an impact statement.

Ms. Ripley reported that she went to a conference last week on

land use and takings and mentioned a historic preservation issue that was discussed. She handed out copies of an article (attached to the record copy of the minutes) about the recent Pennsylvania Supreme Court decision on United Artists Theater Circuit, Inc. v. City of Philadelphia. The Council discussed the consequences of this decision. Ms. Ripley said she would pull together a synopsis for the Council about this issue.

Mr. Gilbertson discussed the new Federal highway legislation (the "Intermodal Surface Transportation Efficiency Act"). The Council received copies of the National Trust for Historic Preservation briefing paper on the legislation in the mail. Mr. Gilbertson said he was meeting with AOT about it today. He said that the Division's capital budget requests for repairs for four historic bridges were taken out of the capital budget with the hope that these repairs will be funded with this federal highway money. Dr. Andres asked about the scenic highways program. Mr. Gilbertson said Vermont has a scenic highway council, but it hasn't been active for many years. The Council and Division agreed it would be important to pursue getting the governor to appoint members to the scenic highways council. The Council stressed that scenic highways are very important.

IV. Old Business

A. Middlebury In-Town Bridge

Ms. Boone gave the Council a review of this project to date. She said the Town of Middlebury has had an active planning process on the bridge project. Ms. Boone represents the Division on a town committee that has been meeting weekly to discuss the bridge project. Dr. Andres also serves on the committee. Mr. Dunnington, Middlebury Town Planner, gave an overview of the project, where it stands to date, and the task of the bridge committee. He showed the Council a copy of the downtown action plan and said the Town hoped to apply for status as a Certified Local Government. He talked about the challenges of trying to meet transportation standards for roads and bridges. Mr. Dunnington credited Dr. Andres with coming up with some of the most creative ideas on the committee.

Mr. Dunnington also told the Council that as part of the new Federal highway act, he is going to suggest to AOT planner Jeff Squires that AOT allow some money to be transferred to the Division for Historic Preservation for a staff person to review transportation projects that will be funded with this money.

Dr. Andres said the Middlebury bridge committee is trying to make clear to AOT that the bridge design should be for village standards. Mr. Tierney encouraged the committee to continue their good work dealing with all the issues and trying to keep the feel of an in-town bridge.

Mr. Dunnington acknowledged Mr. Anderson's valuable

contributions to the Middlebury action plan. Regarding the bridge, Mr. Anderson pointed out that the committee has some serious challenges ahead because the bridge will be forty feet above the Otter Creek. He asked what will happen to the Battell Bridge. Mr. Dunnington said there is money planned for its repair. Mr. Anderson asked if the two projects should be coupled to make sure that the necessary repair work is done on the Battell Bridge and not deferred until it is too late. He said to do these repairs now is far more cost effective than to wait until later. Mr. Anderson asked about the logistics of a terraced parking lot and meeting accessibility standards. The Advisory Council thanked Mr. Dunnington for his presentation. Mr. Wood complimented him on the planning process and getting local input.

V. National Register Final Review

Ms. Gilbertson gave the Council members copies of the new National Register bulletin 16A, and noted that one of the four photos on the front cover was of a Vermont building--the Sheldon Boright House in Richford. She reported that since the last meeting the "Agricultural Resources of Vermont" Multiple Property Documentation Form has been accepted and that the following properties have been listed on the National Register: Redstone Historic District, Burlington; Oak Hill Cemetery Chapel and Williams River Bridge, Rockingham; NAMCO Block, Windsor; "Gate of the Hills," Bethel; Simeon Smith Mansion, West Haven; Middlebury Gorge Concrete Arch Bridge, Middlebury; Martin Bates Farmstead, Richmond; Nulhegan River Route 102 Bridge, Bloomfield; Jeffersonville Bridge, Cambridge; Lamoille River Route 15-A Bridge, Morristown; Cold River Bridge, Clarendon; Marble Bridge, Proctor; Winooski River Bridge, Middlesex; and Four Corners Bridge, Stockbridge.

A. Hayward-Kibby Mill, Tunbridge

The Council received copies of the nomination before the meeting. The Council looked at the nomination photographs. Ms. Gilbertson explained the background of the nomination, and noted that this is one of the most outstanding historic mills in Vermont. She said the nomination meets National Register nomination priorities 4, 5, 6, 9, 11, 12, 14, and 15. Mr. Wood made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

B. Update on Slayton-Morgan Historic District, Woodstock

Ms. Gilbertson reported that Giovanna Peebles has spoken at length with the attorney who is the executor of the estate that owns this property. Ms. Peebles suggested that she meet with the heir and the executor on site in the spring to discuss the nomination. The nomination was submitted to the National Park Service for a determination of eligibility.

III. Director's Report (cont.)

Mr. Anderson commented on the Environmental Review legislative study committee. He said that there was no need to form such a committee and have such a lot of people go through such time and effort only because a very few people, who through ignorance or arrogance, had been making a lot of noise and complaints about environmental review. He said others were able to plan for such review in their projects, and that these people should also be able to plan accordingly. He said that for the most part the process went smoothly. Mr. Gilbertson said Mr. Anderson's input on the committee was very valuable, and that it made a big difference. He said he was pleased that the committee was positive overall about reviews and the process.

IV. Old Business

B. Southview Complex, Springfield

Ms. Boone summarized the background of this project and the Council's involvement to date. She gave the Council copies of a letter the Division had received from a Springfield resident, Jean Stearns, regarding the history of Southview and Westview, a similar complex of the same time period in Springfield (copy of letter attached to record copy of minutes). Ms. Boone said that after the October Council meeting she and Mr. McCullough talked more with Mr. Broderick about the project. At that time it looked like the cost of preserving the structure with a rubber membrane roof and novelty siding would be about the <u>same</u> as altering the structures as proposed. At the October Council meeting Mr. Broderick told members that he thought it would be substantially <u>more</u> to preserve the buildings. Since then Mr. Broderick has gotten more cost figures on the roofing and siding, and it doesn't look as feasible to keep the roof and siding and operating costs for complex residents would be significantly higher with the flat roof alternative. Mr. Broderick noted the problems he sees with a flat rubber roof: it costs a lot for what they are getting; their engineer says that because of the load they can add very little extra insulation (they had expected a 40 to 50% return with the insulation originally planned); maintenance of the flat roof would be higher than the proposed hip roof; and there is a possibility of moisture build-up with the rubber roof. He said he also needed to meet the covenants and requirements of the various grants the Rockingham Land Trust has received for the project. He reported that the Town of Springfield hasn't yet closed on the block grant for this project, and the selectmen don't think historic preservation should impede the project. He respectfully requested that the Advisory Council and the Division be as flexible as possible within the regulations on this project. Ms. Boone said Polly Nichol of the Housing and Conservation Board couldn't come to the meeting today, but sent a copy of the stipulation from their grant for this project. Ms. Boone read the excerpt from

the grant regarding the roofs. Ms. Boone noted that this project is being reviewed under Section 106 because it involves CDBG money and under state review because of the Housing and Conservation Board funding.

Mr. Anderson noted that it is easier to start planning such a project with historic preservation concerns in mind right from the start rather than to go back after the project is already planned. Mr. Broderick restated his committment to work toward prserving the buildings in the second phase of the Southview project (a separate project about to get underway). Dr. Andres made the motion, which was seconded by Dr. Stout, that under the circumstances the Council is willing to sign off on this project with the stipulation that an archival quality record be made of the buildings before they are changed. The motion passed; there was one nay vote.

VI. National Register Preliminary Review

A. Morgan Hill Historic District, Woodstock

This will be brought up at the February meeting.

B. Mountain Camp, Bolton

Mr. Bressor made the presentation. He said this camp was designed by Burlington architect Louis Sheldon Newton and built in 1941-42 for a New York City doctor. At that time, which was just as the United States was going into World War II, the State of Vermont was marketing itself as a sanctuary in the hills. Mr. Bressor showed the Council photographs of the camp, the original blueprints, and copies of old newspaper articles about the camp. He said there had been a few changes to the camp over time--the dining area was added a few years after the camp was built, and on the back a sun porch was added two or three years ago. The Council and Division staff said this nomination would be a good opportunity to learn more about this time period. The Council concurred that the property appears to be eligible for the National Register.

On a non-related topic, Mr. Bressor told the Council that a few years ago that a historic preservation plan was done in the town of Richmond. One of the key components of the plan was for the post office to move into the old brick school once the post office lease was up. He said the post office is now advertising for a new space, did not give the Town notice well ahead of time, and because the period for response was so short the Town would have a hard time responding. Mr. Bressor asked if either the Council or the Division could write a letter of support for the town and using the old brick school. Ms. Boone said the Division would be happy to write such a letter.

C. Whitney House, Sharon

The Council reviewed photographs of the house supplied by the

owner and a recent newspaper article about a fire in the house. Ms. Gilbertson said the owners knew very little about the history of the house. She said the house had been empty for many years and severely vandalized so there was very little left inside the house. The Council concurred that the house lacked the architectural integrity necessary for National Register eligibility. They also said they were very sorry about the fire and asked that that be conveyed to the owners.

VII. State Register Review and Designation

A. Stowell House, Londonderry

Ms. Boone told the Council that they had once looked at Londonderry village to see if it was eligible for the National Register, and had concurred that it did not appear eligible because of lack of integrity. Ms. Boone said this house is within the village and that the owners are interested in having the house on the State Register. She then summarized the information provided by the owner. The Council reviewed the photographs. Mr. Anderson made the motion, which was seconded by Ms. George, to place the Stowell House in Londonderry on the State Register of Historic Places. The motion passed unanimously.

B. Thomas Mott Homestead, Alburg

Ms. Boone showed the Council photos and summarized the information provided by the owner of the property. It is now a bed and breakfast. She also pointed out the changes made to the building over time. Dr. Stout made the motion, which was seconded by Mr. Wood, to not place the Thomas Mott Homestead in Alburg on the State Register of Historic Places due to lack of integrity. The motion passed unanimously.

III. Director's Report (cont.)

Mr. Gilbertson reported that his meeting with AOT at 1:00 today was very successful. He said AOT is committed to do a contextual study of all the historic bridges in Vermont and that all the Division's covered bridges are in the AOT budget. Mr. Gilbertson said he had suggested having mini bike paths for places where historic bridges are bypassed by new bridges. He said AOT is not keen on bridge stock-piling, which is an important concept for saving historic bridges. The Division will have a role in shaping the bridge study. Mr. Gilbertson said he would also be on the committee for selecting the consultant for the historic wooden bridge study.

Ms. Boone reported that in two weeks the Division will be meeting with the Housing and Conservation Board to discuss historic preservation issues. She will give a report at the next Council meeting. Mr. Gilbertson said the issue of putting a historic preservationist on the board was dropped by the

administration because other interest groups also wanted slots on the board.

Ms. Boone told the Council about the draft plan for the federal funding that Housing will receive. The comment due date is February 23. Mr. Anderson said he would be interested in reading it.

IX. New Business

A. Champlain Mill, Winooski

Mr. Gilbertson and Ms. Boone summarized the environmental review issue involved with this building. The Division had offered the owner of the restaurant in question the opportunity to meet with the Advisory Council, but he did not respond.

B. Environmental Review Update

The Council received copies of the summary in the mail. Ms. Boone noted some of the major issues over the past few months and gave some background on the the following projects: Smith Farm, St. Albans; the State-owned fish hatcheries; and the Townshend bridge project and the glare barrier. Ms. George asked if a sentence in the boiler plate environmental review letter had been lost. She said it was important not to just cite the law but also say why this historic preservation is important. She suggested such a sentence be added to these letters. Ms. Boone agreed that was a good idea.

III. Director's Report (cont.)

Mr. Wood made the motion, which was seconded by Dr. Andres, that the Council go into executive session to discuss personnel issues. The motion passed unanimously. Ms. Boone and Ms. Gilbertson left the meeting for the entire discussion. The Council went into executive session at 3:10 p.m. Ms. Ripley joined the session at 3:15 p.m. She and Mr. Gilbertson left the executive session at 4:15 p.m. The meeting went out of executive session at 4:50 p.m.

The meeting was adjourned at 4:50 p.m.

Submitted by,

Elsa Gilbertson
Nancy E. Boone

Vermont Division for Historic Preservation

Amended per Advisory Council Meeting 2/25/92

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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on February 25, 1992, beginning at 9:30 a.m. in the small conference room, Agency of Development and Community Affairs, fourth floor, Pavilion Building, Montpelier, Vermont.

AGENDA

I. Minutes of the January 21, 1992, Meeting

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

III. Director's Report

IV. Old Business

VI. National Register Preliminary Review
- A. Morgan Hill Rural Historic District, Woodstock
- B. Railroad District, Middlebury
- C. East Montpelier Center Rural Historic District, East Montpelier
- D. Kilfasset, Barnet

VII. State Register Review and Designation
- A. Review and designation of sites in Bridport, Middlebury, Panton, and Shoreham, Addison County
- B. Review and designation of surveys for Elmore, Hyde Park, and Johnson, Lamoille County

VIII. Working Lunch

IX. New Business
- A. Environmental Review Update
- (11:00) B. Meeting with the Secretary, Agency of Development and Community Affairs

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

MINUTES

February 25, 1992

Members Present:	Townsend Anderson	
	Glenn Andres	
	Barbara George	
	David Lacy	
	Neil Stout	
	Martin Tierney	
	Larry Brickner-Wood	(11:00 - 12:10)
Staff Present:	Eric Gilbertson	(9:50-11:00; 1:40-3:00)
	Nancy Boone	(9:50-11:00; 1:40 to end)
	Elsa Gilbertson	(9:50-11:00; 1:40-4:15)
	Curtis Johnson	(1:40 to end)
Visitors Present:	Barbara Ripley	(9:50-10:45; 1:45-2:00; 2:15-4:15)
	Frank McDougall	(12:20 - 1:40; item IX:B)

The meeting was called to order by the chairman at 9:50 a.m. It was held in the small conference room in the offices of the Agency of Development and Community Affairs, fourth floor, Pavilion Building, Montpelier, Vermont.

I. Minutes of the November 19, 1991, Meeting

Ms. George made the motion, which was seconded by Dr. Stout, to accept the minutes with the following changes: on page 4, paragraph 1, line 8, change "before" to "until" and on page 8, paragraph 2, line 1, change "at" to "about". Mr. Anderson noted regarding page 7, last paragraph, and the top of page 8 (where it says the administration dropped the issue of putting a historic preservationist on the board of the Housing and Conservation Trust Board because other interest groups also wanted slots on the board) that historic preservation is <u>not</u> an interest group. Historic preservation is one of the Trust's mandates. The motion passed unanimously.

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

The following meeting dates were set: March 24, April 28, and May 26.

III. Director's Report

Mr. Gilbertson said he was going to testify at 3:00 today to the Senate Institutions committee about the historic bridge fund legislation.

He reported that the legislative study committee on the Division's environmental review process met last Friday. The committee has come to odds over some of the wording in the draft report. There had been an informal subcommittee that had met previously to draft some language, but many committee members had not been notified about the meeting. Mr. Anderson and Ms. Ripley submitted comments to the committee about the proposed wording. Ms. Ripley's comments were used for the discussion during the meeting on Friday. There may be as many as three more meetings of the committee. The first would be to hear more witnesses and testimony; the second would be to discuss the law; and the third would be to finalize the report. Mr. Gilbertson said he thought it would be difficult for opponents to get through any changes to the state historic preservation act. He and Mr. Anderson said some study committee members have been saying that there are people who have problems with the environmental review process, but they are unable to give specific examples.

Ms. Boone reported that Judy Hayward is developing two national workshops (one in Springfield, Massachusetts, and one in Denver) on the technical aspects of the American Disabilities Act. The Vermont Museum and Gallery Alliance is concerned that their membership knows nothing about A.D.A, and they are planning a few workshops this spring on the subject. The Division will participate. The Division is also planning to work with the Preservation Trust of Vermont and the Vermont League of Cities and Towns on an A.D.A. workshop this fall.

Mr. Gilbertson said the Division has ordered a Geographic Information System, and that David Skinas and Curtis Johnson have recently been trained on how to use it. The Division's mapping capabilities resulting from G.I.S. will be very useful in getting information out to the public and will improve communication with the towns. The Division has an intern this spring semester from the University of Vermont geography program, who is verifying and gathering data for the system. Ms. Boone said the Division will have historic sites and archeological sensitivity as an item on the "Town" menu distributed by the Vermont office of G.I.S. Mr. Lacy asked if there is a provision in G.I.S. to let people know that some surveys are not comprehensive. Ms. Boone said the Division would address that issue.

Mr. Gilbertson reminded the Council that the Heritage series video premiere will be held tomorrow at the Statehouse. Former Vermont governor Thomas Salmon will be the guest speaker. The Division will be selling the videos. Ms. Lendway is also working with the State Department of Libraries to give copies of the video series (paid for by the Preservation Trust of Vermont) to twenty public libraries around the state. The next day Ms. Lendway will be in the Cedar Creek Room of the Statehouse to show the videos upon request and to answer questions.

Mr. Gilbertson reported that due to the budget cuts proposed for the next state fiscal year, the staff morale is not good. The Division is slated to lose two positions--Historic Sites Restoration Specialist (Mark Shiff) and the Building Preservation Specialist (Robert McCullough). The Council expressed their dismay at this news. Mr. Anderson remarked that the historic sites only have a maintenance staff of one, and that is the position being cut. Mr. Gilbertson said with the continual contraction of staff, the Division is losing its ability to do long-term projects, such as working on the historic preservation plan, publications, incorporating survey and National Register work into town plans, etc. Ms. George said she relies on Mr. McCullough to answer all her questions about the investment tax credit program. She suggested having a workshop for lawyers to educate them on tax act issues.

Mr. Gilbertson said he used a formula recently published in Museum News to calculate the monetary effect tourists have when visiting. He said if one uses a low figure of 100,000 visitors yearly to the state-owned historic sites, their impact is such that it creates 270 jobs and produces in State tax revenues more than $100,000 over the amount the State of Vermont spends to operate the sites. He said that between the impact of the historic sites and the financial benefit generated by the investment tax credit program at worst the Division is revenue neutral.

The Division staff left the meeting at 11:00 a.m. and did not return until 1:40 p.m.

IX. New Business

B. Meeting with the Secretary, Agency of Development and Community Affairs

Mr. McDougall was scheduled to meet with the Council at 11:00. Mr. Wood arrived at the meeting at 11:00 for the discussion with the Agency secretary. He left at 12:10. Mr. McDougall arrived at the meeting at 12:20 p.m.

Dr. Andres made the motion, which was seconded by Dr. Stout, that the Advisory Council go into executive session to discuss personnel and budget issues. The motion passed unanimously. The Council went into executive session at 12:21.

Mr. Lacy made the motion, which was seconded by Mr. Anderson, to go out of executive session. The motion passed unanimously. The Council went out of executive session at 1:37.

IV. Old Business

Mr. Anderson gave the Council copies of the comments he made on behalf of the Council on the Comprehensive Housing Affordability Strategy (CHAS) draft plan developed by the Department of Housing and Community Affairs. Ms. Boone wrote the Division's comments on the plan. Mr. Anderson said he was asked by Pat Peterson of Housing and Community Affairs to write up language for the plan, and that he asked Ms. Boone to do so. He said Pat Peterson responded quite positively to the comments of both the Council and the Division. The Council and Mr. Gilbertson thanked Mr. Anderson for his letter. Ms. Boone finished writing the material requested by Mr. Anderson and delivered it this noontime.

Mr. Lacy remarked about the Council's comment letter on the CHAS plan. He noted the value of historic archeology and said it was implied but not specifically dealt with in the comment letter. Ms. Boone said in the language for the CHAS plan she just turned in she noted the Division review process, which does include review for historic archeology.

III. Director's Report (cont.)

Mr. Gilbertson reported that the Agency of Transportation (AOT) recently held a workshop for Towns and engineers interested in the town bridge program. Mr. McCullough and Sue Jamele, Division Environmental Review Coordinator, made presentations at the workshop. The AOT secretary wrote Mr. McDougall a nice letter about what a good job Mr. McCullough and Ms. Jamele did. Both of them were approached with a lot of questions at the workshop and got a lot of good support and feedback.

Ms. Boone told the Council about an unusual situation developing in Old Bennington, where there is a project that has several old outbuildings that are within the boundaries of a defined class 2 wetland. An objector to the project is saying the owner can not do any more infill construction in that space because it is in a wetland. Mr. Anderson suggested that the owner's consultant research the history of the wetland to see if the wetland was there when the historic buildings were built or if the wetland developed later.

VII. State Register Review and Designation

A. Review and designation of sites in Bridport, Middlebury, Panton, and Shoreham, Addison County

Mr. Johnson said that Dr. Andres has reviewed the remaining

sites that were surveyed for the Addison County publication. He said the book will probably be back from the printer about May 1. Dr. Andres had a question about two properties in Middlebury: one is of a house that has been moved, and another of a house that, when recorded, had asbestos siding and a historic porch. Since that time the second house has been worked on and the porch removed. Ms. Boone and Mr. Johnson said that in the book, it will be stated that the State Register listings are current as of September 1987. Discussion followed. The Council agreed that they would look at the survey as of 1987 and make their designations accordingly. Dr. Andres made the motion, which was seconded by Dr. Stout, to place all the new sites in the Bridport, Middlebury, Panton, and Shoreham surveys on the State Register of Historic Places. Ms. Boone explained the State Register review and designation process for Mr. Lacy. The motion passed unanimously.

B. Review and designation of surveys for Elmore, Hyde Park, and Johnson, Lamoille County

This was postponed until a later meeting.

VI. National Register Preliminary Review

C. East Montpelier Center Rural Historic District, East Montpelier

Ms. Gilbertson gave the Council copies of the current map and Beers map of the area. The request for review came from the vast majority of property owners in the potential district. They signed a petition asking for review for both State and National Registers. Ms. Gilbertson noted that the request was coming up in the context of a possible environmental review issue. Mr. Anderson stated for the record that he is married to a District #5 Environmental Review Commission member, but that she is not allowed to discuss cases that come before the Commission. He asked if he should abstain from the discussion. Ms. Ripley, who is the counsel for the Agency, advised that the situation does not appear to be a conflict of interest because neither Mr. Anderson nor his wife could materially benefit from the discussion or its results.

Ms. Gilbertson and Mr. Johnson made a site visit to the proposed district. Mr. Johnson showed slides of the area, which included views of individual buildings and the larger landscape. The Council asked where the boundaries of a rural district would be. Ms. Gilbertson and Mr. Johnson noted that with its high proportion of non-contributing buildings, the village of East Montpelier Center does not appear to meet traditional district criteria. Mr. Johnson pointed out that the Council's thinking should not be confined by comfortable, traditional definitions of village and rural areas. Several people familiar with the area noted that the village and surrounding rural area are very visually connected because the land is open and one can view across the stream valley easily.

It was suggested that topography could be used to define a rural district that included village buildings. Boundaries could run from high point to high point in the topography.

The Council concluded that the area does appear eligible for the State and National Registers as a rural historic district. Boundaries would probably include sites on the map (copy attached to record copy of minutes) up through #19, but further refinement of boundaries would come after more detailed research if a nomination proceeds. The Council noted that most of the properties in the area would be individually eligible for the State Register, that some are already on the National Register, and some would be eligible individually for the National Register.

Mr. Lacy suggested that the Division assess the basin for prehistoric site sensitivity. That could reinforce understanding of patterns of human use of the land in the basin.

A. Morgan Hill Rural Historic District, Woodstock

Ms. Gilbertson reported that the Slayton-Morgan Historic District in this area has recently been officially determined eligible for the National Register by the National Park Service. She said this request for preliminary review has come from the Woodstock Planning Commission. She gave the Council copies of a current map and a Beers map for the area. The Council had viewed much of the area during their field trip at the November 12, 1991, meeting. Ms. Gilbertson noted the extraordinary concentration of stone root cellars in the area, and showed slides. The Council concluded that the area does appear to meet the criteria for listing in the National Register as a rural historic district. Mr. Johnson suggested that property maps could provide information on past land ownership patterns and that that would be useful for future reviews of potential rural historic landscapes.

D. Kilfasset, Barnet

Ms. Gilbertson showed the Council slides of this property and summarized its historic background. The house was built in the 1790s by a Scottish settler for his bride. Ms. Gilbertson also showed the Council a copy of an article about the Scottish stone houses in the Barnet/Ryegate area that appeared in Vermont History. One of the other houses mentioned in the article is already listed on the National Register, and the other two have been altered. Ms. Gilbertson noted the property is also important for another period of significance. In 1938, the then abandoned house was purchased by the current owners, restored, updated with new dormers and an apartment addition for the hired hand (these additions have now become historic too), and farm buildings constructed. This was part of the trend in the 1920s to 1940s to "rescue" Vermont's abandoned hill farms. The Council concurred that the property appears clearly eligible for the National Register.

B. Railroad District, Middlebury

Ms. Gilbertson gave the Council copies of a current map and 1927/33 Sanborn map of the area, and some data on the historic uses of most of the buildings in the area. The Council had reviewed this area for eligibility several years ago, but had asked for further information in order to make a decision. Much of the background research presented today resulted from a fall 1991 Sheldon Museum workshop, which Ms. Gilbertson and Dr. Andres participated in. The workshop used the railroad district as a case study to show the attendees how to research, evaluate, and nominate properties to the National Register. Ms. Gilbertson showed slides of the buildings in the area, summarized their history, and noted their architectural integrity. Building #2 on the sketch map (copy attached to the record copy of the minutes) was the lumber storage building of prominent architect/builder Clinton Smith of Middlebury. She also noted that several of the buildings held locally produced materials (such as wood building products, hay, milk, grain) awaiting shipment by rail to market, or stored incoming goods from other places, such as coal and oil. She said the area might be eligible for the National Register under criterion D, as well as A, because we know so little about railroad warehouse districts in Vermont.

Mr. Anderson questioned the integrity of the buildings. Ms. Gilbertson said about four buildings would be considered non-contributing. Ms. Boone and Ms. Gilbertson felt that the area would best qualify for the National Register as an expansion of the existing village district, as opposed to a new, distinct, separate district. Several Council members agreed. Some members suggested that there were property owners in the area who might not understand or agree with an assessment that the area has historic significance.

Dr. Andres suggested that the Preservation Committee at the Sheldon Museum could talk with property owners about the historic character of the area and about the National Register program. It was suggested that the Council could meet in Middlebury and invite property owners to participate in further discussion about the National Register eligibility of the area. Mr. Lacy made the motion, which was seconded by Dr. Stout, that the Council hold such a meeting. The motion passed unanimously.

IX. New Business

C. Other

Ms. George made the following motion: The Council wishes to take a more active role, and to begin that process Ms. George plans to research the rules, laws, and responsibilities governing the Council, summarize her findings for the Council, and then if it seems appropriate follow up with a letter to the governor about the Council's advisory role. The motion was

seconded by Dr. Stout. It passed unanimously.

A. Environmental Review Update

The Council received in the mail a summary of the Division's environmental review activities for the previous month.

The meeting was adjourned at 4:30.

Submitted by,

Elsa Gilbertson
Nancy E. Boone

Division for Historic Preservation

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

Ms. Pat Peterson, Director of Housing
Department of Housing & Community Affairs
Pavilion Office Building
Montpelier, Vermont 05660

February 21, 1992

Re: Comprehensive Housing Affordability Strategy Draft Report

VIA FACSIMILE COPIER: 828 - 3258

Dear Pat:

Thank-you for the opportunity to comment on the recently released Comprehensive Housing Affordability Strategy draft report for Fiscal Years 1992 - 1996. It is, indeed, a comprehensive document, and we commend all those who worked so diligently on its production.

The Advisory Coucil on Historic Preservation does not profess to be knowledgeable about housing nor housing needs. However, its members collectively and individually do have extensive experience with historic resources. Our comments are brief, and we hope, useful in the development of a final CHAS.

In both the Five Year Plan and the One Year Plan, "Preservation and rehabilitation of existing units" is identified as a priority. Historic buildings comprise a high percentage of our existing housing stock, and existing housing is usually located in historic neighborhoods, villages, towns, and cities. Because of 1) existing programs -- State Historic Preservation Grants Program, federal Historic Preservation Investment Tax Credits, 2) VHCB's mandated responsibility for the dual goals of "creating affordable housing for Vermonters, and conserving and protecting Vermont's agricultural land, historic properties [emphasis added], and important natural areas and recreational lands", and 3) the State of Vermont's emphasis through legislation to preserve its communities, we think that profiling historic resources in the report as a viable opportunity in achieving the goals of CHAS is appropriate and useful.

In fact, many of the affordable housing projects which VHCB has funded involve historic buildings (this is also true of ADCA through the CDBG program). Noting the Division for Historic Preservation as a resource would be helpful for those planning projects which involve historic properties.

Page 67 is the only place Historic Tax Credits is mentioned. These credits have been used with great success all over the country, and the list of projects in Vermont is impressive, including many which have provided affordable housing. In recent years projects in other states have successfully coupled Historic Tax Credits with the Low Income Housing Tax Credits -- the LIHTC has been explained on Page 52, and noted again on Page 98. Coupling the credits has not, to our knowledge, been done in Vermont yet. An explanation of the Historic Tax Credit and how it can be used with the LIHTC to attract investors and increase the economic viability of some projects would open opportunities that many people are currently unaware of.

Any comprehensive affordable housing strategy which emphasizes preservation and rehabilitation of existing housing will have a profound impact on Vermont's communities. The goals of CHAS can contribute substantively to the redevelopment and revitalization of our residential neighborhoods, villages and downtowns. Through public-private partnerships, redevelopment of residential as well as mixed-use buildings can preserve the socio-economic diversity which distinguishes Vermont communities. As we all know, preserving that diversity is integral to preserving our communities.

The Advisory Council asks that you consider the contribution that Vermont's historic resources can and will make toward achieving the goals of CHAS. By profiling these resources in your report, we are confident that the network of interested organizations and individuals will be expanded. Historic Preservation was instrumental in the revitalization of Vermont's downtowns and downtowns across the nation in the 1970's and 1980's. It can make a significant contribution to affordable housing in the 1990's.

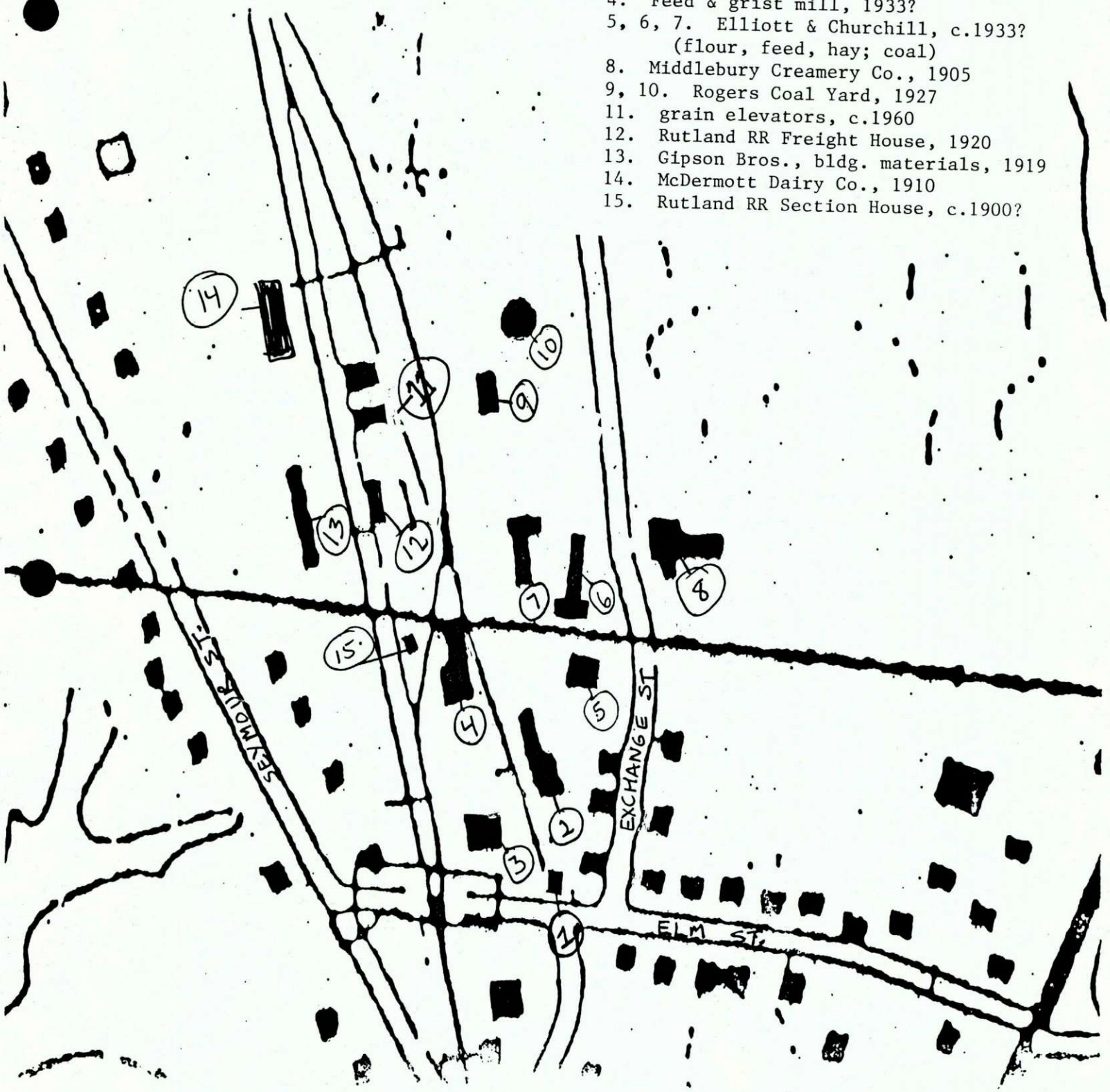
Thank-you for your interest. If you have any questions, please call Towny Anderson at 1-655-1042, or Eric Gilbertson at the Division for Historic Preservation: 828-3226.

Respectfully submitted,
ADVISORY COUNCIL ON HISTORIC PRESERVATION

Townsend H. Anderson, Vice Chairman

cc: Barbara Ripley, SHPO
Eric Gilbertson, Director of DHP

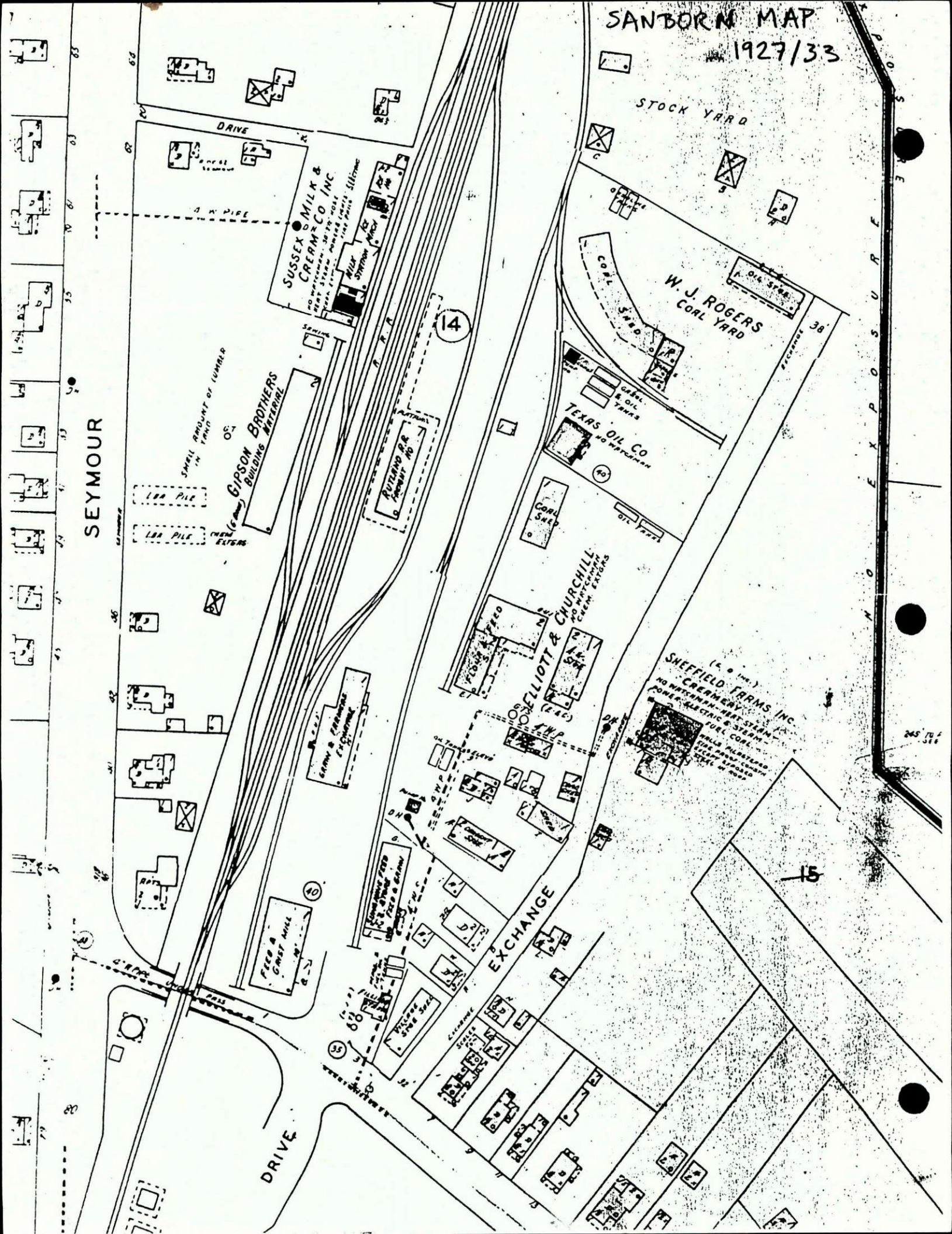
1. Town Shed, c.1926?
2. Smith & Allen Lumber Storage, 1885
3. Feed & grist mill, 1950
4. Feed & grist mill, 1933?
5, 6, 7. Elliott & Churchill, c.1933? (flour, feed, hay; coal)
8. Middlebury Creamery Co., 1905
9, 10. Rogers Coal Yard, 1927
11. grain elevators, c.1960
12. Rutland RR Freight House, 1920
13. Gipson Bros., bldg. materials, 1919
14. McDermott Dairy Co., 1910
15. Rutland RR Section House, c.1900?

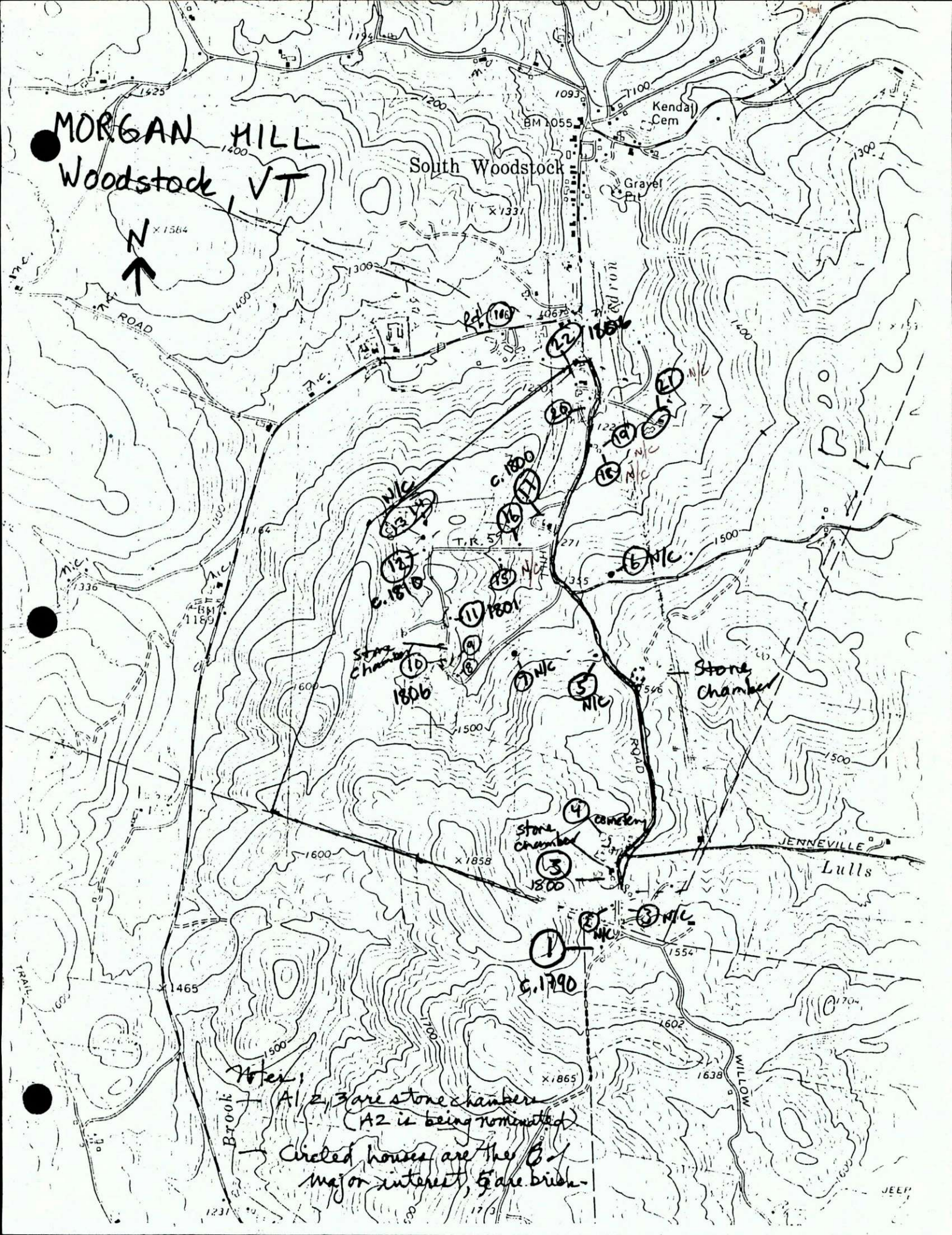


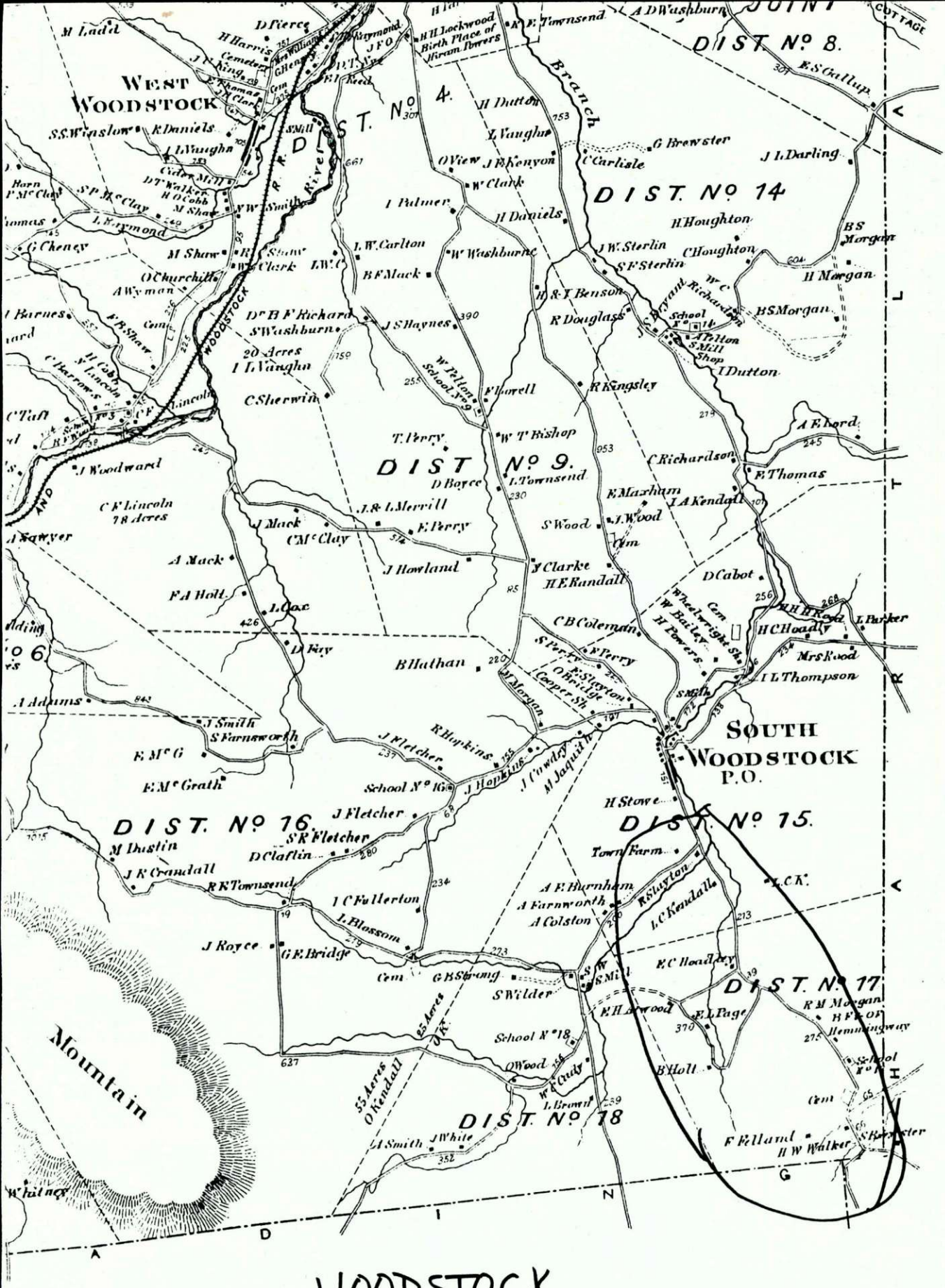
EXCHANGE ST. AREA
MIDDLEBURY, VT.

N

SANBORN MAP
1927/33

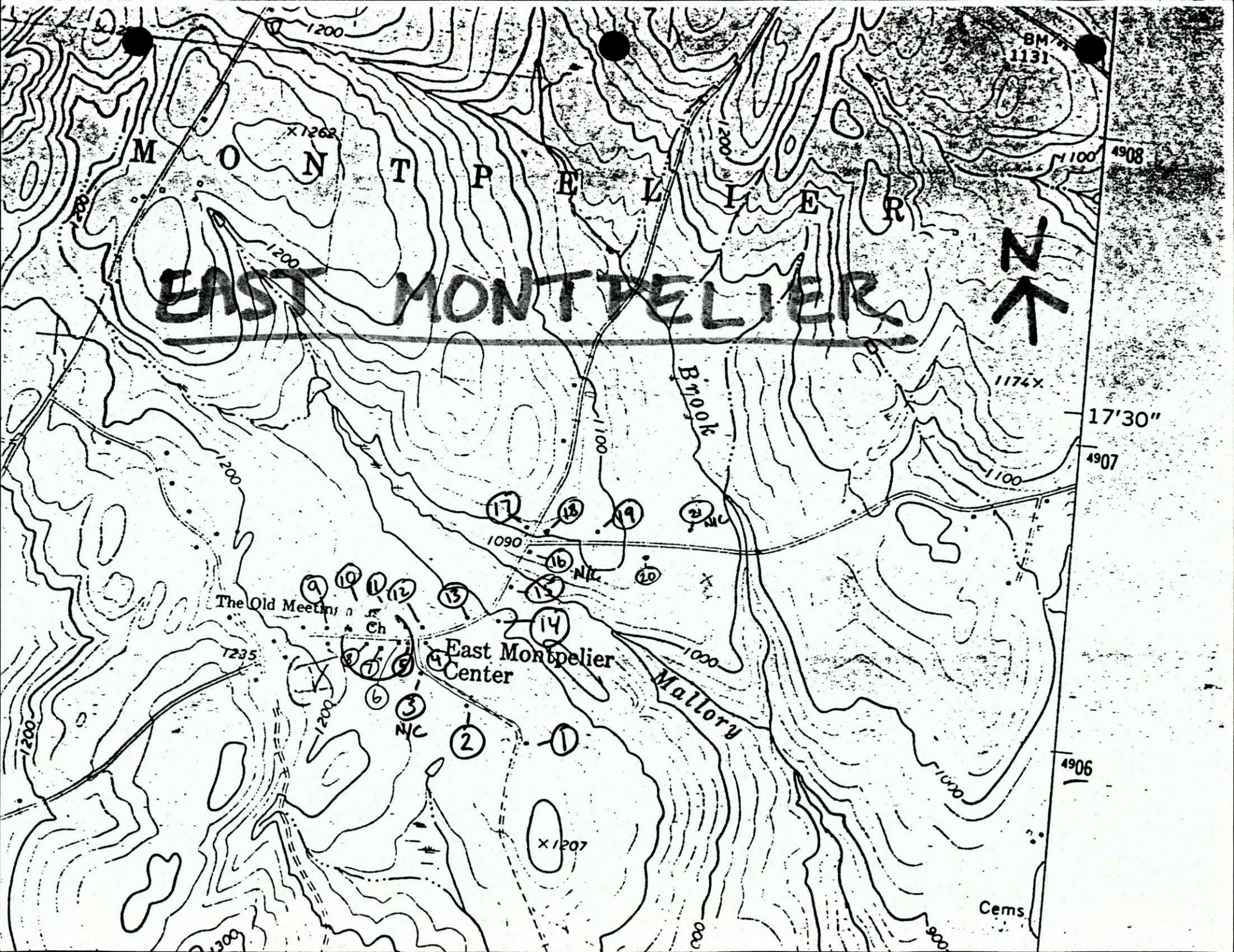



MORGAN HILL
Woodstock, VT
N
South Woodstock
Kendal Cem
Gravel Pit
BM 1055
ROAD
T.R. 5
Stone Chamber
1806
1801
1800
cemetery
c. 1800
c. 1810
c. 1790
JENNEVILLE
Lulls
WILLOW
Brook
TRAIL
JEEP
Notes:
A1, 2, 3 are stone chambers
(A2 is being nominated)
Circled houses are the 6 of
major interest, 5 are brick-

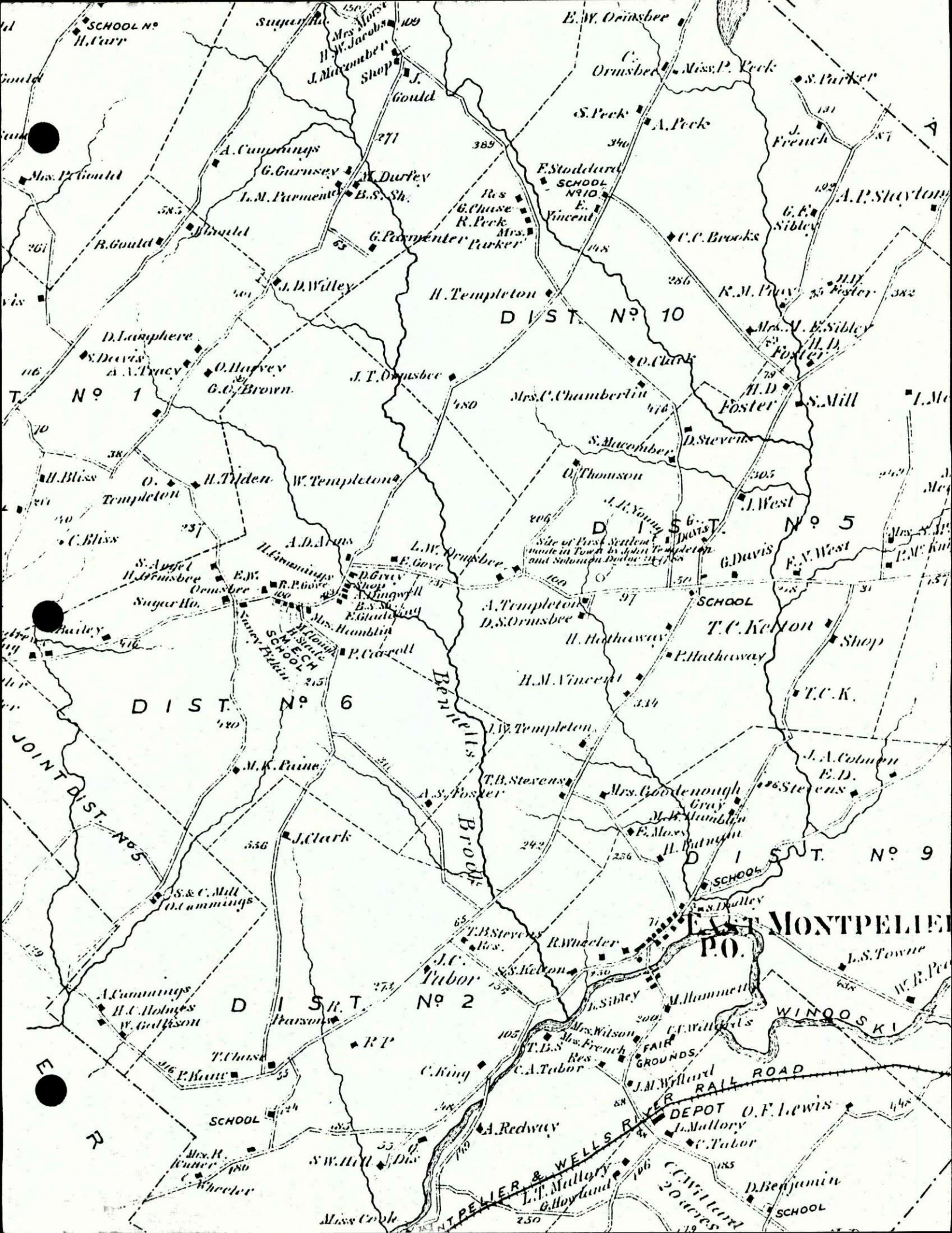


WOODSTOCK

Beers Map, 1869



EAST MONTPELIER
MONTPELIER
N
BM 1131
1262
1200
1100
1174
17'30"
4908
4907
4906
Brook
Mallory
1090
1000
1235
1207
The Old Meeting
Ch
East Montpelier Center
N/C
Cems



SCHOOL No
H. Carr
Sugar Ho.
Mrs. Morse
H. W. Jacobs
J. Macomber
Shop
J. Gould
E. W. Ormsbee
C. Ormsbee
Miss P. Peck
S. Parker
S. Peck
A. Peck
J. French
A. Cummings
G. Gurnsey
M. Durfey
L. M. Parmenter
B. S. Sh.
F. Stoddard
SCHOOL No 10
E. Vincent
Res
G. Chase
R. Peck
Mrs. Parker
A. P. Slayton
G. F. Sibley
Mrs. P. Gould
R. Gould
G. Parmenter
C. C. Brooks
J. D. Willey
H. Templeton
K. M. Pray
H. D. Foster
DIST. No 10
Mrs. M. E. Sibley
H. D. Foster
D. Lamphere
S. Davis
A. A. Tracy
O. Harvey
G. O. Brown
J. T. Ormsbee
O. Clark
Mrs. C. Chamberlin
H. D. Foster
S. Mill
No 1
S. Macomber
D. Stevens
H. Bliss
O. Templeton
H. Tilden
W. Templeton
O. Thomson
J. West
C. Bliss
J. R. Young
DIST. No 5
A. D. Arms
L. W. Ormsbee
E. Gove
Site of First Settlement made in Town by John Templeton and Solomon Dodge
G. Davis
F. N. West
S. Angel
H. Ormsbee
E. W. Ormsbee
R. P. Gove
D. Gray
Shop
A. Dingwell
B. S. Sh.
E. Gladding
Sugar Ho.
A. Templeton
D. S. Ormsbee
SCHOOL
T. C. Kelton
Shop
Bailey
Mrs. Hamblin
H. Hathaway
P. Hathaway
P. Carroll
H. M. Vincent
T. C. K.
DIST. No 6
Bennetts Brook
J. W. Templeton
JOINT DIST. No 5
M. K. Paine
T. B. Stevens
Mrs. Goodenough
J. A. Colman
E. D. Stevens
A. S. Foster
Gray
M. B. Hamblin
E. Moss
H. Putnam
J. Clark
DIST. No 9
SCHOOL
S. & C. Mill
O. Cummings
S. Dudley
EAST MONTPELIER
P.O.
T. B. Stevens
Res.
R. Wheeler
L. S. Towne
J. C. Tabor
S. S. Kelton
A. Cummings
H. C. Holmes
W. Gallison
DIST. No 2
L. Sibley
M. Hammett
WINOOSKI
Pearsons
R. P.
Mrs. Wilson
Mrs. French
C. C. Willard's
T. B. S.
FAIR GROUNDS
T. Chase
P. Kane
C. King
C. A. Tabor
Res.
J. M. Willard
RAIL ROAD
DEPOT
O. F. Lewis
SCHOOL
A. Redway
L. Mallory
C. Tabor
Mrs. R. Cutter
S. W. Hill
Dis
C. Wheeler
L. T. Mallory
G. Howland
C. C. Willard 20 acres
D. Benjamin
SCHOOL
Miss Cook
MONTPELIER & WELLS RIVER

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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on March 24, 1992, beginning at 9:30 a.m. in the second floor conference room, Department of Agriculture Building, 116 State Street, Montpelier, Vermont.

AGENDA

I. Minutes of the February 25, 1992, Meeting

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

III. Director's Report

IV. Old Business

V. National Register Final Review
   A. Richmond Underwear Company Building, Richmond

VI. National Register Preliminary Review

VII. State Register Review and Designation
   A. Montague House, Cambridge
   B. Review and Designation of Surveys for Elmore, Hyde Park, and Johnson, Lamoille County

VIII. Working Lunch

IX. New Business
   A. Environmental Review Update
   B. Review and Selection of FY'92 Certified Local Government Grant Applications
   C. Discussion on State and Federal Flood Emergency Relief Grants

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

MINUTES

March 24, 1992

Members Present:	Glenn Andres Townsend Anderson Barbara George David Lacy Neil Stout Martin Tierney (left at 3:15) Larry Brickner-Wood (arrived 10:15)
Staff Present:	Nancy Boone Elsa Gilbertson Curtis Johnson (11:00 - 12:15) Jane Lendway (1:55 - 2:40)

The meeting was called to order by the chairman at 9:45 a.m. The meeting was held in the second floor conference room of the Agriculture Building, 116 State Street, Montpelier, Vermont.

I. Minutes of the February 25, 1992, Meeting

Ms. George made the motion, which was seconded by Dr. Andres, to accept the minutes as written. The motion passed unanimously.

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

The following meeting dates were set: April 28, May 11, and June 23. Later in the meeting, under item IX.C, the April meeting date was changed to April 21. There was discussion on going to visit some place for a summer meeting. Mr. Lacy offered to give a tour/hike of the Wallingford site, perhaps in August or September.

III. Director's Report

Mr. Gilbertson is at the annual meeting of the National Conference of State Historic Preservation Officers in Washington, D.C. Ms. Ripley is also attending the meeting.

Ms. Boone reported that part of Mr. Gilbertson's mission at the

NCSHPO meeting was to raise the issue of lead paint. Mr. Anderson wrote a position paper about lead paint for the Preservation Trust of Vermont's advocacy committee. Mr. Gilbertson brought this paper with him to Washington. Mr. Anderson gave the Council copies of the paper, and summarized the issues on lead paint. He said it was imperative to get the federal historic preservation programs (such as the National Park Service and National Trust) involved on this issue. He noted that Thomas Visser, at the University of Vermont Historic Preservation Program, is researching legislation and technical documents on lead paint. Mr. Anderson said we need to fully understand the environment of people who get lead poisoning to figure out how they got the lead, and also need to sensitize abatement people to historic fabric. He said that lead paint is the most critical issue that historic preservation will be facing in the next ten years. He thinks that problems in rural areas will be distinct from the problems in urban areas.

Ms. Boone reported on issues regarding the Division's budget situation for FY'93. She explained what will happen when the Building Preservation Specialist position is lost. Mr. Tierney called the agency secretary to follow-up on their discussion at the last Council meeting. Mr. McDougall has suggested a meeting with Advisory Council members on April 22 at the Woodstock Inn from 10:00 a.m. to 2:00 p.m. The Council agreed to the meeting. Discussion on the budget situation followed. The Council decided that members may take action as individuals on some of the issues.

Ms. Boone gave the Council copies of the brochure for the American Disabilities Act workshops coming up in Springfield, Massachusetts, and Denver.

VII. State Register Review and Designation

Mr. Johnson told the Council that the blue lines for The Historic Architecture of Addison County are in. He and Ms. Boone reported that the Rutland County publication inventory is stored in a warehouse next to the North Branch, but that the books fortunately did not get wet in the March 11 flood of Montpelier because they were stacked on wooden pallets.

A. Montague House, Cambridge

Mr. Johnson showed the Council photographs supplied by the owner. He said the barn appears to be eligible for the State Register and that perhaps the house, which has had alterations over time, could be considered as a related structure. Discussion followed. Dr. Stout made the motion, which was seconded by Dr. Andres, to place the barn on the State Register of Historic Places and to make the house a related structure. State Register criterion 16 applies. Dr. Andres said the grouping of buildings is readable on the landscape, the house form is still readable despite the alterations, and that it was important to make the house a related building. The motion passed. There was one abstention.

B. Review and Designation of Surveys for Elmore, Hyde Park, and Johnson, Lamoille County

The Council members reviewed the survey books for these three towns. Mr. Anderson reviewed the survey book for Elmore and made the motion, which was seconded by Dr. Andres, to place the Vermont Historic Sites and Structures Survey for Elmore on the State Register of Historic Places. The motion passed unanimously.

Dr. Andres, Dr. Stout, and Mr. Lacy reviewed the survey for Hyde Park. Dr. Andres recommended that 0803-23-16 be changed from contributing to non-contributing. Mr. Lacy made the motion, which was seconded by Dr. Stout, to place the Vermont Historic Sites and Structures Survey for Hyde Park on the State Register of Historic Places and that site 0803-23-16 be made non-contributing. The motion passed unanimously.

Mr. Tierney, Ms. George, and Mr. Wood reviewed the survey for Johnson. Mr. Tierney made the motion, which was seconded by Mr. Wood, to place the Vermont Historic Sites and Structures Survey for Johnson on the State Register of Historic Places. The motion passed unanimously.

V. National Register Final Review

A. Richmond Underwear Factory Building, Richmond

Council members were sent copies of the nomination before the meeting. They reviewed the photos. Ms. Gilbertson reported that this is an investment tax credit project, and that the Mid-Atlantic Regional Office of the National Park Service has approved parts 1 and 2 of the tax credit application. She noted that the nomination meets National Register nomination priorities 4, 6, 9, 12, and 14. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the National Register nomination of the Richmond Underwear Factory Building under criterion C. The motion passed unanimously.

IX. New Business

C. Discussion on State and Federal Flood Emergency Relief Grants

Ms. Boone reported that after the March 11, 1992, flood in Montpelier, the Division took the initiative to explore ways to help the historic buildings that suffered flood damage. After the flood the Division did a tour of buildings in Montpelier affected by the flood and noticed finish damage and some structural damage, although it was sometimes hard to tell if the structural damage happened as a result of the flood or not. The Division looked to see what kind of funding could be pulled together for a grants program. Federal historic preservation funding has limits on what kind of work can be done. The Division decided to take $25,000 from this fiscal year's federal

funding and $15,000 that hasn't been used yet from state historic preservation grants made several years ago. The latter funds are important because federal grant money can not be used for churches, and the Division did not want to eliminate the opportunity of churches to receive funding. The state grant money can be used for churches. The Preservation Trust of Vermont has also received a $10,000 donation that will go toward the flood grants fund. This makes a total of $50,000.

Ms. Lendway has been meeting with staff from the Federal Emergency Management Agency (FEMA) this week. She said the Division will have the best and perhaps the only program for repair of buildings damaged by the flood. She has suggested to FEMA that they add a section (or pamphlet) to their booklet, "After a Flood," on building recovery--how to treat buildings after a flood. They are interested in pursuing this. It was decided to continue the discussion in the afternoon.

B. Review and Selection of FY'92 Certified Local Government Grant Applications

Mr. Wood stated for the record that he would leave the meeting for the discussion and vote on the Certified Local Government (CLG) grants. He is the town manager of Shelburne, whose CLG is applying for a grant. Mr. Wood then left the room and did not return until the Council had moved onto the next item on the agenda.

Ms. Lendway gave the Council copies of the summaries of the grant proposals (copy attached to record copy of minutes). She reported that Burlington is a new applicant; they are in the process of becoming certified. There are applications from all the CLGs this year. The funds requested do not exceed the money available. All projects are priority one projects. The Council reviewed the summaries of the applications and then scored each application, using the CLG grants selection criteria (1 through 7, 7 points possible)

<u>Bennington</u>

1. - 1 pt.; 4. - 1 pt.; 6. - 1 pt.; 7. - 1 pt. = 4 points total

<u>Burlington</u>

4. - 1 pt.; 5. - 1 pt.; 6. - 1 pt. = 3 points total

<u>Mad River Valley</u>

4. - 1 pt.; 6. - 1 pt.; 7. - 1 pt. = 3 points total

<u>Rockingham</u>

3. - 1 pt.; 4. - 1 pt.; 7. - 1 pt. = 3 points total

Ms. Lendway suggested that the grant be awarded contingent upon the Rockingham CLG having their matching funding for the oral

history portion in hand prior to June 1.

Shelburne

4. - 1 pt.; 6. - 1 pt.; 7. - 1 pt. = 3 points total

Williston

2. - 1 pt.; 4. - 1 pt.; 6. - 1 pt.; 7. - 1 pt. = 4 points total

Ms. George made the motion, which was seconded by Dr. Stout, that the following grants be awarded:

Bennington	$12,823.00
Burlington	5,261.00
Mad River Valley Planning District	6,000.00
Rockingham	4,192.50
Shelburne	3,200.00
Williston	1,550.00
TOTAL	$33,026.00

and that the Burlington grant be conditioned upon the City being approved for certification as a CLG and that for Rockingham the CLG have the matching share for the oral history part of the grant in place by June 1. The motion passed. Mr. Wood was not in the room and did not vote.

Ms. Lendway said that after these grants there is $5,340 available. She asked if the Division could administer that money and use it to supplement the funding for any of the above projects, if there is a need for additional funds. She said if new projects were proposed, she would bring the request(s) to the Council for review and approval. Mr. Lacy made the motion, which was seconded by Dr. Andres, that the Council give Division staff the discretion to use the balance of the CLG funds for necessary adjustments to the approved projects and that the Division run any amendments by the designated Advisory Council member, Ms. George. The motion passed. Mr. Wood was not in the room and did not vote.

A. Environmental Review Update

The Council received in the mail the list of environmental review activities for the month of February. Ms. Gilbertson gave the Council copies of letters Ms. Peebles has written to the Federal Energy Regulatory Commission on the hydroelectric stations in Vermont that are being relicensed.

C. Discussion on State and Federal Flood Emergency Relief Grants (cont.)

Ms. Boone said the grants the Division is offering would be 50/50 matching grants, and would not be for mechanical work or retroactive work. She gave the Council a draft fact sheet on the

grants. Out of the $50,000 available would be some outright planning grants for architectural and/or engineering services. Montpelier architects and engineers would do the work--visiting the building, preparing scopes of work, and making a list of priorities of work to be done. The goal of the Division is to make this grant program as simple as possible.

Ms. Boone said that because of the federal money involved, the grants selection criteria have to meet the federal standards. The Council will be awarding the grants. She said the state legislature is also looking into providing some funding for flood relief. On Friday the House passed legislation providing $120,000 for repair of buildings within the Montpelier Historic District. She noted what work the money could fund. She said the Senate has yet to vote on the issue. These grants would also be administered by the Division. She said there is also a possibility of some funding from FEMA, the regional office of the National Trust (for planning), and the National Trust. Mr. Anderson said it was regrettable that because of the federal requirements the Division grants can't be retroactive since a lot of work has already been done. He suggested seeing if the grant selection criterion on significant leveraging of other funds could be removed because it would unbalance the equity of the grants process. Ms. Boone said she would look into this.

Mr. Anderson stressed that it was a number one priority for the Division to get some positive publicity from this. He suggested working through the Preservation Trust of Vermont to get a public relations professional to donate their services to publicize this program and the Division. He stressed again the need to do the publicity right, and said it had to be done. Mr. Wood agreed, and said the program should be as quick and flexible as possible. Ms. George suggested regarding the line about the Secretary of the Interior's Standards on the fact sheet that it would sound better if it could be stated that the work proposed should preserve historic features, and then reference the Standards. Ms. Boone said she would work on the wording.

Mr. Wood made the motion, which was seconded by Dr. Stout, that the Council accept the grants criteria proposed with the condition that the Division look into removing the last two (priority given to facilities that are handicapped accessible and significant leveraging of additional funds may be considered a factor in project selection). The motion passed unanimously. The Council decided to change the date of the April meeting to April 21. The meeting will be in Montpelier. The Council asked that the Division staff come to the meeting with recommendations on funding.

VII. National Register Preliminary Review

A. Sharon Village Historic District, Sharon

Ms. Gilbertson said this request was made by the Town of Sharon on Thursday. Ms. Boone noted the quick response time on the part

of the Division. Ms. Gilbertson gave the Council copies of current and historic maps of Sharon village. She showed the Council slides that had been taken by John Dumville of the proposed district. The Council concurred that Sharon village appears to be eligible for the National Register as a historic district.

Mr. Wood made the motion, which was seconded by Dr. Stout, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 3:30 p.m.

Submitted by,

Elsa Gilbertson

Division for Historic Preservation

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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on April 21, 1992, beginning at 9:30 a.m. in the second floor conference room, Department of Agriculture Building, 116 State Street, Montpelier, Vermont.

AGENDA

I. Annual Meeting of Advisory Council
   Election of Officers

II. Minutes of the March 25, 1992, Meeting

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

IV. Director's Report

V. Old Business
   A. Report on Lake Champlain Management Conference

VI. National Register Preliminary Review
   A. Jack Hill House, Calais
   B. Pritchett Highdrive Barn, Woodbury
   C. Ramblewood, Greensboro
   D. First Universalist Parish of Derby Line, Derby

VII. State Register Review and Designation
   A. Gilkerson House, Barnet

VIII. Working Lunch

IX. New Business
   A. Historic Preservation Flood Grants--Round 1 Selections
   B. Environmental Review Update

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

MINUTES

April 21, 1992

Members Present:	Glenn Andres (left at 4:30) Townsend Anderson Barbara George David Lacy Neil Stout Martin Tierney Larry Brickner-Wood (left at 11:00)
Staff Present:	Eric Gilbertson Nancy Boone Elsa Gilbertson (out 2:45-3:00; left at 4:30) Mary Jo Llewellyn (arrived at 11:30)
Visitors Present:	Barbara Ripley (1:15-2:00; 2:15-3:45)

The meeting was called to order by the chairman at 9:50 a.m. The meeting was held in the second floor conference room of the Agriculture Building, 116 State Street, Montpelier, Vermont.

Mr. Gilbertson announced that he received a telephone call from the Secretary of the Agency of Development and Community Affairs to cancel his meeting on April 22 with the Advisory Council. The Secretary sent his regrets, but said he needed to be at the legislature tomorrow. Ms. Ripley will reschedule the meeting.

I. Annual Meeting of Advisory Council
Election of Officers

Mr. Tierney, the chairman, said he was stepping down from the Council and that May would be his last meeting. He has served on the Advisory Council for fifteen years. Mr. Tierney opened the floor for nominations for the positions of chairman and vice-chairman.

Dr. Andres made the motion, which was seconded by Ms. George, to nominate Mr. Anderson for chairman. The motion passed. Dr. Stout made the motion, which was seconded by Ms. George, that the nominations be closed. The motion passed. The Council

congratulated Mr. Anderson. Dr. Andres made the motion, which was seconded by Mr. Lacy, to nominate Ms. George as vice-chairman. The motion passed. The positions will be effective April 22.

Dr. Andres made the motion, which was seconded by Mr. Anderson, to express the gratitude of the Advisory Council to the outgoing chairman. Mr. Gilbertson expressed his appreciation to the Advisory Council for their work. He said that the Council has evolved significantly into a major advocacy group for historic preservation. Mr. Tierney said he has found being on the Advisory Council a very enriching experience. He will miss it, but said it was time for him to move on to other things. Mr. Gilbertson said the Division needs to make a recommendation to the Governor for a replacement for the historic architect position on the Council. Discussion followed.

II. Minutes of the March 25, 1992, Meeting

Ms. Gilbertson pointed out that on page 5 the amount of CLG grants awarded should be $33,026. Ms. George made the motion, which was seconded by Mr. Wood, to accept the minutes as corrected. The motion passed unanimously.

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

The following meeting dates were set: May 11 in Montpelier, June 23, and July 21. The July meeting will probably be a state historic preservation grants selection meeting. The Council agreed that the preliminary grants review meeting would be held on July 14. The Council then discussed some tentative dates for rescheduling their meeting with the Agency Secretary.

Later in the meeting, the Council agreed to meet with the Agency Secretary on May 20 at 12:00 at the Woodstock Inn.

IV. Director's Report

Mr. Gilbertson reported on what the legislature is doing with the capital budget for the forthcoming year.

He said that on Monday, May 18, he and John Dumville would be taking the Agency Secretary, Deputy Secretary, Ms. Ripley, and Paul Bruhn on a tour of the state-owned historic sites in the Champlain Valley.

The Council discussed state budget issues.

Mr. Gilbertson said the Division is moving into new office space in May.

Mr. Gilbertson attended the annual meeting of the National Conference of State Historic Preservation Officers (NCSHPO) in Washington, D.C., in March. He said the big issues discussed were property rights and Native American issues. He brought up

the issue of lead paint to as many people as he could. He said there is a failure on the national preservation level to see lead paint as a broad issue for historic preservation, rather than as a technical issue. He handed out the position paper written by Mr. Anderson. Mr. Anderson said that at the affordable housing workshop being held in Vermont this June hazardous materials will be discussed. He is on the panel for the hazardous materials section and will be discussing lead paint. Mr. Gilbertson said he is advocating that the NCSHPO and National Park Service get behind the issue of lead paint in the same way as they are with the American Disabilities Act. He also said it has been suggested that the Division and Vermont Health Department work together on a booklet on lead paint.

V. Old Business

A. Report on Lake Champlain Management Conference

Mr. Gilbertson said Giovanna Peebles has been working on this. The National Park Service (NPS) had come up with $150,000 to fund projects having to do with cultural activities on Lake Champlain. Because of this funding the Management Conference did not fund with their own budget some of the proposed cultural projects. They have recently learned that NPS has earmarked $80,000 of the $150,000 for administration. A project is starting in May to study the submerged resources located between Mount Independence and Fort Ticonderoga.

IX. New Business

B. Environmental Review Update

The Council received in the mail a list of environmental review projects for the past month. Mr. Gilbertson said the Division is working on hydro-electric licensing. These licenses will run for the next 30 to 50 years. Giovanna Peebles will be meeting with staff from the Federal Energy Regulatory Commission and the federal Advisory Council on Historic Preservation this Thursday and Friday. They will be looking at some sites in Vermont and discussing the issues. Discussion followed.

IV. Director's Report (cont.)

Ms. Boone reported that for the past few years the Division has been trying to work toward getting historic preservation discussed in the annual Vermont Affordable Housing conference. This year the conference will be having a historic preservation track, which she will be chairing. She has asked Mr. Anderson to be on the panel. The Division will be listed as one of the sponsors of the conference. She also said that the topic for the Vermont Historical Society annual meeting for local societies in May is on heritage tourism. She will be on a panel, as will William Jenney, one of the regional sites administrators.

VI. National Register Preliminary Review

A. Jack Hill House, Calais

The Council reviewed the survey form for the building, as well as additional photographs and information supplied by the owner. This is an early Cape Cod with many original features. The Council concurred that the property appears eligible for the National Register.

B. Pritchett Highdrive Barn, Woodbury

The Council reviewed the survey materials and historic information and photographs supplied by the owner. Ms. Gilbertson suggested that the owner work with the Division to do further investigation of the house to see if it is a contributing resource. If so the property could be nominated as a farmstead under the Multiple Property Documentation Form, "Agricultural Resources of Vermont." The Council concurred that the barn appears eligible for the National Register, and also concurred with Ms. Gilbertson's suggestion.

C. "Ramblewood," Greensboro

The Council reviewed the historic information and photos supplied by the owner, as well as the survey form for this property. Ms. Gilbertson explained what a "think house" is. The Council concurred that the property appears eligible for the National Register.

D. First Universalist Parish of Derby Line, Derby

The Council reviewed the survey materials on the church and parsonage, as well as slides supplied by a member of the church's board of trustees. The Council asked about the building located just next to the church, and wondered if it was a parish hall. The Council concurred that the church and parsonage appear eligible for the National Register. They said that if the building next to the church was a parish hall or otherwise related to the church, it also should be part of the nomination.

VII. State Register Review and Designation

A. Gilkerson House, Barnet

Ms. Gilbertson said that at the February meeting the Council had concurred that this property (a stone Cape Cod built by an early Scottish settler) appeared eligible for the National Register. She explained that being eligible for the National Register also means being eligible for the State Register, that the survey for Barnet has not yet been placed on the State Register, and that the owners of the property would actually like to be on the State Register. Dr. Andres made the motion, which was seconded by Dr. Stout, to place the Gilkerson House in Barnet on the State Register of Historic Places. The motion passed unanimously.

VIII. Working Lunch

IX. New Business

C. Former National Life Heating Plant, Montpelier

The Council made a visit to this building, located between State and Baldwin streets in the Montpelier Historic District, which is listed on the National Register of Historic Places. Mr. Gilbertson said the building was constructed in 1921. Dr. Stout made the motion, which was seconded by Ms. George, that the former heating plant for the National Life Insurance Building, built in 1921, is eligible for the National Register of Historic Places as a contributing member of the Montpelier Historic District, and the windows are an integral important part of the historic character of the building. The motion passed unanimously.

D. Historic Landscape Preservation Workshop

Ms. Gilbertson gave the Council copies of the brochure for the Historic Landscape Preservation Workshop being sponsored by the National Park Service and the Massachusetts Historical Commission on May 7, 1992.

A. Historic Preservation Flood Grants--Round 1 Selections

Ms. Boone gave the Council an overview of the grants program, which was developed quickly by the Division to assist buildings damaged during the March 11 flood in Montpelier. She gave the Council copies of the grant application, the information sheet and selection criteria, and the list of applicants with grant scores and proposed amounts of funding (copies attached to record copy of minutes). The funding consists of $25,000 in federal funding, $15,000 in unused state grants money, and a $10,000 donation from the Preservation Trust of Vermont. The state legislature is considering an appropriation of $120,000, but they haven't made a final decision yet. If this amount is approved, there will be a total of $170,000 available. There will be a second round of grant selections at the May 11 meeting. The Division is suggesting awarding about two-thirds of the money at this meeting, and one-third in May. The grant awards will be announced once the legislature has decided on their appropriation. About $10,000 has been spent so far for planning grants.

Ms. Boone said it was difficult in many cases to decide if building problems were caused by flood damage or were pre-existing conditions. The goal of the grants program is to do what can be done for these buildings (such as structural repair) to help mitigate the next flood. She said that in the appropriation the legislature is considering, they have eliminated flood clean-up as an eligible activity and will not fund new carpeting or linoleum.

Ms. Boone then explained the grant selection criteria. The Council asked at the March meeting that the Division come to this

meeting with recommendations for funding. The Division reviewed the 31 applications, visited all the sites, took slides, and then scored all the projects and made recommendations on grant awards. Ms. Boone said the Division will ask that conditions be put on some of the grants, such as cleaning out wet debris in basements, removing wet materials from walls, etc.

Ms. Boone said any electrical work has to be approved by Labor and Industry. The State Tax Department has requested that the Division ensure no grants are awarded to property owners who are not in good standing with the Tax Department. She said there were a couple of potential conflict-of-interest cases (buildings owned by legislators and an appointed Agency official whose parents own one of the buildings), but that Ms. Ripley has determined there is no conflict because they are not selecting the grants or influencing the selection of the grants. Ms. Boone said a problem in scoring was separating the critical and non-critical needs. Because a lot more money was requested than there is to give out, the Division first looked at funding critical needs. The largest requests were for interior repairs, such as sheet rock.

Ms. Llewellyn and Ms. Boone then showed the Council slides of each project, summarized the applications, answered questions, and explained their proposed recommendations on funding. Re #13 (100-110 Main St.), the Council decided to discuss this one further. Re #18 (136 1/2 Main St.), Mr. Anderson asked if the pavement is slumped, does that indicate foundation problems. It was explained that they will be applying for a planning grant, so this question can be investigated further. If the planning grant does come through and there is a problem, they can apply for a grant to fix it in Round 2. Re #22 (144 Main St.), the Council asked if there is a problem with the brick and should it be replaced. They asked that the person doing the planning grant assess the brick. Re #26 (153 Elm St.), the Division said a possible condition on any grant would be removal of the wet insulation in the walls. Re #27 (155 Elm St.), a condition would be to clean out the basement of all wet debris and junk. Re #30 (2 Spring), the Council suggested a planning grant to see if the problem is flood-related or if it was a construction problem.

After looking at all the applications, the Council looked again at #10 (66 Main St.) and #13 (100-110 Main St.). Dr. Andres suggested a planning grant for #10. The Division has asked the owner to address insurance issues before the second round of grant awards. Mr. Anderson suggested that a grant award for #10 be conditioned upon getting a planning grant so the work is prioritized and the money spent accordingly. The Council concurred. For #10 and #13 it was suggested getting specifications for the work. Ms. Boone said some of the grant money can go toward specifications. For #10, the Council said an additional $1,000 should be awarded for specs. For #13, they said to add another $5,000 to the proposed grant award.

Mr. Gilbertson said the Division has suggested working with the City of Montpelier on a basement ventilation program.

Dr. Stout made the motion, which was seconded by Dr. Andres, that

meeting with recommendations for funding. The Division reviewed the 31 applications, visited all the sites, took slides, and then scored all the projects and made recommendations on grant awards. Ms. Boone said the Division will ask that conditions be put on some of the grants, such as cleaning out wet debris in basements, removing wet materials from walls, etc.

Ms. Boone said any electrical work has to be approved by Labor and Industry. The State Tax Department has requested that the Division ensure no grants are awarded to property owners who are not in good standing with the Tax Department. She said there were a couple of potential conflict-of-interest cases (buildings owned by legislators and an appointed Agency official whose parents own one of the buildings), but that Ms. Ripley has determined there is no conflict because they are not selecting the grants or influencing the selection of the grants. She said a problem in scoring was separating the critical and non-critical needs. Because a lot more money was requested than there is to give out, the Division first looked at funding critical needs. The largest requests were for interior repairs, such as sheet rock.

Ms. Llewellyn and Ms. Boone then showed the Council slides of each project, summarized the applications, answered questions, and explained their proposed recommendations on funding. Re #13 (100-110 Main St.), the Council decided to discuss this one further. Re #18 (136 1/2 Main St.), Mr. Anderson asked if the pavement is slumped, does that indicate foundation problems. It was explained that they will be applying for a planning grant, so this question can be investigated further. If the planning grant does come through and there is a problem, they can apply for a grant to fix it in Round 2. Re #22 (144 Main St.), the Council asked if there is a problem with the brick and should it be replaced. They asked that the person doing the planning grant assess the brick. Re #26 (153 Elm St.), the Division said a possible condition on any grant would be removal of the wet insulation in the walls. Re #27 (155 Elm St.), a condition would be to clean out the basement of all wet debris and junk. Re #30 (2 Spring), the Council suggested a planning grant to see if the problem is flood-related or if it was a construction problem.

After looking at all the applications, the Council looked again at #10 (66 Main St.) and #13 (100-110 Main St.). Dr. Andres suggested a planning grant for #10. The Division has asked the owner to address insurance issues before the second round of grant awards. Mr. Anderson suggested that a grant award for #10 be conditioned upon getting a planning grant so the work is prioritized and the money spent accordingly. The Council concurred. For #10 and #13 it was suggested getting specifications for the work. Ms. Boone said some of the grant money can go toward specifications. For #10, the Council said an additional $1,000 should be awarded for specs. For #13, they said to add another $5,000 to the proposed grant award.

Mr. Gilbertson said the Division has suggested working with the City of Montpelier on a basement ventilation program.

Dr. Stout made the motion, which was seconded by Dr. Andres, that

the following grants be awarded, contingent upon receiving funding from the legislature:

5 State Street	$ 3,500
26-42 State Street	4,000
58 State Street	5,000
64 State Street	2,000
93 State Street	10,000
28 Main Street	1,250
44 Main Street	1,000
54 Main Street	1,100
66 Main Street	7,500
68 Main Street	3,500
70 Main Street	1,000
100-110 Main Street	20,000
115 Main Street	1,000
135 Main Street	1,500
137 Main Street	700
136 Main Street	1,500
138 Main Street	3,500
138 Main Street (carriage barn)	1,550
140 Main Street	1,500
144 Main Street	1,000
22-28 Elm Street	8,000
131 Elm Street	2,500
137 Elm Street	1,950
153 Elm Street	650
155 Elm Street	1,510
4 Langdon Street	3,700
17-21 Pitken Court	3,000
2 Spring Street (house)	800
TOTAL	$ 94,210

The motion passed unanimously. Ms. George made the motion, which was seconded by Mr. Lacy, to direct the Division to apply appropriate conditions on any of the grants and make minor adjustments to the awards as needed; and that the Council is impressed by the amount of structural work needed in basements of the affected buildings and encourages the Division to apply the grants, by making revisions to scopes of work, to structural needs as much as possible. The motion passed unanimously.

Mr. Anderson said that at the last meeting he said these flood grants should be used as an opportunity for positive publicity for the Division, and asked for an update on any publicity efforts. Ms. Boone said she asked Paul Bruhn for ideas, and that the Division staff had asked Mr. Gilbertson to be the point person for publicity. Mr. Gilbertson said he has talked to a reporter. The Council suggested asking the Agency publicity person for help. The Division has asked, but received no help. The Council then suggested engaging the Agency in other ways, such as being involved in handing out grant checks. It was also suggested that the Governor or Ralph Wright be asked to award grant checks. Mr. Anderson said it was important to get the Agency Secretary involved in getting positive publicity for the Division on this. He will contact the Secretary.

IX. New Business

E. Other

Mr. Anderson requested that the Division pull together information on activities during Preservation Week. Ms. George said she is requesting that her local paper do a preservation story during Preservation Week, and she suggested others do the same. She will send her letter to other Council members as a sample. Mr. Anderson suggested that we begin talking about Preservation Week 1993.

Mr. Anderson made the motion, which was seconded by Ms. George, to adjourn the meeting. The meeting was adjourned at 4:45 p.m.

Submitted by,

Elsa Gilbertson
Nancy E. Boone

Division for Historic Preservation

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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on May 11, 1992, beginning at 9:30 a.m. in the conference room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

I. Minutes of the April 21, 1992, Meeting

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

III. Director's Report

IV. Old Business
11:00 A. East Montpelier Center Rural Historic District

V. National Register Final Review
A. General Lewis R. Morris House, Springfield

VI. Working Lunch

VII. New Business
A. Historic Preservation Flood Grants Selection--Round 2
B. Environmental Review Update

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

MINUTES

May 11, 1992

Members Present:	Glenn Andres Townsend Anderson Barbara George David Lacy Neil Stout
Members Absent:	Martin Tierney Larry Brickner-Wood
Staff Present:	Eric Gilbertson (12:20 - 3:40) Nancy Boone Elsa Gilbertson Curtis Johnson (11:00 - 12:30) Mary Jo Llewellyn (arrived at 1:30)
Visitors Present:	Barbara Ripley (9:45-12:15; 2:55-3:40) Christopher Reed (11:00-12:30; Item IV.A) Richard L. Ormsbee (") Conrad Ormsbee (") Johanna DeMartino (") Thomas Brazier (") Charles Storrow, Esq. (") Lena P. Brazier (") Henry A. Brazier (") Nancy Brazier (")

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

I. Minutes of the April 22, 1992, Meeting

Ms. George pointed out that on page 6, first full paragraph, the "she said" after the mention of Ms. Ripley should be changed to "Ms. Boone said." Dr. Andres made the motion, which was seconded by Ms. George, to approve the minutes as corrected. The motion passed unanimously.

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

The following meeting dates were set: June 23, July 21, and September 22. There will be no August meeting. The preliminary review of the state historic preservation grants will be on July 14. There was some discussion about having the July grants selection meeting on July 28. The meeting date will be changed to July 28 only if the Grants Manager will not be on vacation then.

V. National Register Final Review

Ms. Gilbertson announced that the Hayward and Kibby Mill in Tunbridge and the District No. 1 Schoolhouse in Somerset have been listed on the National Register. She gave the Council copies of the Frederick Squire House nomination, which will be reviewed at the June meeting. Mr. Lacy talked about the Somerset National Register nomination.

A. General Lewis R. Morris House, Springfield

The Council received copies of the nomination in the mail before the meeting. They reviewed photographs of the property. Ms. Gilbertson said the nomination meets National Register nomination priorities 6 and 12. There was discussion on the integrity of the property and the restoration work on the house. Dr. Andres pointed out that on section 8, page 6, the paragraph about William Jarvis and the Merino sheep should be corrected. Ms. Gilbertson said she would do so before sending in the nomination. Mr. Anderson suggested that at a future meeting the Council should discuss the issue of preliminary determinations made a number of years ago, since he said the school of thought on historic preservation has changed over time. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

VII. New Business

B. Environmental Review Update

The Council received copies of the report in the mail before the meeting.

C. Other

Ms. Boone said that Division staff and Ms. George attended a National Park Service workshop on historic landscapes in Boston on May 7. There will be a discussion on the subject of historic landscapes at a later Council meeting.

Ms. Boone reported on the Vermont Historical Society meeting for local historical societies that was held on May 2 in St. Albans. She was one of the speakers. She also said that the agricultural extension service is getting together with the Travel Division,

University of Vermont, State Department of Agriculture, Vermont Ski Areas Association, and other groups to discuss tourism and agriculture.

Ms. George suggested the Council should consider again the idea of inviting guests to meetings or for lunch. She suggested inviting the new Travel Commissioner, extension service people, etc.

Ms. Boone said she recently learned about a big effort that has been underway in the State to develop a travel plan. The Division had not been notified about this, and therefore unfortunately was not a participant.

Mr. Anderson announced that the Council's meeting with the Secretary of the Agency of Development and Community Affairs has been postponed again. He asked if May 28 from 10:00 to 2:00 at the Quechee Club would be convenient for everyone. The Council agreed to meet on that day with Mr. McDougall.

IV. Old Business

A. East Montpelier Center Rural Historic District

Mr. Anderson introduced the Council and staff members to the visitors who came to discuss this issue. Mr. Johnson summarized the issue. He said the Division had made an error in following its review and designation policy by not notifying the Town of East Montpelier before the Advisory Council review of the State and National Register eligibility of this district. Later the Division sent a letter to the property owners (which is not required by the policy), but by mistake did not send it to one of the owners. He noted that the potential district has generated great discussion at the local level and that the Division's procedural errors have become an issue in themselves and created confusion. He asked the Council to rescind their decision about the State and National Register eligibility of this proposed rural historic district and start the process over again so the policy can be followed. He said the East Montpelier Planning Commission and Board of Selectmen have asked for a delay in the reconsideration of this district and would like to have a public hearing on the subject. Mr. Johnson also asked that the Council delay any more action on the district until after the local issues are resolved. He gave the Council and visitors copies of comment letters from Henry and Lena Brazier, Mr. Storrow, who represents Thomas and Ann Brazier, and the Strongs.

Mr. Storrow asked what the Council's next step will be and if this was going to be a meaningless exercise. He said the Braziers are concerned about their farm being included in the proposed district. Mr. Johnson said the Council will not consider this again until after the Division has worked with the Town and there is at least one public forum in town. He said the details are yet to be determined.

Ms. DeMartino, chair of the East Montpelier Planning Commission, asked for a response in writing to the questions she raised in a meeting recently with the Division about the issue of the proposed district. She asked what rights do people who live outside the historic district have to ask that this district be designated, and what rights the Town has. She asked about the implications of designation, and said that this has been a real nightmare and that the State has been treading on the rights of the townspeople. Ms. Boone repeated that the Division apologizes for its error. She said the Division has been very involved over the years with East Montpelier and historic preservation programs, and really regrets the difficulties this may have caused. Ms. DeMartino said that Act 200 has made town planning very difficult, and this district issue has given people ammunition in the Act 200 battle.

Mr. Anderson responded that resource analysis is essential to any planning effort, and that historic resources are no different than deer yards or wetlands. He said the process needs to be reasonable and provide for proper input.

Ms. Boone explained the entire National and State Register process, and determinations of eligibility vs. actual listings. She said the East Montpelier survey was done in 1978. Many properties in the proposed district are already listed individually on the State Register. The current district proposal provides an overlay, joining these resources together in a historic district. The Division and the Council reviewed the East Montpelier Center area for a rural historic district because of a request from interested people in the area. Ms. Boone noted that the Division has never before received a request from such a large number of people.

Ms. DeMartino asked about the request submitted vs. the boundaries actually decided upon. Ms. Boone said that in the evaluation process, especially with rural historic districts, it can be a technically complex thing to determine boundaries. She explained how it was done, and said that the boundaries would not be finalized until the research has been done. Mr. Storrow asked the Council to go out and look at the boundaries for themselves.

Mr. Lacy asked Ms. Boone to explain the implications of State and National Register listing. She said such designation does not confer any additional restrictions. She discussed federal law, Act 250, and other state law, all of which cover property on or eligible for the National or State Register. She said the presence of historic resources should be considered when planning projects, so projects can go forward while preserving the resources.

Conrad Ormsbee, who owns land abutting the proposed district, asked what the implications are for properties that abut the district. He said he wasn't reassured by the discussion so far this morning. He asked why so much land was included, saying that he thought it was ludicrous. He said he would be disappointed if later this "fluid boundary" for the district

includes his property. Mr. Ormsbee asked what it takes to add property to a district, as someone had said it would take a petition with five names. Mr. Anderson said any expansion would require the same scrutiny and resource analysis. Ms. Boone said she hoped at the local level there would be discussion of boundaries. She said that in rural historic districts the land has been shaped for farm use and is an important part of the historic resource, and that the best information about historic land use comes from the local level. Mr. Ormsbee asked if anything over 50 years old has the potential to be historic. Ms. Boone explained the 50 year threshold. Mr. Storrow asked what the rationale was for including the whole Brazier farm in the district.

Ms. George made the motion, which was seconded by Dr. Andres, that the Council rescind the action taken at the February 25, 1992, meeting regarding the East Montpelier Center Rural Historic District because the policy the Council had set regarding State and National Register review was inadvertently not followed. The motion passed unanimously.

The Council then discussed Mr. Storrow's question. Mr. Johnson explained that the staff came to the Council meeting with information on the East Montpelier Center area, and that in discussion at the meeting it was decided the house and barns of the Brazier farm were an important visual component of the potential district as it can be seen from many vantage points. He said the Division usually lists whole properties if they are historic, rather than portions of properties. He said the Division and Council used the property boundary information that was available at the meeting, but said it may not have been correct. Mr. Henry Brazier asked if the land owner has anything to say about being in a historic district. Ms. Boone said they do not have any veto power.

Mr. Anderson then summed up the issues. Mrs. Brazier said she wanted the Council to know that they were never notified about this rural historic district.

Mr. Anderson said the Council had a high quality level of discussion and review in their meetings. He said they were sorry for the mistake. He said it was an error, and that there certainly was no attempt to be devious. The Council is more than willing to go through the process again to make sure that everyone's voice is heard on this issue.

Ms. DeMartino said she does not want the Town of East Montpelier to be the one to come forward with the request to review this area for the State and National registers. She asked if the Council is going to wait for a new request. Mr. Johnson said the Division has a request in hand (the original request) from a certain number of townspeople. Ms. DeMartino asked about determining the validity of the request from these people, and said the Town would raise this issue. Mr. Storrow stated he does not want the land owned by the Braziers to be included in the district review.

Mr. Reed, whose property is within the proposed district boundary, said he understood the need to protect historic buildings and working farms with historic significance, but said the nature of agriculture is that it is constantly changing. Some farm properties are pretty much the way they were, but many others have been broken up and have different uses. Where do you draw the line? Ms. Boone said setting boundaries for rural districts is more difficult than for other historic properties, and explained what one looks at. Mr. Lacy discussed patterns of development and settlement over time, noting that a historic district doesn't need to have everything look the way it did in 1830, for example.

Mr. Thomas Brazier said in modern agricultural practice there are Federal funds that are involved on a yearly basis. He said he had a very big concern about federal funding, and using it to manipulate farmers. Ms. Boone noted that the Division has been working with the Soil Conservation Service in Addison and Franklin counties, and is not interested in stopping manure pits, etc. She stated the Division wants farms to keep working. Mr. Brazier said that other people can become involved in your issues if your farm is in a historic district. He had asked a staff member of a U.S. senator about this. Ms. Boone said the Division was not aware of such a thing under Section 106. Mr. Brazier said he does not want, under any circumstances, to have his farm be a part of the historic district. He said Richard Atkinson and Robert Buchicchio also do not want their land to be a part of the district. Mr. Lacy asked if Mr. Brazier thought his farm was historic. Mr. Brazier said he didn't, everything has changed, and every year he has to adapt the farm for current agricultural practices. He said he wasn't convinced about the Division's assurances about farming and said the regulations can change, as can the staff at the Division and the Council. He said he is finding all this to be excessive regulation.

Mr. Henry Brazier asked again if property owners have any rights. Mr. Anderson said the process of considering State and National Register eligibility of this area is beginning again, and that everyone's input would be considered. Ms. DeMartino said that the State has to set some priorities: when do you decide there are enough historic districts, deer yards, and wetlands in our town? She stated now it is time to consider the people. Mr. Anderson stated that he is in the development business, and has yet to see any project that has been seriously impeded because of historic preservation issues. He said the goal of historic preservation is not to prevent change, but to ensure that change occur in a reasonable and appropriate context.

Dr. Andres made the motion, which was seconded by Dr. Stout, to defer any action on the request for review of State and National Register eligibility for an East Montpelier Center Rural Historic District until input has been received from the Town of East Montpelier. The motion passed unanimously.

Corrected as per 6/23/1992 meeting

III. Director's Report

Mr. Gilbertson said the Division found out on May 6 that the flood grant legislation was signed.

Mr. Gilbertson met last Monday in Brattleboro with all the State Historic Preservation Officers from New England and New York. This group had never gotten together before. They had a good discussion on common problems. Of all these states the Vermont state office has the largest budget cut for the coming fiscal year. In September there will be another meeting, with all the state historic preservation office staff attending so everyone can meet their counterparts in the various program areas.

Mr. Gilbertson is on the selection committee for the wooden covered bridge study. He discussed issues regarding state-owned metal truss highway bridges, and noted that the Agency of Transportation (AOT) has money in their budget to demolish a historic metal truss bridge in Clarendon.

Mr. Gilbertson said Robert McCullough, Building Preservation Specialist at the Division, will be shifted to AOT on July 5th. His position at the Division has been eliminated because of budget cuts in the next fiscal year. Mr. Gilbertson said this will be a real loss for the Division, but he said he feels Mr. McCullough will make a significant impact at AOT.

The Division has recently learned that it will own the Bradley Law Office (1803) in Westminster. It was left to the State in a 1909 will.

The legislature has appropriated $40,000 to the Division for historic barn grants.

VII. New Business

A. Historic Preservation Flood Grants Selection--Round 2

Ms. Boone reported on what has taken place with the flood grant program since the last meeting. Because the Division only learned last week about the legislation being signed, the grant recipients from Round 1 have not yet been notified about their awards. She said that at 22-28 Elm Street (an application considered in Round 1) one of the businesses has decided to move to a new location, so the amount of funding for the electrical work could be reduced. She suggested the grant award for electrical work be changed from $5,000 to $1,000.

Dr. Stout made the motion, which was seconded by Dr. Andres, to change the total grant awarded to 22-28 Elm Street from $8,000 to $4,000, with the funding for electrical work being changed from $5,000 to $1,000. The motion passed unanimously.

Ms. Boone reported that the State Tax Commissioner has asked that grants not be given to people who are not in good standing with

the tax department. She noted one of the applicants for Round 2 grants has had well-publicized tax problems. She said the Division had asked the Deputy Secretary of the Agency of Development and Community Affairs and the State Historic Preservation Officer to check this out before the meeting, so the grants today can be awarded accordingly. She said they decided not to pursue answering this question, but rather advised the Division and Council to go ahead and award the grants. Ms. Boone therefore suggested having an alternate plan in case this applicant is awarded a grant but turns out not to be in good tax standing.

Ms. Llewellyn gave the Council a list of all the applicants, their grant scores, and suggested amount of funding (copy attached to record copy of minutes). She and Ms. Boone then reviewed all the applications and show slides of all the projects. Ms. Llewellyn and Ms. Boone or Mr. Gilbertson made site visits to all the buildings. There was discussion on each application.

18. 50 State Street: Questions were raised on the proposed solution to the problem. It was suggested that a condition of the grant be that they get specifications from an engineer.

19. 100 State Street: Ms. Boone reported that if the applicant wants to rehabilitate this building, the Federal Emergency Management Agency will require that they meet the current flood plain standards. This will present a huge financial problem.

23. 35 Elm Street: It was suggested that a grant condition be putting in ventilation in the basement.

29. 65-87 Elm Street: Ms. Boone reported that the ownership of the building is changing hands. The Central Vermont Land Trust will be obtaining the property in July.

32. 122-126 Elm Street: It was suggested that a grant condition be investigating the possibility of reusing the granite for the foundation.

Ms. Llewellyn and Ms. Boone said that two applicants (136 1/2 Main Street and 115 Main Street) from Round 1 have provided more information about their work. It was agreed to award 136 1/2 Main Street an additional $1,000.

In Round 1 $90,210 was awarded for grants. About $10,000 was awarded for planning grants. This leaves $69,790 to be awarded in Round 2.

The Council then discussed funding 100 State Street, and what that would mean as far as awarding grants to the other applicants. Dr. Andres made the motion, which was seconded by Ms. George, to award the following grants, which are to all applicants who received a score of 6 or higher, with the reservation that every applicant must provide the Division with a certificate of good standing from the Vermont Tax Department by

September 15, and that after that date if there are any grant recipients who have not filed such certificates the remainder of the funds will be allocated to those grant recipients who scored a 5 or below:

22-26 Main Street	$ 2,000
73 Main Street	4,000
134 Main Street	1,100
141 Main Street	1,000
11 East State Street	2,250
26-28 School Street	5,000
24 1/2 St. Paul Street	1,500
20-26 State Street (a. Condo. Assoc.)	600
50 State Street	6,000
100 State Street	10,000
152 State Street	1,000
8-20 Langdon Street	1,200
35 Elm Street	1,500
41 Elm Street	1,250
52-54 Elm Street	1,750
1-3 School Street	1,500
7 School Street	3,000
59-63 Elm Street	1,500
65-87 Elm Street	7,500
120 Elm Street	2,000
122-126 Elm Street	4,000
136 1/2 Main Street	1,000
118 Main Street	1,000
126 Main Street	1,000
147 Main Street	1,000
TOTAL	$ 63,650

The motion passed unanimously.

Dr. Stout made the motion, which was seconded by Mr. Lacy, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 4:50 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation

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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on June 23, 1992, beginning at 9:30 a.m. in the Warren Town Hall, Warren, Vermont.

AGENDA

I. Minutes of the May 11, 1992, Meeting

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

III. Director's Report

IV. Old Business

V. National Register Final Review
- A. Frederick Squire House, Bennington
- B. South Newfane Bridge, Newfane
- C. West Milton Bridge, Milton
- D. Kendron Brook Bridge, Woodstock
- E. West Woodstock Bridge, Woodstock
- F. Woodstock Warren Through Truss Bridge, Woodstock
- G. Montgomery House, Montgomery
- H. J. S. Sweeney Store, Barn & Livery/Hall, Charleston

VI. Working Lunch

VII. National Register Preliminary Review
- A. 107 Main Street; 4, 8, 12, 18, 20 Main Street Court; and 103 Main Street, Newport

VIII. State Register Review and Designation
- A. South Victory Schoolhouse, Victory

IX. New Business

10:30-11:00	A.	Discussion on Rural Historic Districts
11:00-11:20	B.	Review of CLG Grant Amendments/New Projects
11:20-12:00	C.	Presentation on Work of Mad River Valley CLG Commission
2:00-3:00	D.	Deck Addition, Champlain Mill, Winooski
3:00	E.	Other Business (possible Executive Session)

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

MINUTES

June 23, 1992

Members Present:

Townsend Anderson, Chairman, Citizen Member
Barbara George, Vice-Chairman, Citizen Member
Glenn Andres, Architectural Historian
David Lacy, Historic and Prehistoric Archeologist
Neil Stout, Historian
Larry Brickner-Wood, Citizen Member

Division for Historic Preservation Staff Present:
Eric Gilbertson, Director
Elsa Gilbertson, National Register Specialist (left at 3:30)
Lanora Preedom, Administrative Assistant (left at 3:30)
Jane Lendway, Preservation Planner (10:00 - 1:55)
Curtis Johnson, Architecture Survey and Publication Manager (10:00 - 1:55)

Others Present:
Barbara Ripley, State Historic Preservation Officer (out 12:10 - 1:10)
Brian Shupe (Item IX.C; 11:20 - 1:10)
Raymond Pecor (Item IX.D; 2:00 - 3:00)
David Ely (")
Dick Corley (")

The meeting was called to order by the Chairman at 9:50 a.m. The meeting was held in the Town Hall in Warren, Vermont.

I. Minutes of the May 11, 1992, Meeting

Dr. Stout asked that on page 6, paragraph 2, next to last sentence, "and the Council" be added at the end of the sentence. Dr. Andres made the motion, which was seconded by Dr. Stout, to accept the minutes as corrected. Mr. Anderson said that in the minutes Ms. Ripley should be listed under the list of people present as State Historic Preservation Officer rather than under "Visitors Present." The motion passed unanimously.

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

The following meeting dates were set: July 14 for the grants preliminary review, July 21 for the regular monthly meeting, September 1, and September 22. The Council asked the Division staff to find out the dates for the National Trust and the APT conferences in October, in order to assist the Council in selecting a date for the October meeting. The September 1 meeting will be set aside to discuss policies, preservation philosophies, ideas for the future, etc. Ms. Gilbertson expressed the concern of the Division that an architect be appointed to the Council before the preliminary grants review meeting, and said it was the feeling of the staff that if an architect is not appointed by then the grant selection should be postponed. Ms. Ripley said she would get the names to the governor's office for the appointment.

Ms. George suggested that in light of Division budget difficulties perhaps only a few Council members should do the preliminary grants review. Discussion followed. Mr. Gilbertson said he appreciated the concern, but that the costs of the preliminary grants meeting would not be prohibitive if most members attended.

Mr. Wood announced that he is resigning from his position as Shelburne Town Manager on July 31 to become town manager of Durham, New Hampshire. Mr. Wood said he appreciated his time on the Council, and what he has learned over the years. The Council also expressed its appreciation to Mr. Wood.

Mr. Anderson said that at Council meetings he would like to see updates on some of the items discussed in previous meetings. Mr. Gilbertson said they could be part of the Director's Report.

III. Director's Report

Mr. Gilbertson reported that the Division has moved into its new office space. It has been very difficult, as the contractors are still working, but he said it will be nice space when finished.

The Division expects to receive its latest book, The Historic Architecture of Addison County, from the printer this week. Mr. Johnson passed around a mock-up of the book.

Mr. Gilbertson said he has received the summer (1991) study committee report on the Division's environmental review process, and will give copies to the Council. He said he was fairly satisfied with the report although there are still some things with which he doesn't agree. He said he was pleased the report clarifies that Division staff can testify for the Council in the state review process.

The new State Historic Sites brochure was handed out.

The Division has received a number of inquiries about the barn

grants program. June 26 is the deadline for the state historic preservation grants. Mr. Gilbertson said Mary Jo Llewellyn is still working on the Montpelier flood recovery grants.

Mr. Gilbertson said the Council needed to be aware of the decision the Vermont Supreme Court made in the case regarding Abenaki aboriginal rights. Discussion followed.

Ms. George showed the Council the June issue of Vermont Business Magazine, which has an extensive article about historic barns with quotes from Mr. Gilbertson. She suggested adding a State Historic Preservation Officer's Report to the agenda. Ms. Ripley said she was working with the Abenaki and the State on negotiations for the Swanton Fish Hatchery.

Mr. Wood suggested putting down times on the agenda, and said he has found that to be effective in Shelburne. Ms. George also suggested a report from the Advisory Council.

VIII. State Register Review and Designation

A. South Victory Schoolhouse, Victory

Mr. Johnson said this was the request of the Victory Town Clerk. He suggested that since the survey was so small, the Council could consider designating the entire survey to the State Register. The Council looked at the survey book while discussing the next agenda items, and agreed to vote on this later.

B. Other

The Council asked what was happening with the East Montpelier Center Rural Historic District issue. Mr. Johnson said Division staff will be going to an East Montpelier Planning Commission meeting, probably on July 16. The Division will send owners in the potential district a follow-up letter. He said the Planning Commission has specifically asked that the Division's letter cover State Register policies and what owner rights are. There will probably be a public hearing with the Council; perhaps at the regular September meeting, depending on the meeting schedule.

IX. New Business

A. Discussion on Rural Historic Districts

Mr. Johnson gave the Council a list of issues regarding rural historic districts that the Division would like the Council to discuss over the next six months or so (copy of list attached to record copy of minutes). Ms. George reported on the National Park Service workshop in Massachusetts that she and a number of Division staff had attended this spring. She said it became clear during the workshop that a lot of Vermont qualifies as a rural historic landscape. She said that landscapes, almost by definition, are continually changing and that integrity is a big

issue. It is important to look at the history of the landscape and ask if what one sees is historic. Rural districts can be used as a tool in the planning process and are one way a Town can protect what it cares about. She said survey work is very important for evaluation, and the National Register is a tool for establishing the significance and importance of resources.

Dr. Andres noted that history is very important in rural historic districts, and discussed the issue of scenic vs. historic.

Mr. Lacy asked how many times do we preserve the same model, and won't we lose our credibility if there are a lot of these rural districts? Ms. Gilbertson explained that the National Register recognizes three levels of significance--national, state, and local--and that local significance may cover an area the size of a town or even smaller.

Mr. Gilbertson stated that Vermont is really quite uncommon with its wealth of historic resources, and discussed how the "hand of man" can be seen on the Vermont landscape.

The staff discussed National Register Bulletin 30 (on rural historic landscapes). Ms. Gilbertson will give each Council member another copy of Bulletin 30. Mr. Anderson encouraged everyone to read it. Mr. Johnson noted the importance also of documenting the landscape that has gone. If that can be done, you can often make a stronger case for the historic landscape that remains.

Mr. Anderson discussed the potential implications of rural historic districts and the possibility of stopping every subdivision. Dr. Andres stressed the importance of surveys. Ms. George passed around a copy of Saving America's Countryside. Mr. Gilbertson suggested inviting Rick Carbin from the Countryside Institute to a meeting. He said the way to save the agricultural landscape is to make agriculture work. He said that with rural historic districts, we need to figure out where to stop.

VIII. State Register Review and Designation

A. South Victory Schoolhouse, Victory (continued)

Mr. Wood made the motion, which was seconded by Dr. Andres, to place the survey of Victory on the State Register of Historic Places. Mr. Anderson noted that forms for two different buildings had photos of the same house. The Council asked the Division to look into this. The motion passed unanimously.

IX. New Business

B. Review of CLG Grant Amendments/New Projects

Ms. Lendway said the Division had some money left from this and last fiscal year for Certified Local Government (CLG) grants. She gave the Council copies of the grants selection criteria and a summary of the grant requests for this second round of CLG

grants (a copy of the summary is attached to the record copy of the minutes). Ms. Lendway outlined each proposal. The Council reviewed the summary and scored the grants using the selection criteria.

Mad River Valley Planning District
(Survey and Planning Criteria):
3. - 1; 4. - 1; 6. - 1; 7. - 1 = 4 points total

Williston

Ms. Lendway explained the background of the project, which is to fix an early concrete arch pedestrian bridge. Mr. Anderson suggested another source for the epoxy. Mr. Lacy suggested that some interpretive information be placed near the bridge.

(Development Project Criteria):
1. - 3; 2. - 3; 3. - 3; 4. - 3; 5. - 3; 7. - 3 = 18 points total

Ms. Lendway said that during the first round of CLG grants this year the Council agreed that projects could be adjusted. She reported that Williston is asking for $400 for additional expenses for its video project and that Bennington is asking for an additional $2,800, which would complete their survey project. The money would come from FY'91 funds. Mr. Wood said if there is money left from FY'91 he would prefer it first go to Bennington for their survey and if there is money left over to grant it to Williston. Ms. Lendway explained that $2,800 is what Bennington needs and that $400 is much less than the total overrun on the Williston project.

Ms. Lendway reported that Burlington is Vermont's newest CLG.

Mr. Wood made the motion, which was seconded by Dr. Andres, to award the grants as recommended:

FY'92 funds	Mad River Valley Planning District	$ 5,000
	Town of Williston (bridge project)	3,122
	Total	$ 8,122
FY'91 funds	Bennington	$ 2,800
	Town of Williston (video project)	400
	Total	$ 3,200

The motion passed unanimously.

C. Presentation on Work of Mad River Valley CLG Commission

Ms. Lendway introduced Mr. Shupe, Executive Director of the Mad River Valley Planning District, to the Council. She said the Planning District has had a very active CLG program.

Mr. Shupe then made a presentation to the Council on the rural resource preservation effort of the Mad River Valley Planning District. He said the basis of their work is the Mad River

Valley Rural Resource Protection Plan, which was completed in 1988. He said the CLG grants over the years have leveraged a significant amount of other funding. He gave the Council copies of a number of their studies and handouts, including the Rural Resource Protection Plan, archeological study, rural resource partnership brochure/fact sheet, conservation fact sheet, and a sheet introducing the "Friends of the Mad River" Protection Group. They have also done several National Register nominations--Warren Village Historic District, Mad River Valley Rural Historic District, and the Knoll Farm in Fayston.

Mr. Wood said the Mad River Valley CLG is doing an excellent job and very innovative work. Mr. Anderson said he was impressed by the amount of education that has been done and said people in the three towns of the district are now very aware of history and planning. The discussion continued during the working lunch.

V. National Register Final Review

The Council members received copies of all the nominations before the meeting. There were no comment letters for any of the nominations. During the discussion the Council looked at slides and/or photographs of all the properties under consideration.

A. Frederick Squire House, Bennington

Ms. George asked why the interior was not discussed in the statement of significance. Ms. Gilbertson explained. The nomination meets priorities 4, 6, 12. She showed the Council the final review report of the nomination by the Bennington CLG, which approved the nomination and was enthusiastic about it. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criterion C. The motion passed unanimously.

B. South Newfane Bridge, Newfane

Ms. Gilbertson explained the background of the following bridge nominations. The bridges are either considered exceptional or are threatened by potential improvement or replacement projects.

The Council asked some questions about the South Newfane bridge nomination. It meets nomination priorities 7, 8, 9, and 12. Dr. Andres made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

C. West Milton Bridge, Milton

The nomination meets priorities 7, 8, 9, and 12. Ms. George made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

D. Kendron Brook Bridge, Woodstock

This meets nomination priorities 8, 10, and 12. The Council

noted the omission of a word in the description section. It will be corrected before submission. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve this nomination under criteria A and C. The motion passed unanimously.

E. West Woodstock Bridge, Woodstock

The nomination meets priorities 8, 9, and 12. The Council noted that there is a discrepancy re the length of the bridge in the nomination. The Division will check this before submitting the form. Dr. Andres made the motion, which was seconded by Dr. Stout, to approve the nomination under criterion A and C. The motion passed unanimously.

F. Woodstock Warren Through Truss Bridge, Woodstock

The nomination meets priorities 8, 9, and 12. Dr. Andres suggested that the word "unique" in the statement of significance be changed to "unusual" or "rare." The change will be made before submitting the form. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

G. Montgomery House, Montgomery

Ms. Gilbertson noted that when the Advisory Council did a preliminary National Register review of the property in 1989 they said that it appeared eligible individually (pending further research on the original appearance of the building) but encouraged the owners to pursue nominating Montgomery village, where the inn is located, as a historic district. The owners decided to pursue individual listing. The nomination meets priorities 6 and 12. The Council commented that the statement of historic context is very important to the understanding of the significance of this property. Dr. Stout made the motion, which was seconded by Ms. George, to approve the nomination under criteria A and C. The motion passed unanimously.

H. J. S. Sweeney Store, Barn, Livery and Hall, Charleston

The nomination meets priorities 6 and 12. Mr. Lacy commented that it was helpful to have the archeological section in the statement of significance. Ms. George said it was good to compare the store with other stores in the area. Mr. Lacy made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

VII. National Register Preliminary Review

A. 107 Main Street; 4, 8, 12, 18, 20 Main Street Court; and 103 Main Street, Newport

Ms. Gilbertson showed the Council slides and photographs of these buildings. This request comes from the Gilman Housing Trust, which would be doing an affordable housing project on these

buildings. They are interested in the Investment Tax Credits.

Mr. Anderson stated for the record that he had been contacted by Housing Vermont to act as a consultant for a project in Newport, and he thought this was the project in question. He said he would not participate in the Council's preliminary review of National Register eligibility of the property. He turned over the chairmanship of the meeting to Ms. George.

Ms. Gilbertson explained that to date the Gilman Housing Trust has come up with very little information on the history of these buildings, but that they would like an indication of National Register eligibility soon because they are trying to plan this rehabilitation project. She reported on the visit she and Ms. Boone made to Newport to review the project. She said 107 Main Street and the buildings on Main Street Court may be related historically. She asked the the Council if they would agree in concept to the following: that pending further historic information to the Division's satisfaction, 107 Main Street and the buildings on Main Street Court may be eligible for the National Register as a historic district and that 103 Main Street does not appear to be individually eligible for the National Register but may be part of a much larger neighborhood district. The Council concurred. Dr. Andres said it would be important in a nomination of the Main Street Court area to have a good statement of context, with a discussion of housing stock and how this compares to other housing in the area.

Mr. Anderson then resumed the chairmanship of the meeting.

IX. New Business

D. Deck Addition, Champlain Mill, Winooski

Mr. Pecor, Mr. Ely, and Mr. Corley joined the meeting to discuss their request to put a deck/greenhouse on the water side of the Champlain Mill building for the Prime Factor restaurant. This is a Section 106 review and the Division had determined that the project would have an adverse effect. In December of 1991 the Division had invited the parties involved to attend a Council meeting. They asked at the end of May to come to this meeting.

Mr. Pecor gave the Council background information on the Champlain Mill project. He said the Mill and the community has enjoyed great success until the past few years. He said the issue today was economic viability and aesthetics. He said if the Mill loses this restaurant, which has lost money over the past five years, they will have a lot of empty space in the building. They are asking the Council to approve the addition of a 600 square foot greenhouse. Mr. Pecor said he hoped the visual impact will be minimal, but that the financial impact will be positive. He said the volume of business at the Waterworks restaurant went up after that greenhouse was added.

Mr. Ely showed the Council photographs of the property, and

drawings of the proposal. He said they would also add a walkway to the side of the building. The greenhouse would be ten feet wide and supported by four columns going into the river.

Dr. Andres said that this was the most visible corner of the building. He discussed Quincy Market in Boston and noted that its additions were clearly different from the original building. He said if the greenhouse is to be built, they need to make a frank statement that this is a 1990s addition. It shouldn't be monumental or draw attention to itself.

Mr. Gilbertson said the Division has looked at this proposal three different times, and has found that it would have an adverse effect.

Some of the windows will have to be cut down for this project. Dr. Andres said hanging a greenhouse out here would not be irreversible. Mr. Pecor said they are trying to introduce visitors at the restaurant to the river. Dr. Andres noted that this is a southern exposure, and asked if there will be a problem with heat in the addition. He asked if they could use awnings like the ones they have at Quincy Market. Mr. Ely said the Champlain Mill has a heat pump system to move hot air to other parts of the building. Mr. Anderson and Dr. Andres both stated the importance of having glazing that opens up. Dr. Andres said that if the walkway feels like it is hung off the building, rather than attached to it, it should be acceptable.

Mr. Gilbertson said that this building is an Investment Tax Credit project from 1981. Mr. Pecor said he never took advantage of the tax credits. Mr. Gilbertson then summarized the position of the Division on the proposal. He said this wall was the largest unbroken facade of the building and was perhaps the largest such facade in the state, and that the proposal would have an adverse effect. Mr. Ely reported that in a quick review of the project over the phone with the Army Corps of Engineers, which must issue a permit for the project, they thought the project was acceptable. Dr. Andres suggested a bracketing system for the greenhouse to help draw the eye and line off the addition. He gave examples of the wrought iron galleries that hang off the brick buildings in New Orleans.

Mr. Gilbertson said he feels strongly that breaking up the facade is an adverse impact. Mr. Anderson and Dr. Andres noted the danger of introducing new things like this on the building, as others may want it too. Ms. Ripley said allowing this addition is not necessarily going to set a precedent for any future requests of this kind. Mr. Ely said the limits on wastewater for the building has nearly been reached, so they probably won't have any more restaurants here. Mr. Lacy said the Council should ask for another sketch to show what the project will look like. Mr. Ely said they could do that.

Mr. Gilbertson asked about the hole through the floor inside the restaurant. He said that because of this hole there is a space 10' x 40' with no tables right next to the windows. Mr. Ely

asked for advice on guidelines for the design of the greenhouse. The Council said they were not there to provide design advice. Dr. Andres said they needed to hire an architect who had historic preservation experience.

Ms. George made the motion, which was seconded by Mr. Lacy, that the Council regrets that economic factors mean disturbing the facade of the Champlain Mill, but that if the project is sensitively done so the 10' x 60' addition is transparent, clearly separate, and clearly does not look old and because the project is reversible, the Council would not object to the proposal under Section 106. Ms. Ripley told the Council that if this project is going to be disapproved under any circumstances it should be made known now. Mr. Wood said they had to get a preservation architect, who is sensitive to the issues raised by Dr. Andres, to do the design for the addition. Dr. Andres said the people proposing the project have to continue their discussion with the Division staff to make sure they are doing the right thing. Mr. Anderson asked if this greenhouse will still look like a bulbous projection on the facade. Dr. Stout said it will to some extent. He also said he didn't want to see anything here that looked like bridge girders. Mr. Wood said maintaining the economic impact of the building is almost as important as the visual impact. Dr. Andres said something like this should not obscure or pretend to be a part of the original building. The Council agreed that the details of the project are to be worked out with the Division. Mr. Ely asked if a solid kneewall (a solid wall from the floor to knee height) would be allowed, as they thought it would be needed to give restaurant visitors a feeling of security. Mr. Anderson said that would be going in the wrong direction. Dr. Andres suggested instead using a balustrade, or railing, translucent glass, canvas matching the awnings, etc., to give the feeling of security rather than anything solid. Mr. Gilbertson said he will work with them on the design, but will want to bring it back to the Council. The Council decided to come to a consensus on the proposal rather than voting on it, so the motion and second were withdrawn. The Council then concurred with the statement in the withdrawn motion. Mr. Pecor said he appreciated the input of the Council and the time they took to hear the request.

E. Other Business

Mr. Wood made the motion, which was seconded by Mr. Lacy to go into executive session as per VSA Title 1, section 313, a.1 and 3. Discussion followed. Ms. George asked if the Council didn't have other things to discuss before going into executive session. The motion and second were withdrawn.

The Council discussed other items they would like to see on agendas. Ms. George suggested a report from the State Historic Preservation Officer, an update on previous issues incorporated into the director's report, and Council members reporting on things that are important.

The Council then discussed topics for the September 1 agenda.

Ms. Ripley said something she has been talking about often is the adoption of rules. She said that by state statute the Division is required to adopt rules. She said it would be worthwhile to cover the various regulatory tasks the Division does. She stressed these rules are not optional. Mr. Gilbertson said the Division had attempted to work on such rules in the past but that it was very difficult. He said the state sites do have rules. He also said it was going to be very difficult to do, given the work load and reduced staff.

Ms. George suggested doing an annual report. The Council will also continue the discussion on rural historic districts. They suggested discussing public outreach. Mr. Wood said it was time to talk about public relations, and getting ideas from other people on how to do it. The Council also suggested inviting guests to the meetings. Mr. Wood said that if the Council does a retreat session, there should be time set aside for people to talk about their backgrounds so people will learn about each other. Mr. Anderson suggested a discussion on economic impact and preserving historic buildings.

Mr. Gilbertson asked that if the Council comes up with ideas of things to do they also come up with a plan on how to implement them. He said the ideas for things to do were good, but that staffing and funding is down so the Division needs a way to be able to do these things.

Ms. George then made the motion, which was seconded by Mr. Wood, to go into executive session as per VSA Title 1, section 313, a.1 and 3. The motion passed unanimously.

Ms. Gilbertson and Ms. Preedom then left the meeting. The Council went into executive session at 3:30 p.m.

Dr. Stout made the motion, which was seconded by Mr. Wood, to go out of executive session. The motion passed unanimously. The Council went out of executive session at 5:00 p.m.

Dr. Stout made the motion, which was seconded by Mr. Wood, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 5:01 p.m.

Submitted by,

Elsa Gilbertson
Lanora Preedom
Barbara George

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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on July 21, 1992, beginning at **9:00 a.m.** at the Maple Corner Community Center, Calais, Vermont.

AGENDA

9:00	I.	Minutes of the June 23, 1992, Meeting
9:10	II.	Confirmation of Dates for August, September, and October Meetings
9:20	III.	Director's Report
9:35	IV.	State Historic Preservation Officer's Report
9:45	V.	Advisory Council Report
	VI.	Old Business
	VII.	National Register Final Review
10:00		A. Williston Village Historic District Amendment, Williston
	VII.	New Business
10:10		A. Approval of Horse Ferry Grant
10:20		B. Picnic Shelter, Darling State Park, Burke
10:30		C. Selection of 1992 State Historic Preservation Grants
4:30		D. Environmental Review Update
4:40		E. Agenda Items for September 1, 1992, Meeting
	VIII.	Working Lunch

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

MINUTES

July 21, 1992

Members Present:	Townsend Anderson, Chair Glenn Andres Barbara George, Vice-chair David Lacy Thomas Keefe
Members Absent:	Neil Stout
Staff Present:	Barbara Ripley, SHPO (8:30 - noon) Eric Gilbertson, Director/Dep. SHPO Nancy Boone Mary Jo Llewellyn Lanora Preedom

The meeting was called to order by the chairman at 9:20 a.m. It was held in the Maple Corner Community Center, Calais, Vermont.

I. Minutes of the June 23, 1992, Meeting

Mr. Lacy made the motion, seconded by Ms. George to approve the minutes with the following corrections: On page 9, bottom of 4th paragraph, "... attached to it,..." should be changed to "...extension of it,...", and page 10, middle of the 1st paragraph change "...economic impact...", to "...economic viability...". The motion passed unanimously.

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

The August meeting was changed to September 1 and is to be a Council retreat. Other dates set are September 22, and October 20.

III. Director's Report

Mr. Gilbertson passed around the Frank Sadowski article in the Burlington Free Press on Economic Development, including Historic

Preservation. He mentioned that the office move is going well. Most importantly, he reported that he met with Frank McDougall, Agency Secretary, who said there would be no more budget cuts for Historic Preservation in the next round.

IV. State Historic Preservation Officer's Report

Ms. Ripley updated the Council on the Swanton Fish Hatchery.

VI. Old Business

Regarding a potential East Montpelier rural historic district, Ms. Boone reported that she and Curtis Johnson had attended a Planning Commission meeting on July 16 in East Montpelier to explain the State Register and National Register processes and results of designation. There were approximately 30 people attending and she felt they were mostly supportive. The Planning Commission seems to understand the process now. She feels there can now be a meeting on substance, i.e. consideration of the definition and eligibility of a district. October was suggested, with the public meeting scheduled in mid to late afternoon so that there could be a site visit. Dr. Andres suggested they do it after the regular October meeting. After some discussion it was agreed that Ms. Boone will pursue this matter further and let the Council know the results.

VII. National Register Final Review

A. Williston Village Historic District Amendment, Williston

The Council had been sent copies of the nomination prior to the meeting. Ms. George had questions on pages 2 and 3. Ms. Boone said it is considered under Criteria A and C. She passed around photos of the District.

The Williston Historic Preservation Committee (CLG) reviewed the nomination and feels the nomination is eligible and they supported it under Criteria A and D. Ms. Boone explained that it should be C, not D (archeology). The nomination notes potential archeological sites but does not document them to the extent required for nomination under Criterion D. She spoke with the CLG coordinator after receiving the review sheet from the CLG and confirmed that they had noted D by mistake. Mr. Lacy made the motion to approve this nomination. Dr. Andres seconded, indicating that the Historic District is significant. Passed unanimously.

VII. New Business

B. Picnic Shelter, Darling State Park, Burke

Burke Mountain, which leases the Shelter from the Department of

Forests, Parks and Recreation, wants to remove wood roof shingles and replace them with asphalt. Under their lease, Burke is responsible for maintenance. The cost of asphalt is approximately $900, and cedar is about $2500. Burke says they cannot afford cedar. Nancy suggested that perhaps Forests, Parks and Recreation could contribute toward the difference, but they do not have any funds available to do so. The Shelter is a very good example of CCC design, and is unusual in that the original plans for the structure survive. Discussion followed regarding precedent and cost. Dr. Andres said that the wood shingle roof is important to the integrity of the shelter and the Council feels it is important for the State to set the right example. The Council agreed that replacement shingles should be wood and the wording of the letter would include, "We feel that proper maintenance of the structure requires wood shingles."

A. Horse Ferry Grant

Mr. Gilbertson apologized for the delay and oversight on this project. The Advisory Council needs to approve grants and he is asking for retroactive approval of this National Register project. After a brief discussion of the grant process, Dr. Andres made the motion to approve the 50/50 matching grant, seconded by Barbara George, and voted unanimously.

D. Environmental Review Update

Ms. Boone passed the Environmental Review Update. Discussion started but the Council decided to table until later and start the Grants Selection process.

C. Selection of 1992 State Historic Preservation Grants

Ms. Llewellyn passed out the criteria and a summary of the applications (copy attached to record copy of minutes) to all present. She reported that she had reviewed expenditures from past years of the program, and there was a total of $14,071.15 in unspent funds that were not used and were not otherwise allocated that could be added to this year's legislative appropriation. The Council concurred, bringing the amount of funds available for this year's grants program to $214,000. An amount of $3,000 was set aside for bonding costs and archeological work on grant projects. Therefore the total available to distribute was set at $211,000.

Ms. Llewellyn noted that she sent letters to towns inviting them to comment on project applications from their communities. She received 7 responses, which she said she would relay as the Council reviewed the applicable applications. Ms. Boone then explained the scoring sheets.

The Council reviewed the grant criteria and the Secretary's Standards and discussed the Special Grants section of the program.

Ms. Llewellyn showed the Council slides of each project, explained

what each application was for, and presented new information in response to questions raised at the preliminary meeting.

1. Ferrisburgh Grange Hall, Ferrisburgh

The request is for foundation repair at the rear of the building. They have had previous grants and it is open to the public. The Council felt the foundation should be rebuilt as is.

2. Addison County Courthouse, Middlebury

Sash and exterior woodworking repair. Mr. Anderson indicated that the Marble Works would bid on providing space for the Court offices if the court decides to move out of the old Court building, and he asked if he should abstain. It was agreed by the members and the Agency counsel, Ms. Ripley, that he need not abstain; there is no conflict. The Council questioned whether the updated application and phone conversations with the applicant indicated a sensitivity to the preservation needs of the building. The original application indicated a lot of seemingly unnecessary replacement of historic material. Ms. Llewellyn noted that the revised concept for the project met preservation objectives.

3. Cotton Free Library, Weybridge

Exterior repair. The Council questioned which of the two projects Weybridge is applying for would they prefer funded. Ms. Llewellyn reported that the applicant's priority is Town Hall.

4. Weybridge Town Hall, Weybridge

Exterior and interior repair, and drainage improvement. They have had previous grants to fix the tower. Mr. Keefe and Mr. Anderson both declared their involvement on previous phases of work on this building, and indicated that they have no current relationship with the applicant. It was decided there is no conflict. Future renovations may be needed to be able to use the upper floor. Selectmen feel once its fixed it will be used more.

5. Park-McCullough House, North Bennington

Exterior repair. Re-roof veranda with lead-coated copper, gutters. Ms. Boone read a letter from the Bennington Historic Preservation Commission (CLG) that supported the project. The gutters are original to the house and will be restored as part of the roof repair. Mr. Keefe indicated that the Association does high quality restoration work and the property is loved by the community.

6. St. Johnsbury Athenaeum, St. Johnsbury

Exterior repair. Drainage repair, roof run-off and foundation repair. The initial proposal was not going to solve the problem. Ms. Llewellyn spoke with the architect who agreed to make the

necessary changes. There was a lengthy discussion on the change to make sure they understood the importance of good quality preservation. The Council felt that the project is complicated and should proceed only after careful review and approval of project specs.

7. Danville Town Hall, Danville

Repair column base and masonry repair. Very active town hall and town offices. Discussion on ventilation of columns. The town was very receptive to suggestions, however it did add to the initial cost.

8. Flynn Theater, Burlington

Masonry repair to marquee. No major discussion on this project.

9. Union Meeting House, Huntington

Temporary plexiglass storm windows. Ms. Llewellyn followed-up on the question of the sills, indicating that they have not moved since they shored up the foundation. They are doing the work in order, and still feel they want to put on temporary storm windows until they can re-plumb the building.

At this time Mr. Anderson indicated, for the record, that in the future we should get current slides for projects. It is important for the Council to see progress and it also helps with the application.

Mr. Keefe indicated that he understood temporary repairs are allowed only under extraordinary circumstances and questioned how the permanent repairs will be undertaken.

VIII. Working Lunch

Agenda for lunch included discussion on Randolph's last fire, Advisory Council report, lead paint, Larry Brickner-Wood's replacement, and September 1st meeting agenda items.

Randolph--Ms. Boone reported on the condition of Randolph and questions raised by the town officials and townspeople regarding the future of downtown. It was decided that the Division/Council should participate in the planning process. We should also meet with the other Divisions in our Agency, i.e. Economic Development (10 of 21 businesses have been displaced due to fire), and Mr. Anderson should meet with Jeff Staudinger.

Advisory Council Report--Ms. George asked if everyone received a copy of the Preservation Craftsman questionnaire and she would send it to those that wanted it.

Mr. Lacy had comments on the Massachusetts amended lead paint law. Mr. Anderson asked Mr. Gilbertson to copy Jennifer Nelson's report

on lead paint and send it to Council members.

Larry Brickner-Wood's successor--Give names to Mr. Gilbertson to submit to Ms. Ripley for Governor to appoint a citizen representative to the open slot. Some suggestions were Jill Michaels, Judy Hayward, and Bert Moffitt.

September 1 agenda items--Should the Council be expanded? If so it has to be done statutorily. Discuss public relations with the Agency. It was suggested there might be a guest speaker for the September 1 meeting, but after some discussion it was decided to wait for future meetings. The Council would also like to review the grants criteria, i.e. should it be expanded/refined (higher quality proposals).

The Council decided that the Seyon Ranch would be a good location for the September 1 meeting/retreat, and that it should be for only one day. Nancy Boone is looking into this further.

VII. New Business

C. Selection of 1992 State Historic Preservation Grants (cont.)

10. College Street Congregational Church, Burlington

Exterior repair, repointing. No questions.

11. Congregation of Ahavath Gerim, Burlington

Replace front door. Built in 1885 and remodeled in 1902 and 1928. There are no historic photos of door. They want to replace not repair, except to re-use the stained glass because of extensive deterioration. They did drainage last year.

12. Jericho Congregational Church, Jericho

Foundation repair and drainage improvement. There were minor questions on the wording of the application. The Council suggested that stone be used in the drip line and that a diagonal water diverter be added to the small roof.

13. Sara Cole House, Burlington Community Land Trust

Exterior repairs to main house and carriage house. The main house will be used for homeless women and the carriage house will be used for Burlington Land Trust storage. There were questions and discussion on painting. Ms. Llewellyn read a letter from Tom Peterson of the Land Trust. The applicant had received a grant for painting the main house from another source after this grant application was filed.

The Council noted their intention to further discuss the role of the grant program in affordable housing at some time in the future.

14. Goethe Lodge #592 D.O.H., Burlington.

Repair siding and trim. The Council felt they may want to re-think their approach to the building, that clapboards are important to the building. If they receive a grant it should be made contingent on selective clapboard repair. Mr. Lacy questioned the significance of the building. Mr. Keefe indicated that it is important as a contributing building as a club in the social context of the surrounding historic neighborhood.

15. The Chittenden Mills, Jericho Historical Society

Replace metal shingle roof. A previous Division grant many years ago began this job. The Division reviewed the old grant file to confirm that this grant would not be duplicating any prior work. It would not.

16. Champlain Industries, Fort Ethan Allen, Colchester

Masonry repair, repointing, woodworking repair at the eaves. This facility is used as a sheltered workshop, on-the-job training and classrooms.

17. Holmes Creek Covered Bridge, Charlotte

General repair. Ms. Llewellyn commented on the follow-up on the abutment question. Dr. Andres questioned why this is not eligible for a grant from the Agency of Transportation. They applied and were not funded. Brief discussion followed on the location and condition of the bridge.

18. South Victory School House, Victory

General repairs to exterior, foundation and roof. It is presently not being used by the town, but the town feels that if it were repaired, it would again serve public purposes. There was a general question on the best long-term use.

19. Enosburg Opera House, Enosburg

Slate roof repair, flashing, dormers and woodworking. Mr. Gilbertson indicated that this building is used for the purpose it was designed. Mr. Anderson questioned their plans for making it accessible. Eric said it could be done and they are going to do it.

20. First Congregational Church, St. Albans

Exterior repairs and general repointing. The Council questioned whether rebuilding the buttresses would solve the problem? They felt if they get a grant it should be made contingent on an engineering report. This project has good public use.

21. Corinth Academy Building, Corinth Historic Society for Town of Corinth

Remove non-contributing dormers, roof repair, tower reconstruction. Brief discussion.

22. Chandler Music Hall, Randolph

Slate roof, flashing repair, gutters and snow guards. Follow-up request from the pre-review meeting added extra money to original request.

NOTE: Mr. Keefe suggested putting dates on overview sheets in the future.

23. Newbury Methodist Church, Newbury Women's Club

Steeple repair. This grant was disqualified because there were no slides, therefore the application was incomplete.

24. Tenney Memorial Library, Newbury

Roof repair, flashing, foundation stabilization, masonry repair, gable stabilization, and chimney repair and repointing. There were various comments concerning re-weaving slate, and when will the terra cotta need to be replaced. Ms. George suggested it may be considered as a partial. The Council asked Ms. Llewellyn to review the engineering specs and give to Mr. Keefe if there are questions.

25. Burroughs/Springstead House, Bradford Green Mountain Economic Development

Exterior repairs. Mr. Keefe indicated that he was the architect for Phase I. If they receive a grant he will be the architect for Phase II, therefore he has a conflict. The council asked that he summarize the project. He did so, and answered a few questions, and then left the room for the discussion and voting. Ms. Llewellyn will do follow-up on private ownership and if they receive a grant it will be contingent on ownership passing to the non-profit applicant.

26. Charleston Historical Society, West Charleston

Rebuild foundation, regrade. There was a question on other structural problems. Follow-up indicated there are none.

27. Horse Shed - United Church, Barton

General repair, frame, foundation, roof, siding. This is the last shed on property, the first one was torn down. Tom Keefe had a question on long-term interest. If they receive a grant it should be contingent on obtaining the signature of the applicant (Crystal Lake Falls Historical Society) and the owner (Barton United Church).

28. United Methodist Church of Wells, Wells

Stained glass restoration. Mr. Keefe asked if this is interior work and commented that you can't see them from outside.

29. Horse Shed, Pittsford Congregational Church, Pittsford

General repair, concrete footings, drainage. Dr. Andres asked if they are going to put it back on stones, which would make it more historically correct? Ms. Boone indicated that this is a rare resource in the state. If they receive a grant Mr. Gilbertson would like it contingent on putting it back on stones. Mr. Anderson and Dr. Andres agreed, adding that they could put concrete underground only if not stable. The Council would like it repaired as historically correct as possible, including leaving the east end as is, without applying finish trim.

30. Municipal Building, Town of Castleton

Masonry repointing, slate roof repair. Follow-up on the question whether repointing was necessary prior to sandblasting was "no". The Council asked Ms. Llewellyn to send them the applicable preservation briefs.

31. Chaffee Art Center, Rutland

Exterior woodworking repairs and painting above first floor. Applied for grant in '91 but not funded. They are now applying for all necessary exterior repairs. Mr. Keefe asked if they are doing anything innovative. Mary Jo didn't think so. It was also asked if they are replacing individual shingles or entire surface. The application indicated individual shingles. Mr. Lacy and Dr. Andres feel this is important to the area.

32. West Rutland Town Hall, West Rutland

Structural upgrade of the roof. It is presently being used as a Town Hall. They are doing the work because of current code for roof load capacity. The Council questioned if we fund based on need or code. Mr. Keefe feels it is important as mainstay and preserves the use of the building. The repairs will bring it one step closer to total use of the building.

33. Old Grange Hall/Old Fire House, Tinmouth

General repair. The town wants to use it as a Community Center for kids. Mr. Anderson asked if they are going to do the chimney. Ms. Llewellyn indicated this is an on-going project and they will do more next year. The chimney was not addressed in the application.

34. Brown Public Library, Northfield

Structural repair to roof, drainage improvement, replace basement floor, trim repair. They did submit a prioritized engineering

study. Bad drainage and wood on dirt. There are serious structural problems and will need repointing within two years.

35. Unitarian Church, Montpelier

Not eligible, the work is already under contract.

36. George Washington Reed House, Montpelier

Repairs to structural supports for two porches. Mr. Anderson suggested putting piers and keeping steps independent with proper drainage and sand would be cost saving. Does not appear to be pulling away from building. Mr. Keefe would like to make grant contingent on Mr. Anderson's suggestion if they do get grant.

37. Barre Opera House, Barre

Sash restoration, trim and entryway repair, metal cornices and front pediment repair. Ms. Llewellyn requested that everyone read the script first, then she would show slides. Have received grants in 1989, and 1991. There was a lengthy discussion on the redirection of Opera Houses' match for the 1991 grant. The Opera House Association redirected a portion of their share of the match to another part of the greater project. The City redirected a portion of its share as well. Therefore, the grantee was unable to pay for the project as funded in 1991. Mr. Gilbertson asked if they meet the basic criteria to sustain the project. Mr. Anderson questioned if a grant in '92 to finish the work supposed to be done under the 1991 grant would, in fact, complete the project. Ms. Llewellyn indicated she has no way to know for sure but thinks, "no". Mr. Gilbertson suggested they be disqualified this year based on Criterion 4. There was further discussion on other ways to deal with the redirection in match from the previous year. The Council suggested a letter be written indicating they are ineligible under Criterion 4 this year, that we do like the project and they should apply again in 1993. This was made into a motion by Dr. Andres, seconded by Mr. Keefe and voted unanimously.

38. South Woodbury Congregation Church, Woodbury

Exterior repairs and re-roofing sections of steeple. This exterior work is necessary to save the interior. Ms. Boone mentioned that this is a very good example of an Italianate church in Vermont.

39. Naulakha, Dummerston

Restoration of wood cedar roof, in conjunction with restoration to Kipling period. There is lots of documentation for this project and original plans exist. Ms. Boone summarized the philosophical reasons for supporting the concept of returning the house to its appearance during Kipling's residency. Mr. Keefe asked if this is enhancement under Criterion 5? Ms. Llewellyn said "no", there are roof problems.

40. Harris House, Dover

Raise house, excavate for new basement, pour new foundation, footings, drains. Council noted that the way the electricity was installed drastically damaged the historic interior.

41. Westminster Town Hall, Westminster

Interior wall and ceiling repair. Replacing ceiling tiles is not is scope of work. Can apply to fund repair of crack - $625.

42. First Congregational Church, Westminster

Stained glass window restoration.

43. Old Town Hall, Bethel

Installation of curtain drain, regrading at rear of building. Mr. Keefe noted that his firm did a Preservation Trust Technical Assistance program review of the building. It was determined that that did not constitute a conflict. Ms. Boone noted that she had donated a Preservation Trust award honorarium she had received for a personal rehab project in Bethel to the Town of Bethel to help fund the Technical Assistance review. Mr. Keefe said the location is bad, road on two sides, steep bank in back. Mr. Anderson asked if this is eligible under Criterion 5. The work is not actually on the building, but is critical to the preservation of the building since lots of water is reaching the building. Mr. Keefe indicated this is preventive maintenance. Dr. Andres had a question on Criterion 8. Ms. Boone indicated they are considering using the building as a Town Hall again if the Fire Station leaves.

44. Oak Chapel, Oak Chapel Christian Fellowship

Roof replacement. This is the only community building in town. Mr. Lacy mentioned that we will not fund blow-in insulation.

[At this point, late in the day, Mr. Lacy said this is his 14th day without a cigarette. After a round of applause, we continued.]

45. Belcher Library, Stockbridge

Repair roof, storm windows, plaster and leaded glass. Follow-up on what they are doing. The back porch needs repair, the windows and door also need to be fixed.

46. Southview Apartments, Springfield

Interior rehabilitation. This was disqualified as ineligible, because the vast majority of work items (handicap ramp, mechanical systems work, carpeting, etc.) are not eligible items under the program. The project proposes to create an appearance that the interior never had, which is not eligible under the program. Council suggested they apply to the Cultural Facility Coalition.

This ended the 1992 Grant selection process. The Council discussed the Environmental Review update report, out of the building while Ms. Boone, Ms. Llewellyn, and Ms. Preedom confirmed the scores, and listed the applicants in order of score (high to low), to present to the Council. The Council reviewed the high scores. There was some discussion and a reconsideration of five projects took place. The final total score for each project was listed on the "Master Score Sheets". Following is a list of the 1992 State Historic Preservation Grant Awards:

1992 STATE HISTORIC PRESERVATION GRANT AWARDS

Special Grants	**$ Amount**
1. Chittenden Mills, Jericho	20,000
2. Chandler Music Hall, Randolph	20,000
3. Chaffee Art Center, Rutland	20,000

Regular Grants	**$ Amount**
4. Ferrisburgh Grange Hall, Ferrisburgh	1,064
5. Addison County Court House, Middlebury	10,000
6. Weybridge Town Hall, Weybridge	10,000
7. Park-McCullough House, Bennington	10,000
8. St. Johnsbury Athenaeum, St. Johnsbury	2,035
9. Danville Town Hall, Danville	2,850
10. Flynn Theater, Burlington	2,000
11. College St. Congo. Church, Burlington	3,250
12. Jericho Congo. Church, Jericho	2,250
13. Sarah Cole House, Burlington	5,387.50
14. Champlain Industries, Colchester	1,500
15. Holmes Creek Covered Bridge, Charlotte	10,000
16. South Victory Schoolhouse, Victory	1,827.50
17. Enosburg Opera House, Enosburg	8,500
18. First Congo. Church, St. Albans	10,000
19. Tenney Memorial Library, Newbury	9,700
20. Burroughs-Springstead House, Bradford	10,000
21. Charleston Historical Society, Charleston	3,676
22. Horse Shed, Barton	2,880
23. United Methodist Church, Wells	1,680
24. Horse Shed, Pittsford	8,137
25. Old Grange Hall/Firehouse, Tinmouth	3,000
26. Brown Public Library, Northfield	6,000
27. George Washington Reed House, Montpelier	4,000
28. South Woodbury Congo. Church, Woodbury	5,000
29. Naulakha, Dummerston	9,850
30. Old Town Hall, Bethel	2,000
31. Oak Chapel, Bridgewater	2,500
32. Belcher Library, Stockbridge	1,000

Alternates are #41 2, Westminster Congregational Church ($5000), First Alternate and Second Alternate, #32, West Rutland Town Hall ($3500).

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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on September 1, 1992, from 9:00 a.m. to 5:30 p.m. at Seyon Ranch, Groton, Vermont.

AGENDA

I.	9:00- 9:15	Review of day's agenda.
II.	9:15- 9:45	Expectations/goals of the day - most important outcomes of discussion. Individual member autobiographical sketches.
III.	9:45-10:30	Advisory Council policy objectives & role. A. Functions in accordance with state and federal law. B. Policy revisions that meet evolving needs of preservation in Vermont and nation.
IV.	10:30-11:00	Adoption of Rules pursuant to 1975 State Historic Preservation Act. A. Division for Historic Preservation (DHP) regulatory tasks. B. Implications for DHP at current staff level and workload.
V.	11:00-12:30	Changes to Advisory Council and Council meetings. A. Expand from 7 to 9 or 11 members. B. Changes to monthly agendas. C. Quarterly budget reports. D. Quarterly or semi-annual meetings with Agency Secretary. E. Invite guests to meetings. F. Annual report. G. Implications for DHP at current staff level and workload.

VI. 12:30- 1:30 Working Lunch

VII. 1:30- 3:30 Current issues for DHP.

A. DHP budget systems, fiscal controls in context of program preservation, enhancement, and old and new program development. "10-Year Plan" Legislation/Legislature.
B. Historic Sites - Present problems; future solutions.
C. Public outreach; DHP publicity; program promotion.
D. Implications for DHP at current staff level and workload.
E. Other issues.

VIII. 3:30- 5:30 Roundtable discussion of significant current and future preservation issues role of Council in those issues.

A. Social and economic issues that impact preservation (e.g. lead paint, economic development initiatives in recessionary times).
B. Education of public about preservation principles and standards (public buildings used by cities and towns).
*Please bring to the meeting your issues about preservation in Vermont.
C. Roles of various preservation organizations.

IX. Other Business

X. Adjournment

NOTE:

Council members--be sure to bring Review Board Manual and copy of Vermont Historic Preservation Act.

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

RECEIVED SEP 10 1992

MINUTES

September 1, 1992

Members present: Townsend Anderson, chairman; Barbara George, vice-chairman; Glenn Andres; Tom Keefe; Dave Lacy; and Neil Stout.
Others present: Eric Gilbertson, director, Division for Historic Preservation; and Barbara Ripley, State Historic Preservation Officer.

The meeting was called to order at 9:25 a.m. at the Seyon Ranch in Groton, Vermont. It was agreed that Ms George would do the minutes, with Dr Stout and Ms Ripley as back-up.

I. Review of the day's agenda

Mr Anderson explained the background and purpose of this, the Council's first-ever retreat, and the presence of Mr Gilbertson and Ms Ripley as resources. We are here to discuss what the Council is and what it should be, said Mr Anderson. Are we doing everything we can to further preservation in Vermont? If not, what additional things could and should we be doing?

II. Autobiographies and goals

The eight participants told about themselves, how and why they got involved in historic preservation, and what they hoped the meeting would accomplish.

IV. A and B. Adoption of rules

Federal law and the 1975 State Historic Preservation Act require that the Division and Council adopt rules of procedure. Ms Ripley explained that rules are an extension of statutes and have the force of law to the extent that they're authorized by the statutes. Rules help ensure due process and timely action. The Council agreed that progress must be made on the rule-writing and discussed how and when this could happen, given the current workload at the Division. Ms George moved and Dr Stout seconded that: The Council understands the necessity, urgency, and importance of having written rules; Ms Ripley will draft them incrementally over the next 12 months in consultation with the

Division staff; the Council will help in whatever way it can. This passed unanimously.

V. Changes to the Council and its meetings

A. Number of members

After discussion, the Council recommended that the number of its members be increased from seven to nine to broaden professional expertise and geographic representation. Given the cost implications, it was agreed that this change should be pursued in context with other proposals, such as long-term enhancements or the new rules.

B, E, and G. Changes to monthly agendas; invite guests

The Council reaffirmed its desire to expand the scope of its meetings and have a more proactive agenda. This might include regular discussions of policy issues and having appropriate guests to meetings. Mr Anderson suggested inviting commissioners Bobbe Maynes and Pat Moulton. Mr Gilbertson said he thought the National Register review process could take less time if Council members refrained from extraneous comment. Ms George asked Mr Gilbertson to ask the staff to suggest other ways the Council can help save staff and meeting time. It was agreed that each meeting should include discussion of what should be on the agenda for the next meeting.

C and D. Budget reports and meetings with agency secretary

Over its working lunch (agenda item VI), the Council discussed the Division's budget process and the desirability of the Council being more involved. Earlier consideration of and involvement in the budget by the Council might help avoid surprises and give more opportunity for informed and effective comment. Mr Gilbertson and Ms Ripley explained some of the mechanics of the budget process and how short the turnaround times sometimes are. Ms Ripley agreed that more involvement by the Council was appropriate and suggested the Council begin by writing Secretary McDougall about these concerns.

F. Annual report

Ms George circulated sample annual reports of state agencies and of the federal Advisory Council. She suggested that there should be something similar for historic preservation in Vermont, to show the governor and the legislature the achievements and importance of the Division and its programs. Other Council members agreed in principle but didn't want to add to the workload of the existing staff. Dr Andres said he didn't like expensive-looking annual reports, when money could be better spent elsewhere. A tabloid or other low-cost format was suggested. The Council unanimously recommended the production of

an annual report for the Division if and when there is additional money and time.

VII. A - E. Current issues for the Division

As part of a wide-ranging discussion, Mr Gilbertson and Ms Ripley updated the Council on activities at the Division and the Agency including budget systems, fiscal controls, enhancement, program development, the 10-year plan, staff workload, and other issues. They will be working on various written plans and proposals in the next few weeks and the Council will review some of these at its next meeting on September 22. If the speculative or sensitive nature of any of these proposals require consideration in executive session, it will be scheduled at the beginning of the meeting, not at the end.

VIII. Roundtable on preservation issues and Council role

A and B. Social, economic, and education issues

At Dr Andres' suggestion, the Council compiled a wish list for preservation in Vermont, as a way of identifying the issues. A copy of that list is attached to the record copy of the minutes and is to be viewed as a work in progress.

C. Roles of various preservation organizations

Mr Keefe said that the discussion of issues had made it clear to him that there are five urgent needs or roles for preservation organizations in Vermont: advocacy, lobbying, publicity, membership support, and fundraising. The Preservation Trust of Vermont is very powerful but it doesn't meet all these needs; neither can the Advisory Council, the Vermont Historical Society, the Preservation Institute, etc. Mr Anderson pointed out that no statewide preservation organization has sought party status in Act 250 hearings. There was a discussion of Vermont environmental organizations such as VNRC, the Nature Conservancy, and the Vermont Land Trust and their effectiveness with the legislature. The Council agreed that some form of membership organization is needed so that Vermont preservationists can have a voice and be counted.

IX. Other business and conclusions

Mr Lacy suggested that if staff cutbacks have caused the Division staff to have more work than it can handle, perhaps the Council can help. We can recommend what programs or activities can be eliminated and take the heat for cutting them.

Ms George asked about the mechanics of federal matching funds. Can Council members' volunteer time spent outside the meeting qualify for a match and thus create money for projects the Council might want to do? Mr Gilbertson and Ms Ripley will check

on this but it seems that since the federal dollars are limited, this would only take money away from some other area.

Dr Stout asked if there was any risk in the Council's taking a more visible, active role. Members felt the risk is to their seats on the Council, but not to the cause of preservation.

The Council reviewed the day's motions, recommendations, and wish list and discussed what actions will be taken. Following up on a suggestion from the roundtable discussion and wish list, chairman Anderson will draft a position paper to Governor Dean about the role and importance of historic preservation to economic development in Vermont. Other members will send their thoughts to Mr Anderson before September 12.

Mr Anderson said he felt that things would come together in the next few meetings. He repeated the Council's desire to be more supportive of the Division and the work that it does by becoming more active in issues and long-term planning.

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

DRAFT

The Advisory Council's Wish List

From rountable discussion 9/1/92, organized loosely by category.

LOCAL PROGRAMS, OUTREACH, PUBLIC EDUCATION

Educate the public, because they are the stewards of our buildings.

Use the CLG program to do more public education.

Have preservation extension agents in each county to provide technical assistance.

Provide technical assistance on handicapped access to owners of historic public buildings.

Develop more ways to reach builders/contractors. Preservation should be a part of their tool kit.

Restore money for DHP educational programs (books, videos).

To encourage people to develop well, have state citations for good recent design.

Do more publicity of good/bad, new/old, like Robert Campbell's articles in the Boston Globe.

Do the SAH guidebook to Vermont architecture.

ARCHAEOLOGY

There should be more books or other publications to bring awareness and appreciation of archaeology to citizens.

Develop/interpret some more archaeological sites, such as abandoned towns, for heritage tourism.

Restore archaeology research grants.

Plan for DHP role if/when the Abenaki get state or federal recognition.

If/when there is another archaeologist on the Council, have that person also be executive director of VAS.

ADVOCACY AND PERCEPTIONS

Develop ways to demonstrate the value of historic preservation to the administration, the legislature, and the citizens.

Get out the message that our historic resources are in the greatest danger ever.

The preservation community should develop organized lobbying, to become powerful and dangerous and be taken seriously (like environmental and housing groups).

Promote the programs of the Division to increase the demand for its services, to help demonstrate the need to the administration.

Do outreach in ways that change the agency's attitude/perception toward preservation.

Get the Governor to give the agency a mandate re preservation.

Change perception of DHP as saying no to things.

ECONOMIC DEVELOPMENT - GENERAL

Show that the loss of our historic resources is really a threat to our economic health.

Have Vermont be a leader. Don't wait for federal programs.

Do a position paper to the governor about historic preservation and economic development.

Promote the federal investment tax credit. (DHP should be seen as facilitator, not hold-up.)

Develop a good working relationship with travel and tourism, to promote/create a capital construction/rehab program and improved operations program for the historic sites (including maintenance and Boyd House).

Create a revolving fund (like the Sage City Syndicate) for preservation projects, or a preservation bank.

ECONOMIC DEVELOPMENT - DOWNTOWNS

Develop a program for our downtowns, with strategies and incentives to encourage revitalization.

Develop an investment pool for downtowns by the use of tax policies, incentives.

The permitting process should be easier for existing buildings than for new construction. (Parking shouldn't be an issue, for example.) As it is, the deck is stacked against rehab.

Preservation should be seen as the conservation of communities, to help people realize that downtown revitalization is not just about old buildings.

STATE OF VERMONT

ADVISORY COUNCIL ON HISTORIC PRESERVATION

PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on September 22, 1992, beginning at 9:30 a.m. in the Education Building, Lake Champlain Maritime Museum, Ferrisburgh, Vermont.

AGENDA

9:30	I.	Minutes of the July 21 and September 1, 1992, Meetings
9:35	II.	Confirmation of Dates for October, November, and December Meetings; Agenda for October Meeting
9:45	III.	Director's Report
9:55	IV.	State Historic Preservation Officer's Report
	V.	Old Business
1:00-1:30		A. Discussion on Rural Historic Districts
12:00	VI.	Working Lunch
- 1:00	VII.	Advisory Council Report
2:00 - 3:00	VIII.	National Register Final Review
		A. West Hartford Bridge, Hartford
		B. Bridgewater Corners Bridge, Bridgewater
		C. Post Mills Church, Thetford
		D. Mission of the Church of Our Saviour, Sherburne
		E. William and Agnes Gilkerson Farm, Barnet
		F. Historic Resources of the Mad River Valley Multiple Property Documentation Form
		G. Warren Village Historic District, Warren
		H. Jericho Village Historic District, Jericho
		I. Canal St./Clark St. Neighborhood Historic District, Brattleboro
3:00 - 3:45	IX.	National Register Preliminary Review
		A. Jenks Tavern, Rupert
		B. Extension of the Dorset Village Historic District, Dorset
		C. Wilson House and Griffith House, Dorset
11:30 - 11:55		D. Horse Ferry Shipwreck, Burlington
		E. Mount Independence Underwater Archeological District, Lake Champlain

	X.	New Business
10:00-11:00	A.	Discussion on Budget Initiatives
11:00-11:30	B.	Review of Maritime Museum's Mount Independence/Fort Ticonderoga Submerged Cultural Resources Project
1:30-2:00	C.	Approval of State Barn Grants Selection Criteria
3:45-4:00	D.	Proposed Statehouse Railings, Montpelier
4:00-4:15	E.	Environmental Review Update

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

MINUTES

September 22, 1992

Members Present:
- Townsend Anderson, Chair, Citizen Member
- Glenn Andres, Architectural Historian
- Barbara George, Vice-chair, Citizen Member (arrived 10:00)
- Thomas Keefe, Architect
- David Lacy, Historic and Prehistoric Archeologist
- Neil Stout, Historian

Staff Present:
- Eric Gilbertson, Director
- Nancy Boone, Architecture Section Chief
- Elsa Gilbertson, National Register Specialist
- Giovanna Peebles, State Archeologist (11:00 - 1:15)
- Mary Jo Llewellyn, Historic Preservation Grants Manager (12:00 - 3:45)
- Curtis Johnson, Architecture Survey and Publication Manager (12:00 - 3:00)

Visitors Present:
- Art Cohn (Items IX.A, X.B: 11:30 - 12:00)

The meeting was called to order by the chairman at 9:45 a.m. It was held in the Education Building, Lake Champlain Maritime Museum, Basin Harbor, Ferrisburgh, Vermont.

I. Minutes of the July 21 and September 1, 1992, Meetings

The Council discussed wording in the "wish list" attached to the September 1 minutes. The Council agreed that on page 2 of the list, item 1, the wording should be changed to ". . . lobbying group to more powerfully and aggressively further the interests of historic preservation." Mr. Keefe made the motion, which was seconded by Dr. Stout, to accept the September 1, 1992, meeting minutes as corrected. The motion passed unanimously.

Mr. Lacy said that under item 44 of the grants discussion at the July 21 meeting, he did not make the comment about insulation.

of the workshop.

IV. State Historic Preservation Officer's Report

This item was passed over as the State Historic Preservation Officer was unable to attend the meeting due to scheduling conflicts.

X. New Business

A. Discussion on Budget Initiatives

Dr. Stout made the motion, which was seconded by Mr. Keefe, to go into executive session, as per V.S.A. Title 1, section 313 a.1. Discussion followed. The motion passed unanimously. Ms. Boone and Ms. Gilbertson left the building. The Council went into executive session at 10:15 a.m. Dr. Stout made the motion, which was seconded by Mr. Keefe, to go out of executive session. The motion passed unanimously. The Council went out of executive session at 11:15.

IX. National Register Preliminary Review

A. Horse Ferry Shipwreck, Burlington

Ms. Peebles gave the Council members a packet of information on the horse ferry shipwreck, and discussed the background of the wreck. It was discovered in 1983. She told them about the work from 1989 to 1992 to document the wreck, and showed them a drawing of the reconstructed deck plan as well as color photos of the wreck in situ. The horse ferry was featured in the October 1989 issue of National Geographic magazine. She said it was built about 1830, and that by the 1860s horse ferries were no longer in use. She said that as of 1984 this was the only horse ferry known to maritime history scholars. Ms. Peebles introduced Art Cohn, Director of the Lake Champlain Maritime Museum, to the Council. The Council concurred that the horse ferry is eligible for the National Register under criteria A, C, and D.

X. New Business (cont.)

B. Review of Maritime Museum's Mount Independence/Fort Ticonderoga Submerged Cultural Resources Project

Mr. Cohn presented a summary of the survey he was in charge of conducting this summer in the waters between Mount Independence and Fort Ticonderoga. The study was sponsored by the Lake Champlain Basin Program and funded by the Environmental Protection Agency. Ms. Peebles and the Division were the

monitors of the project.

The surveyors used a variety of methods (such as remote sensing, side scan sonar, etc.) for the initial survey of the area. They then did a diver intensive survey of the Revolutionary War great bridge and an area where there was a great concentration of 18th century artifacts. He said the survey was conducted because there was a great concern for the submerged cultural resources in this area of Lake Champlain. He noted that last year several logs from the bridge had gotten loose and a diver had been arrested for looting underwater artifacts.

Mr. Cohn reported that among the objects discovered and surveyed were 19th century canal boats, drawing boats for the floating railroad bridge of the later 19th century, caissons and cribs from the Revolutionary War great bridge, and a site with a large concentration of Revolutionary War artifacts associated with Mount Independence. Mr. Cohn stressed to the Council that this latter site is highly significant for what we can learn and that it is in great jeopardy. It has been vandalized already, perhaps some of it by people who "just do not know any better." Mr. Cohn said there is a pressing need to come up with a solution on how to protect these historic resources. He suggested that the collection be removed, conserved, and publicly exhibited, since otherwise the objects will disappear over time.

Mr. Cohn, Ms. Peebles, and Mr. Gilbertson said that the area that was surveyed is within the boundaries of an already existing National Historic Landmark, but that these newly discovered resources are not documented in the NHL. Mr. Gilbertson said the NHL should be amended, but that since the Division hasn't done such a thing before he is not quite sure what it would involve.

Ms. George made the motion, which was seconded by Dr. Stout, that the Advisory Council finds the underwater resources in the Mount Independence/Fort Ticonderoga area of Lake Champlain to be clearly eligible for the National Register, that a portion of this area is within the National Historic Landmark boundary, and that they find these resources to clearly be of national significance. The motion passed unanimously. The Council thanked Mr. Cohn for his report.

VI. Working Lunch

The Council and staff went down to the waterfront to look at the Philadelphia, a reproduction made last year by the Maritime Museum of the Revolutionary War ship that was sunk in Lake Champlain during the war. The original was discovered earlier in the century and now is on display at the Smithsonian Institution in Washington, D.C. One of the boat builders at the Museum showed the Council the boat and answered questions.

The Council asked that the wording be changed to "It was mentioned. . ." Mr. Keefe made the motion, which was seconded by Dr. Andres, to accept the minutes of the July 21, 1992, meeting as corrected. The motion passed unanimously.

Mr. Gilbertson was asked to give the Council copies of Jennifer Nelson's report on lead paint.

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

The following meeting dates were set: October 20, November 23, and December 16. The October meeting will start in the late morning in Montpelier, with a site visit to East Montpelier in the late afternoon, a dinner break, and then an early evening hearing in East Montpelier. The main agenda item for the October meeting will be the East Montpelier Center rural historic district question.

III. Director's Report

Mr. Gilbertson said the Division staff has set a date with Barbara Ripley for a discussion on rules making. He had his first meeting on the budget process for the next state fiscal year. Agencies are being asked to put their programs in priority order. He showed the Council a copy of a flow chart that is supposed to show the priority process for developing budgets.

Mr. Gilbertson reported that Mr. Johnson testified recently at an Act 250 hearing in St. Albans. The project involved a historic barn.

Mr. Gilbertson gave the Council members an announcement of the new exhibit at the Chimney Point Historic Site.

He said that in November the Division will participate in a meeting on heritage tourism in the Champlain Valley. This meeting relates to the heritage corridor legislation U.S. Senator James Jeffords is proposing.

Over 100 people attended the reception to celebrate the publication of The Historic Architecture of Addison County. The reception was at the Sheldon Museum in Middlebury. Mr. Gilbertson and Ms. Boone thanked Dr. Andres for his fine speech at the reception.

Ms. Boone told the Council that there will be a workshop on the American Disabilities Act at the Rutland Free Library on October 19 from 9:30 to 3:00. The workshop has been organized by Ms. Boone and Judy Hayward, with some assistance from Chris Hadsel. She discussed what the workshop would cover. The Council suggested the names of various groups that should be sent notices

VII. Advisory Council Report

Due to lack of time, this was postponed until the next meeting.

V. Old Business

A. Discussion on Rural Historic Districts

Mr. Johnson gave the Council copies of the list they had received at the June meeting on topics for discussion concerning rural historic districts (attached to the record copy of the minutes), copies of the section of the state historic preservation law as it relates to the State Register of Historic Places, and extra copies of National Register Bulletin 30 (Rural Historic Landscapes) for those members who did not have a copy.

Mr. Johnson then went over the list of topics for discussion, outlining the issues for every topic for both the State and National Registers. He noted that the National Register had prepared guidelines for discussion of rural historic landscapes in bulletin 30 and asked if we could also use that as the basis for discussing rural historic landscapes for the State Register. The Council agreed that this was a logical place to start. Mr. Johnson also went over the procedures for the eligibility review process for the State and National Registers, and explained the determination of eligibility process for the National Register. Discussion and questions followed.

Mr. Gilbertson discussed the perceptions the public has about the State and National Registers and how the registers and the results of eligibility and listing often get confused with local zoning issues.

Mr. Anderson asked if the Advisory Council should have a policy on who can ask for a review of eligibility for a historic district, and said this was something the Council should discuss. Ms. Boone explained that the Division already has such a policy, and that the Division requires an interested group (such as a planning commission, selectmen, neighborhood association or group, local historical society, etc.) to make a request for a historic district. Ms. George said that rural historic districts need a lot of documentation for a determination of eligibility, as there is not all the expertise necessary on the Council. She asked if insufficient information is a reason to question a request for State Register review of eligibility. The staff said yes, that the Council can ask for more information. Mr. Anderson asked that the Council discuss this further at the October meeting. Mr. Anderson asked for a copy of the National Register procedures for all the Council members. Dr. Andres suggested requiring the Advisory Council to make a field trip each time there is a request for a review of State or National Register eligibility of a rural historic district. Mr. Gilbertson mentioned the study done in Virginia on the financial impacts of

hisotric designations. Copies of the study were given out at a previous meeting.

X. New Business (cont.)

C. Approval of State Barn Grants Selection Criteria

The Council received copies in advance of the meeting of the draft for the barn grants application and criteria. Ms. Boone and Ms. Llewellyn said they asked a number of other people for comment on the application, manual, and criteria. They compiled those comments, and summarized them for the Council. Ms. Boone said there will be more instructions in an accompanying manual, which is still under work. She said that archeological concerns will be treated in the same way as the other state historic preservation grants.

The Council then discussed the application and criteria and made suggestions for changes. In the introduction on page 2, Ms. George suggested in the section where it says under no circumstances must people begin the work before contacting the Division that it be explained why there is this requirement. In the list of criteria, it was suggested listing #s 1 - 4 at the start, so the list doesn't look like it is starting with #5.

There was discussion on what the concept of the legislature was in funding this grant program. Mr. Anderson asked if the objective was to promote the continued use of agricultural buildings in agriculture. Ms. Boone said that was one objective, but that they also were interested in agricultural buildings that may not currently be used for farming purposes. Ms. Boone said the Council can address many of the issues of what the priority for funding is by using the grants criteria, since the criteria have a range of points.

Mr. Anderson suggested under #5 that wall repair and structural frame repair should be added as examples of eligible activities, and that this criteria have 10 points rather than 5 points. The Council concurred. Under #7 he asked why we don't just care about the integrity of the building rather than for what the building is going to be used. It was suggested that the second sentence in #7 be left out. He asked that in the annual Council discussion about state grants they discuss the issue of encouraging creative compatible conversions for the barn grant program. On page 4 it was suggested taking out ramps.

On the application form, it was suggested under #13 to put in parentheses that the applicant should call the Division for an answer to this question. Number 14 was changed to 13a. The Council said the format of #15 was confusing as the slide section interrupts the list, and suggested the format be changed.

Ms. George suggested advertising the barn grant program in a

great way. Mr. Keefe suggested putting a notice in all the feed stores. Ms. Boone asked the Council for names of people they know who should receive an application. She said the mailing would go out at the end of next week.

Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the selection criteria for the state barn grants as amended. The motion passed unanimously.

VIII. National Register Final Review

The Division sent the Council members copies of all the nominations before the meeting. The chair asked if the Council members had reviewed all the nominations before the meeting. Ms. Gilbertson gave the Council a list of the nominations to be reviewed and what criteria and National Register nomination priorities they meet. She showed the Council slides or black and white photos of all the properties under consideration.

A. West Hartford Bridge, Hartford

The nomination meets priorities 7, 9, 11, and 12. Mr. Keefe made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

B. Bridgewater Corners Bridge, Bridgewater

The nomination meets priorities 7, 9, 11, and 12. Dr. Stout made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

C. Post Mills Church, Thetford

Ms. Gilbertson read verbatim a comment letter from the Church supporting the nomination and requesting approval of the Council. The nomination meets priorities 6, 12, and 13. Dr. Stout made the motion, which was seconded by Mr. Lacy, to approve the nomination under criterion C. Mr. Keefe asked if it was enough to say in the summary paragraph of section 8 that this was a good example of a church. Ms. Gilbertson noted that the summary paragraph went on to provide more detail. The motion passed unanimously.

D. Mission of the Church of Our Saviour, Sherburne

The nomination meets priorities 6 and 7. Dr. Andres made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. The motion passed unanimously.

E. William and Agnes Gilkerson Farm, Barnet

Ms. Gilbertson read verbatim a comment letter from the owners outlining their reasons for believing that the property qualifies for the National Register. Dr. Stout noted that the nomination is not clear enough about what is non-contributing. Dr. Andres noted that there was a mis-use of the word "chamber" in section 7. Ms. Gilbertson said she would make the corrections needed. The nomination meets priorities 6, 9, 11, and 12. Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The motion passed unanimously.

F. Historic Resources of the Mad River Valley Multiple Property Documentation Form

Ms. Gilbertson described the origins of this multiple property documentation form (MPDF) and explained the MPDF concept. She said that the nomination that will go to Washington with this MPDF involves the property type of "village." Ms. George made the motion, which was seconded by Mr. Lacy, to approve the Historic Resources of the Mad River Valley MPDF. Ms. Gilbertson noted that the Mad River Valley Certified Local Government (CLG) Commission had been asked to comment, but had not submitted any comments. The motion passed unanimously.

G. Warren Village Historic District, Warren

The Council received copies of the Mad River Valley CLG final report on the nomination. The CLG supports the nomination. Ms. Gilbertson read verbatim the three comment letters objecting to the nomination (all properly notarized) that were received. Two were received within the comment period, and one arrived a day late. The Central Vermont Regional Planning Commission commented favorably on the nomination. The nomination meets priorities 1, 2, 5, 6, 9, and 12. Mr. Keefe made the motion, which was seconded by Dr. Stout, to approve the nomination under criteria A and C. Mr. Lacy commented about the archeology of the area. He felt that discussion of the archeological resources in the nomination was not as good as it could be, and suggested that more progress in addressing archeological resources in districts could be made. He said that in section 8, page 9, the fourth line should not say that the sites would not yield significant information. He also said the nomination did not document the site of the third house in town other than to note it briefly. Ms. Gilbertson agreed that more progress could be made in documenting archeological resources in historic districts, but said that this was a start. She explained that a resource only needs to be justified under one National Register criterion to be nominated, and that it was worthwhile that the archeological sites were at least noted, if not fully discussed. The motion passed unanimously.

I. Canal Street/Clark Street Neighborhood Historic District, Brattleboro

Ms. Gilbertson read aloud the two comment letters (both properly notarized) that were received. Both objected to the nomination. One letter arrived after the deadline. She then explained the background of this nomination, which meets nomination priorities 1, 4, 6, 9, 12, and 13. Ms. George stated she felt the statement of significance was inadequate. She noted that the area is very threatened and a good statement of significance could be very valuable for helping people understand the importance and value of the area. She suggested that the nomination be returned to the Town of Brattleboro for further improvement.

Mr. Lacy made the motion, which was seconded by Mr. Keefe, to approve the nomination under criterion C. Ms. George asked for guidance from the Council on how to ensure that the nomination is submitted to Washington only after the statement of significance is improved. She emphasized that she is not questioning the eligibility of the district, as she believes it is clearly eligible. Mr. Gilbertson and Ms. Gilbertson discussed the reasons why they felt the nomination should go forward. Ms. Gilbertson said she would not have presented the nomination for approval if she had felt the content did not meet National Register standards. Mr. Gilbertson suggested approving the nomination now, and amending the statement of significance at a later date.

Ms. George made the motion, which was seconded by Mr. Keefe, to table the motion. The vote was three in favor (George, Keefe, and Lacy) and two against (Andres and Stout). The motion carried.

It was agreed that the Division will write a letter to the Town of Brattleboro outlining the objections to the nomination. Ms. George will supply the Division with a critique of the nomination's statement of significance. This will be used in writing the Division's letter.

H. Jericho Village Historic District, Jericho

Each Council member was given copies of all twenty-one objection letters received. This is less than 30% of the property owners. The Council reviewed the letters. Ms. Gilbertson said the nomination project was jointly funded by the Division and the Jericho Historical Society and Jericho Historic Preservation Committee. The Division and Jericho Historical Society held an informational meeting about the nomination on September 14. The nomination meets priorities 1, 5, 6, 9, and 12.

Mr. Keefe made the motion, which was seconded by Dr. Andres, to approve the nomination under criteria A and C. The Council said that since the local historical society requested the nomination of the district and since the number of objections is far less than a majority, the Council wants to support the nomination and

of the district and since the number of objections is far less than a majority, the Council wants to support the nomination and recommend National Register listing. Mr. Keefe noted that it clearly has architectural merit comparable to other National Register districts in Vermont. Dr. Stout noted that for the most part the letters do not address historical, substantive issues that the Council can address. The objections have very little bearing on the substantive eligibility of the district, rather they note speculative unfounded fears about government. The motion passed unanimously.

The Council asked the Division to explain their position in the letters that will be written to the people who objected to the National Register listing.

IX. National Register Preliminary Review

A. Jenks Tavern, Rupert

Ms. Gilbertson showed slides of the property and summarized its history and significance. The Council concurred that the tavern appears eligible for the National Register as a good example of its property type.

B. Extension of the Dorset Village Historic District, Dorset

Ms. Gilbertson handed out copies of a map showing the existing Dorset Village Historic District, a map showing the proposed area for an extension, and historic maps, and showed slides she and Ms. Boone took of the area. The Council concurred that the area appears eligible for the National Register for its architectural merit, and that it should be nominated as a separate historic district rather than making it an extension of the existing district.

C. Wilson House and Griffith House, Dorset

The Council looked at slides provided by the owner (The Wilson House) of these two buildings and summarized the information they provided. She said it was unclear in the request whether they wanted the buildings nominated for their associations with the co-founder of Alcoholics Anonymous, William Wilson (the Wilson House is his birthplace) or for their architectural merit. The Council looked at the letters of support written by U.S. Senators Patrick Leahy and James Jeffords. The owners did not provide any information on the history of Alcoholics Anonymous. Mr. Keefe noted that these buildings are located in the village of East Dorset, and suggested that someone pursue nominating the village as a historic district. The Council requested that the Division ask for more information before they made a decision about National Register eligibility.

F. Ann Story Log Cabin, Salisbury

Ms. Gilbertson reported that the Colonial Dames of Vermont had made this request for review of National Register eligibility. She said there is another property owner involved, and will ask the Colonial Dames to pursue asking them to agree to the request for a determination of eligibility.

X. New Business (cont.)

D. Proposed Statehouse Railings, Montpelier

Mr. Gilbertson showed plans of the proposed railings. He said that over the next few years the steps will be reset. The State wants to add good quality bronze railings to provide the public with better access to the building. Mr. Keefe commented that the railings would be a relatively minimal impact and are also reversible. Mr. Keefe made the motion, which was seconded by Dr. Stout, to support the installation of these railings. The motion passed unanimously.

V. Old Business (cont.)

B. Other

Ms. George asked to follow up the discussion at the September 1, 1992, meeting on the lack of a membership organization for historic preservation in Vermont. She asked the Council to think about this now, rather than waiting until it is too late. She said she would like the Council to think of some way to mobilize historic preservation supporters and get them to contact their state legislators. She outlined the various ways this could be done. Mr. Anderson suggested there be an editorial in the Historic Vermont newsletter in support of historic preservation and the Division. Discussion followed. Ms. George said she would be willing to do more research. Mr. Keefe said he would help Ms. George.

Mr. Anderson brought up the subject of lead paint. He said the Preservation Round Table spearheaded the lead paint discussion in Vermont, and that historic preservation is a key player with housing and health in the issue. He reported that the person who wrote the lead paint legislation for Massachusetts would probably be the person writing the legislation for Vermont. He said Pat Peterson from Housing said that Mr. Gilbertson is on the lead paint task force. Mr. Gilbertson said he didn't learn this until just recently. Mr. Anderson stressed that he felt the lead paint issue should be a major priority for the Division, and asked the Council to consider a resolution to this effect. Discussion followed. Mr. Lacy suggested asking Barbara Ripley, State Historic Preservation Officer, to ask Frank McDougall, Agency Secretary, for money to hire someone to go to the task

force meetings and be a voice for historic preservation. There was further discussion on who would be the most qualified people to participate. The Council concurred that they request the Division to have a presence in the lead paint task force. The Council suggested that Mr. Anderson contact the Agency Secretary about this issue and the Council's views on the importance of a historic preservation presence in the discussions.

Mr. Keefe commended the Division staff on their preparations for this meeting.

Mr. Lacy suggested scheduling the Environmental Review discussion in the morning so it doesn't get neglected. The Council asked about the Lost Cove Act 250 project. Mr. Gilbertson explained the background, and said the district environmental commission has to decide whether or not the owner/project developer has violated the terms of his permit. Mr. Anderson suggested that in the future when the Division writes letters of comment on Act 250 projects that there be more clarity in the recommendations for conditions. He said the Division should offer one recommendation, not several options, for consideration by District Commissions.

Mr. Lacy made the motion, which was seconded by Dr. Stout, to adjourn the meeting.

Submitted by,

Elsa Gilbertson
Nancy E. Boone

Division for Historic Preservation

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

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on October 20, 1992, beginning at 10:30 a.m. in the conference room at 13 Baldwin Street, Montpelier, Vermont. There will be a site visit at 3:30 p.m. starting at the East Montpelier Center Meeting House, and a public hearing at 6:30 p.m. at the East Montpelier Elementary School, East Montpelier, Vermont.

AGENDA

10:30	I.	Minutes of the September 22, 1992, Meeting
10:35	II.	Confirmation of Dates for November, December, and January Meetings; Agenda for November Meeting
	III.	National Register Final Review
11:30		A. Parker Hill Rural Historic District, Rockingham/Springfield
11:50		B. Murray-Isham Farm, Williston
12:00	IV.	Working Lunch
12:10	V.	Director's Report
12:25	VI.	State Historic Preservation Officer's Report
12:35	VII.	Advisory Council Report
	VIII.	Old Business
10:45		A. Southview (Phase II), Springfield
12:45		B. Lead Paint
	IX.	National Register Preliminary Review
1:00		A. Sheep Barn/Dip Site, Shoreham
2:15		B. 99, 103, 107, and 111 Main Street, Newport
-		C. Christie-Cabot House and Barn, Woodstock
2:45		D. Montgomery Center Store and House, Montgomery
	X.	New Business
2:45		A. Environmental Review Update
1:15		B. Looting at the Rivers Site, Addison
1:30		C. Archeology on the Farms Project--Highlights and Interesting Case Studies
	XI.	Public Hearing on Potential East Montpelier Center Rural Historic District
3:30		A. Site Visit
6:30		B. Public Hearing

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

MINUTES

October 20, 1992

Members Present:
- Townsend Anderson, Chair, Citizen Member
- Glenn Andres, Architectural Historian
- Barbara George, Vice-chair, Citizen Member
- Thomas Keefe, Architect (left at 6:30)
- David Lacy, Historic and Prehistoric Archeologist
- Neil Stout, Historian

Division Staff Present:
- Eric Gilbertson, Director (10:40-11:30;12:20-2:00;3:30-end)
- Nancy Boone, Architecture Section Chief
- Elsa Gilbertson, National Register Specialist
- Jane Lendway, Preservation Planner (11:40 - 12:30)
- Giovanna Peebles, State Archeologist (1:05 - 2:40)
- Curtis Johnson, Architecture Survey and Publication Manager (arrived at 3:00)

Others Present:
- Barbara Ripley, State Historic Preservation Officer (1:45 - 2:15; 6:30 - 8:00)
- Gus Seelig (Items VIII.A and B; 10:45-11:50; 12:45 - 1:30)
- Andy Broderick (Item VIII.A; 11:00 - 11:50)
- Jim Mullen (Item III.A; 11:30 - 12:20)
- Kathryn Flemer (Item III.A; 11:30 - 12:20)
- Joan Stillman (Item III.A; 10:00 - 12:20)
- Bob Stillman (Item III.A; 10:00 - 12:20)
- Marjorie Russell (Item III.A; 10:00 - 12:20)
- David Russell (Item III.A; 10:00 - 12:20)
- Carl Flemer (Item III.A; 11:30 - 12:20)
- Jim Libby (Item III.B; 12:45 - 1:30)
- Jack Rossen (Items X.B and C; 12:55 - 2:40)
- Jim Garman (Items X.B; 1:00 - 2:00)
- Conrad Ormsbee (Item XI.A; 3:30 - 4:45)
- Kirby Scarborough (Item XI.A; 3:30 - 4:45)
- Madeleine Mongan (Item XI.A; 3:30 - 4:45)
- Earle Ellingwood (Item XI.A; 3:30 - 4:45)
- Ken Pearson (Item XI.A; 3:30 - 4:45)
- Thomas Brazier (Item XI.A; 3:30 - 4:45)
- Ann Brazier (Item XI.A; 3:30 - 4:45)
- Martha Holden (Item XI.A; 4:00 - 4:45)

The meeting was called to order by the chairman at 10:40 a.m. The first part of the meeting was held in the conference room at 13 Baldwin Street, Montpelier, Vermont. There was a site visit at 3:30 to East Montpelier Center, East Montpelier, and then a public hearing at 6:30 p.m. at the East Montpelier Elementary School.

I. Minutes of the September 22, 1992, Meeting

Mr. Anderson said that on page 9, his name should be deleted in the list of those who voted to table the Brattleboro nomination, as he did not vote. Dr. Stout made the motion, which was seconded by Mr. Lacy, to accept the minutes as corrected. The motion passed unanimously.

II. Confirmation of Dates for November, December, and January Meetings; Agenda for November Meeting

The following meeting dates were set: November 23, December 16, and January 21. The Council suggested the following items for the November agenda: a discussion on the state grants criteria, rural historic districts, an update on legislative action and contacting the Vermont historic preservation community for support, a lead paint update, long range planning, the federal FY'93 work plan, an update on the eroding archeological sites on the Connecticut River, a discussion on the relationship with the Vermont Housing and Conservation Board (inviting Paul Bruhn for some history and background on the board), and perhaps inviting some guests to the meeting. Ms. Boone suggested discussing the grants criteria during the winter, after the barn grants are selected.

X. New Business

A. Environmental Review Update

The Council received the update in the mail before the meeting. They asked questions about some of the projects on the list.

V. Director's Report

Mr. Gilbertson reported that he is moving into the second phase of the budget process for FY'93. He explained the way the Administration wants the budgeting done this year, with all programs placed into one of four categories (from high to low priority). He said that theoretically 20% of each department/ division's programs is supposed to be in the bottom two categories. It will be very difficult to place Division programs into the lower priority categories because of all the cuts the Division has sustained in the past few years.

He said the senior staff in the historic preservation program met once with Ms. Ripley to start discussing rules making for the Division.

The Division has not yet had time to follow up on the Canal Street/Clark Street Historic District (Brattleboro) National Register nomination.

Mr. Gilbertson said the Division has sent out more than 600 pieces of information on the Barn Grants program.

The Division has been working with the National Park Service on Lake Champlain projects. There is discussion on preparing an inventory of all the inventories that pertain to Lake Champlain. The inventory would include architectural and archeological surveys, cultural resources, etc.

On October 19 the Division co-sponsored a workshop on the Americans with Disabilities Act in Rutland. He reported that about 50 people attended, and that they received excellent information.

On September 30 the Division co-sponsored a preservation planning workshop in Windsor. It was attended by about 60 people. A similar workshop had been held in Bennington County earlier this year. Mr. Gilbertson said he wanted to encourage similar workshops to be held in other parts of the state.

Ms. Gilbertson told the Council about the annual fall workshop of the Sheldon Museum (Middlebury), which the Division is co-sponsoring. Mr. Gilbertson also mentioned the talk she gave the previous week to the Cornwall Historical Society.

Mr. Gilbertson announced that Agency Secretary McDougall wants to hold a meeting in December on economic development and historic preservation. Plans are not yet worked out, but Mr. McDougall envisions perhaps the governor and himself as speakers, as well as someone from Lowell, Massachusetts.

VIII. Old Business

A. Southview (Phase II), Springfield

Ms. Boone gave the Council copies of information on the project that had been given to her by Andy Broderick of the Rockingham Area Community Land Trust. When Mr. Broderick arrived, Mr. Anderson introduced him to the Council. Mr. Seelig, executive director of the Vermont Housing and Conservation Board, was also introduced. Mr. Broderick gave the Council copies of further information on the Southview project and a copy of an article in the Springfield Reporter from January 30, 1942, that discusses Southview. This project needs state and federal review.

Mr. Broderick explained that the buildings in phase II of this project are one story buildings and do not have their original siding. He did not bring any photographs of the buildings in either phase I or II. He provided an overview of the project for the Council, and summarized the results of the study from an energy efficiency consultant. They are proposing to insulate the buildings, put on hip roofs, and install vinyl siding. He thanked the Council for having him at the meeting, and said he was sorry it had to happen this way. He said he had tried to correspond in May with the Division about the project, and said there is a problem between the goals of the Land Trust and what the Division wants. He said the project goals of creating affordable housing are best served by this design proposal, as it will provide energy efficiency, cost effectiveness, and long term maintenance. He thinks this work will save residents about $370 per year on heating costs, and that in ten years this savings will pay for the costs of the new roofing system. He said the buildings at Southview would eventually have been destroyed if the Land Trust hadn't come in and tried to make them usable.

Ms. George said she looked at phase I of the project on her way to the Council meeting. She said the first phase looks like a totally new place, and that now it is extremely different in appearance from phase II. She noted that the state doesn't have very many buildings of this type from World War II. Ms. Boone said it is really difficult for the Council to evaluate the potential impact of the proposal without photographs. Ms. Boone said that now the hip roofs, which are attractive and well-proportioned, are defining characteristics of the buildings in phase I. She also noted the extreme difference in appearance between the buildings in phase I and phase II.

Mr. Anderson then summed up the history of the Southview project and previous Council reviews and decisions on the project. The Council had determined that Southview was eligible for the National Register. He read excerpts from the January 1992 Council meeting minutes, which said that Mr. Broderick restated his commitment to work toward preserving the buildings in the second phase of the Southview project. Now Mr. Broderick has specifications for phase II and is ready to go out to bid next month. Ms. Boone summarized the Section 106 review process. Dr. Stout mentioned that the Council had originally discussed an interpretive display in the community center. Mr. Broderick said the center building is being worked on now, and that there will be a display on the history of Southview.

Dr. Andres said he still feels Southview is a historic resource and is quite a good example of International Style construction from this period. He said the Land Trust has demonstrated that their proposal is perhaps the best way to save these buildings. The site plan and the very basic facade will still be there, and it will still be affordable housing. He said if the phase II section is documented thoroughly, he would go along with this

proposal so we can end up with useful buildings. Dr. Stout agreed and said it was important to have the photographs on location to show what it looked like. Dr. Stout asked what constitutes an archival record. Mr. Broderick said they would make prints on archival paper and would have some written material. Dr. Andres suggested that copies of this material also be made available at the Springfield Art and Historical Society.

Mr. Seelig said there is a great deal of pressure, for example from the Agency of Human Services and the Comprehensive Affordable Housing Strategy of the Agency of Development and Community Affairs, to serve people with housing on the very bottom of the economic ladder. He said other parts of state government are driving developers to keep costs down, and that this may pose conflicts with the goals of historic preservation. He said he would be happy to talk to the Council some more about this kind of issue. The Council said they would like that.

Dr. Stout made the motion, which was seconded by Dr. Andres, that under the circumstances the Council is willing to sign off on this project, with the stipulation that an archival quality record be made of the buildings before they are changed. The documentation should be submitted prior to release of the federal funds for the project. Mr. Broderick said he would give his personal assurances that he would get the documentation to the Division within two weeks. Dr. Stout said it would be acceptable for a set of preliminary prints within two weeks. The Council agreed. Dr. Andres said that Southview is Vermont's version of Greenbelt, Maryland, for example, and marks a very important phase in mass housing. He said it shouldn't be lost entirely. The motion passed unanimously.

III. National Register Final Review

The Council received copies of the nominations before the meeting.

A. Parker Hill Rural Historic District, Rockingham/Springfield

Ms. Gilbertson summarized the background of the nomination. It was partially funded by a CLG grant to Rockingham. The CLG Commission reviewed the nomination at a meeting attended by 14 members of the public. She gave the Council copies of the CLG's final review report, which was very supportive of the nomination. Ms. Gilbertson read aloud the comment letters. All letters were favorable.

Ms. George noted the importance of the open fields in the landscape. She asked the residents present at the meeting if they thought the open fields would be preserved. They responded that they certainly are trying to keep them open and that it is not economical to keep them open but they do it because they

value their contribution to the heritage and value of the landscape. Dr. Andres praised the nomination but said he felt that the quality and coherence of the landscape should be better articulated. Ms. George noted a need for a landscape historian's perspective in rural historic districts in order to better understand the changes in the botanical aspects of the landscape. Mr. Lacy asked what potential problems arise when there are rural historic districts with nearly half the houses being modern. Ms. Gilbertson explained there is no set ratio of historic to modern buildings in a district, that in the case of Parker Hill much of the new development is not prominently visible, the farms marking the district are outstanding, and that the land itself is a critical contributing component of the district. Mr. Mullen noted that two of the properties in the district are protected by land trusts and that others may follow.

Dr. Stout made the motion, which was seconded by Mr. Keefe, to approve the nomination under criteria A and C. The motion passed unanimously. Parker Hill residents present at the meeting thanked the Division for their work on this nomination.

B. Murray-Isham Farm, Williston

The Council received copies of the final review report by the Williston CLG Commission. They approved the nomination. Ms. Gilbertson explained the background of the nomination and read aloud the favorable comment letter from the owners. Dr. Andres noted that it is important to have better landscape descriptions in these nominations. The Council agreed and said it is a goal to work toward. Ms. George made the motion, which was seconded by Dr. Andres, to approve the nomination under criterion A. The motion passed unanimously.

VIII. Old Business (cont.)

B. Lead Paint

Mr. Seelig and Mr. Libby, counsel to the Vermont Housing and Conservation Board, discussed the subject of lead paint. The Council had received copies of the Board's interim policy on lead paint. Mr. Seelig said the Board is wrestling with its role on environmental hazards such as asbestos and lead paint. He said regarding lead that the goal is not to remove lead but to produce a "lead safe" environment. Mr. Libby said they were focusing on units with two or more bedrooms or units likely to be occupied by children. Mr. Anderson said he was pleased the Board has come out with a policy on lead safe environments. He said the clear issue for historic preservation and the Advisory Council is the impact that providing such an environment will have on historic resources. He said it would be a disaster if the Board dropped one of its legally mandated charges, historic preservation, because it can't afford to deal with the lead paint issue. He also said there is the opportunity in Vermont to recognize the

importance of historic resources to the state economically, and that the solution to the lead paint problem is health, housing, and historic preservation.

Mr. Libby said the Board has assisted with 1,500 units of housing since its creation. He discussed testing for lead paint, and said the Board is going to help pay for the cost of testing. He said that with the issue of abatement there is a whole range of questions on how far you need to go. With new projects being proposed for Board funding, they are requiring the testing of units. This means applicants are probably going to choose lead free or lead safe buildings for projects that involve young families. Mr. Anderson asked how will we overcome this new obstacle. Ms. Boone suggested that we may find buildings that have been changed more over the years may have less lead. Mr. Libby said that "lead safe" versus "lead free" is an important step for Vermont to have taken. He said there are a lot of liability questions, and we need to make reasonable responses to the threat of lead poisoning depending on who will live in the buildings. Mr. Anderson asked if the Board has done any lead abatement projects yet. There will be one such project coming up in Bennington. Mr. Seelig said we need to do a lot of education and discussion on the issue. Ms. Boone said it was important that the staff of the Board and the Division keep talking to chart a direction for dealing with projects as they come up. Mr. Gilbertson said within state government and state-wide organizations there does not seem to be panic about the lead paint issue, but there is the potential for over-reaction. Mr. Anderson thanked Mr. Seelig and Mr. Libby for attending the meeting, and asked that the Council be kept abreast of the issue.

IX. National Register Preliminary Review

A. Sheep Barn/Dip Site, Shoreham

Ms. Peebles said this item would be postponed because the owner has not been informed of the review.

X. New Business

B. Looting at the Rivers Site, Addison

Ms. Peebles introduced to the Council Dr. Rossen, who is working on the "Archeology on the Farms" project in Addison County. Dr. Rossen reported there have been three separate periods of vandalism at this pre-historic site, which had been perhaps the best preserved site in Addison County. Vandals have been reaching the isolated site by boat, and have dug holes up to 20 feet long. He said the site is one discrete occupation, which makes it very important, and stressed that its scientific importance can not be over-estimated. To prevent vandalism, the owner has posted the land and the police and game wardens have

been notified. Dr. Rossen has met with the State Police and has discussed the use of sensors to signal future episodes so the vandals can be apprehended. He said that burial laws may be invoked now that human remains are being found. Mr. Keefe suggested posting the launch sites from which the vandal's boats might be leaving.

C. Archeology on the Farms Project--Highlights and Interesting Case Studies

Dr. Rossen gave the Council an outline of the Archeology on the Farms project. He said he is an archeo-botanist, and that Vermont contains many sites that could yield valuable information to contribute to our understanding of Vermont's past. He outlined his goals for the project. He is studying the earth-moving practices on Soil Conservation Service projects and determining their effect on archeological resources. He is further developing the archeological sensitivity model for Addison County, and is raising public awareness of cultural resource issues. Since his work started, he has recorded twenty-two new sites, twelve of which are related to SCS projects. SCS projects have also affected another eleven previously known archeological sites. Typical SCS projects include manure pits, drainage ditches, wildlife ponds, and riprap. They usually operate on a very short schedule. Dr. Rossen said that although farmers receiving SCS funding have agreements obligating them to protect resources, cultural resources are not included.

Dr. Rossen then showed slides and summarized several case studies. He plans to make recommendations on how to improve resource protection strategies and activities within SCS. Mr. Anderson thanked Dr. Rossen and Ms. Peebles for coming to the meeting. Mr. Keefe suggested the information on Dr. Rossen's findings be widely publicized to build support.

IX. National Register Preliminary Review (cont.)

B. 99, 103, 107, and 111 Main Street, Newport

This will be postponed until the next meeting because the group requesting the review did not supply the information needed.

C. Christie-Cabot House and Barn, Woodstock

The Council reviewed the photos and historic information about the property. The information was provided by a consultant to the owner. The house was built in the 1950s, and closely replicates the previous house on the site. The barn is two early barns with gunstock posts that were joined together. It underwent some remodelling and repair work c.1950. The Council concluded that based on the evidence presented the property does not appear to meet the criteria for inclusion in the National Register. They also said the barn does not appear to be

individually eligible for the Register.

D. Montgomery Center Store and House, Montgomery

The Council looked at photos of the buildings. As there was not enough time for discussion, the Council will look at this again next month.

XI. Public Hearing on Potential East Montpelier Center Rural Historic District

A. Site Visit

The Council traveled to East Montpelier Center and began their site visit at 3:30. Mr. Johnson gave the Council and townspeople attending the site visit maps to show what the Council will look at. Mr. Anderson said the idea of the field visit is to look at the parameters of the area. The Council, staff, and visitors traveled the area by car, stopping at a number of points to get out and look around. Mr. Scarborough brought the group to the back lot of his property. At the Brazier farm, Mr. Brazier asked why his farm was included in the consideration. He said his barn has a 1973 silo, 1988 addition, and two concrete barnyards (1990, 1991). Mr. Johnson stressed to the Council that the boundary lines on the map were for discussion purposes only. After the site visit the Council returned to the offices of the Division. Dr. Stout made the motion, which was seconded by Mr. Keefe, to recess the meeting for supper. The motion passed unanimously. The Council recessed for supper from 5:00 to 6:30 p.m.

B. Public Hearing

Mr. Anderson called the meeting back to order at 6:40. The meeting was resumed in the multi-purpose room of the East Montpelier Center Elementary School. There was a large number of members of the public in attendance. The Division had informational materials available for the public. Mr. Anderson introduced the Council, and gave an overview of what would be discussed in the meeting. He said the Council had a request to make a preliminary determination of National Register eligibility and State Register designation for a rural historic district in East Montpelier Center. He noted the issue had been discussed at a previous Council meeting, and that Division staff had attended an East Montpelier Planning Commission meeting to discuss the subject.

Ms. Gilbertson then described the concept of a rural historic district, including what the State and National Register criteria area and how they apply to the resources. She defined "rural historic district" and noted what kinds of information needs to be considered in evaluating landscapes as rural historic districts. She explained the concepts of "contributing" and "non-contributing," and listed the other rural historic districts

in Vermont that have been listed or determined eligible for the National Register.

Mr. Johnson made a slide presentation, giving a visual overview of the contributing and non-contributing resources of the area under consideration. He noted the properties that were already individually listed in the State or National Registers. He explained several times during the evening that the boundary lines drawn on the map of the area was for discussion purposes only and that the Town had asked the Division to draw some lines so there would be a starting point for discussion.

Mr. Anderson thanked those people who had submitted comment letters. He then explained the Council would be taking testimony from the public, that he would call forward those people who had signed up to give testimony, and that they would have five minutes to speak. He asked people to confine their comments to the questions of history, as the Council was looking for information to help them make their determination of eligibility.

Ms. Boone, in response to a question from the audience, explained the State and National Register process and owner objections. Mr. Johnson showed the audience the Division's survey for East Montpelier. Ms. Boone explained the results of State and National Register listing. Mr. Johnson handed out the sheet, "Results of National Register Listing," copies of a letter from U.S. Senator James Jeffords regarding funding from the Soil Conservation Service and Farmers Home and National Register eligibility, and copies of a letter written by the Division regarding the Brazier gravel pit (which came up under Act 250 review). Ms. Boone stressed that in environmental review, the Division tries very hard to work out the issues and is not out to stop projects.

Mr. Anderson read two comment letters from people unable to attend the meeting (Weston Cate and Harry Morse, Jr.). He then called for public comment. The following people testified: Ellen Hill, Carlton Ryan, Earle Ellingwood, Bruce Chapell, Roger Chapell, James Wright, Tom Brazier, Bruce Satterly, Jay Goyette, Harry Rash, Kirby Scarborough, Sheila D'Amico, Hamilton Throckmorton, Steve Justis, Tim Meehan, Tim Carver, Charley Burbank, Claudia Fitch, Austin Cleaves, Greg Shepler, Ted Guilmette, Ken Pearson, John Hall, Ann Brazier, and Ernest Dodge.

A number of people (Carlton Ryan, Earle Ellingwood, Bruce Chapell, Roger Chapell, James Wright, Tom Brazier, Bruce Satterly, Harry Rash, Sheila D'Amico, Tim Carver, Charley Burbank, Claudia Fitch, and Ann Brazier) said they opposed having a district without the consent of all the owners.

Ellen Hill discussed the history of the Joseph Wing House. Bruce Chapell reported that at the annual meeting on September 25, 1992, of the Washington County Farm Bureau a resolution was

passed saying they were not against historic districts but that it should be up to the landowners as to whether or not they should be included in the district. Roger Chapell noted that the area includes a lot of buildings constructed after World War II. Tom Brazier submitted a petition to the Council that stated the signers were not opposed to having a historic district, but that those property owners who do not want to be included should not be included in the district. He also submitted a map showing the parcels that property owners do not wish included in any historic district. He stated that the Braziers oppose having any part of their property included in a rural historic district. He said his lawyer says that when there is a historic district people within the district can comment on any projects that come up for environmental review. Ms. Boone said that was not the case.

Jay Goyette read a letter from nineteen residents of East Montpelier Center who supported the district. He submitted the letter and supporting material about the history of the area to the Council. He said he also wanted to set the record straight on the media coverage about the people who are interested in "getting" the Braziers. He said that was not true. Kirby Scarborough said he thought the listing would encourage historic preservation in the area. He discussed Parley Davis and his significance to the Center, and gave the Council copies of historic photos showing the Davis property. Sheila D'Amico discussed areas that she would leave out of any district. She suggested leaving out the Brazier farm, and said it wouldn't be any less of a district without the Brazier land. Hamilton Throckmorton asked if there was a compromise that could be made. Steve Justis spoke about the history of his property, and said he was looking at this historic district as a source of pride. He also urged a compromise be made. Tim Meehan thanked the Council for coming to East Montpelier and apologized to them for being dragged into a local spat. He said he wanted the issue to be straightened out locally so the integrity of the Council and Division won't be sullied. He said that Williamsburg and other places are historic and beautiful, but that people don't live there. He said people have to live in East Montpelier. Tim Carver said the Council should stick to buildings and let planners do the land use planning. Austin Cleaves also welcomed the Council to town. He said the town is not ready for this kind of designation, and that government some day might change its rules about what listing means. He suggested that perhaps this district should be considered after the town plan is worked out, and that maybe there are other areas in town that also should be considered for districts. He asked that the issue be tabled until after further review by the town Planning Commission. Greg Shepler said it was wrong for the townspeople to ask the Advisory Council to solve their problems. He said the proposal should be dropped or the boundaries redrawn. Ted Guilmette said it was clear that the issues in this case have nothing to do with historic preservation. John Hall said the proposal should be tabled.

Mr. Anderson thanked everyone for their input. Dr. Andres said that the Council had looked at the area on a site visit this afternoon. He said East Montpelier has a beautiful landscape and fine historic resources, and that the area under consideration had five handsome farms, a significant historic school, and an important house and church. He said most of these properties are already listed on the State Register. The most difficult thing with historic districts is to determine boundaries. Dr. Andres said that they don't just list historic districts because they are pretty. He discussed the two other rural historic districts in Vermont and explained what defined them. He said to the audience that even if the area is not a historic district, the resources should be celebrated anyway.

Dr. Stout made the motion, which was seconded by Ms. George, that the issue be tabled as there is insufficient information to assess the significance and historic integrity of the proposed historic district and that no determination of State and/or National Register eligibility be made. Mr. Lacy asked what would happen next. The Council said the issue can be brought up again. Mr. Johnson pointed out that if that happens the Town will be informed and that the Council would have to offer another public hearing. The motion passed unanimously.

Dr. Stout made the motion, which was seconded by Ms. George, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 9:05 p.m.

Submitted by,

Elsa Gilbertson
Nancy E. Boone

Division for Historic Preservation

STATE OF VERMONT

ADVISORY COUNCIL ON HISTORIC PRESERVATION

PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on November 23, 1992, beginning at 9:30 a.m. in the conference room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

9:30	I.	Minutes of the October 20, 1992, Meeting
	II.	National Register Preliminary Review
9:40		A. 99, 103, 107, and 111 Main Street, Newport
		B. Montgomery Center Store and House, Montgomery
		C. Marsh Law Office, Woodstock
		D. Omnium Gatherum Building, 71-73 Pearl St., Burlington
		E. Giles Chittenden Farm, Williston
		F. Ward Johnson Farm, Williston
		G. 3 High St., 24 Winter St., 38 Spring St., 7 Hastings St., 174 Railroad St., 71 Portland St., 20 Pearl St., 5 Belvidere St., St. Johnsbury
		H. Checkerberry Village, Milton
10:45	III.	Confirmation of Dates for December, January, and February Meetings; Agenda for December Meeting
10:50	IV.	Director's Report
	V.	New Business
11:05		A. Discussion on FFY'92 Accomplishments and Approval of FY'93 Federal Work Plan
12:00		B. Environmental Review Update
1:15		C. Connecticut River Erosion and Effect on Archeological Sites
1:30 - 1:45		D. Prehistoric Archeological Site Finding, Bradford
2:15 - 2:45		E. Discussion on December Selection of Barn Grants
3:30 or 4:00		F. Discussion with Vermont Housing and Conservation Board
12:15	VI.	Working Lunch
2:45	VII.	State Historic Preservation Officer's Report
3:00	VIII.	Advisory Council Report
	IX.	Old Business
1:45 - 2:15		A. Discussion on Rural Historic Districts
3:15		A. Lead Paint Update

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

MINUTES

November 23, 1992

Members Present:
- Townsend Anderson, Chair, Citizen Member (arrived 10:35)
- Barbara George, Vice-chair, Citizen Member
- Glenn Andres, Architectural Historian
- Thomas Keefe, Architect
- David Lacy, Historic and Prehistoric Archeologist (left at 4:40)
- Neil Stout, Historian

Division Staff Present:
- Eric Gilbertson, Director (10:35 - 11:00)
- Nancy Boone, Architecture Section Chief
- Elsa Gilbertson, National Register Specialist
- Curtis Johnson, Architecture Survey and Publication Manager (10:40 - 12:00; 2:00 - 3:00; 4:00 - 5:05)
- Jane Lendway, Preservation Planner (10:55 - 12:50)
- Giovanna Peebles, State Archeologist (1:30 - 3:00)
- David Skinas, Survey Archeologist (1:30 - 3:00)
- Mary Jo Llewellyn, Preservation Grants Manager (2:40 - 3:50)

Others Present:
- Tyler Gerhardt (Item II.D, 9:35 - 10:45)
- Betsy Baten (Item II.D, 9:35 - 10:45)
- Jane Williamson (Item II.D, 9:35 - 10:45)
- Paul Bruhn (Item V.F, 3:30 - 5:00)
- Gus Seelig (Item V.F, 3:50 - 5:30)

The meeting was called to order by the vice-chairman at 9:30 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont.

I. Minutes of the October 20, 1992, Meeting

Dr. Stout made the motion, which was seconded by Mr. Keefe, to accept the minutes as written. The motion passed unanimously.

II. National Register Preliminary Review

A. 99, 103, 107, and 111 Main Street, Newport

Ms. Gilbertson gave the Council copies of a historical summary prepared by Deborah Noble of these buildings, and showed slides of the properties. The Council discussed the historic connections between the original developers and the buildings. The Council questioned whether or not the buildings fronting on Main Street constitute a district by themselves, and concluded that they do not. The Council concurred that Main Street Court could be a small district by itself, that 99 Main Street (the blue tenement) could be individually eligible as a tenement if the context for tenements is developed, and that the Main Street and Main Street Court buildings could be a district together as an example of multi-family housing development in Newport in a time when demand for rental housing was high.

B. Montgomery Center Store and House, Montgomery

The Council reviewed the photographs of the two buildings. They said the store appears individually eligible. The Council members concurred that the house does not appear individually eligible for the National Register because of extensive interior alterations and should be nominated with the store. The Council said that the development of context would be critical to a successful nomination. It would be important to research and articulate the connections between the two buildings. Dr. Andres asked if the house may have been remodelled from an earlier structure. This question should be investigated in the course of nomination research.

C. Marsh Law Office, Woodstock

The Council looked at slides and photos of the building. Ms. Gilbertson summarized the building's history (supplied by the owner). The law office was moved four times and in its last move (in the 1870s) was located with its rear wall to the street. The Council concurred that the building appears individually eligible for the National Register.

D. Omnium Gatherum Building, 71-73 Pearl Street, Burlington

Ms. Gilbertson summarized the results of the positive preliminary review done by the Burlington CLG Commission. She showed slides that were provided by the owner. Ms. Boone summarized the background of the request for an eligibility determination. Ms. Williamson presented research she had done on the building. She was not able to document the War of 1812 connection for the ell. An 1830 bird's eye view shows the corner lot empty, and she said the archway is still open on an 1885 Sanborn map. Mr. Lacy said there is a potential for historic archeology at the site, although the likelihood of undisturbed archeological deposits is small. He suggested that if there is a dirt floor cellar, it

might yield archeological information. If there is information, it could be critical to the understanding of the building. Dr. Andres noted that the existing building should be thoroughly investigated for clues that it could reveal about its history. The Council concurred that much research is needed to document the history of the building, and that if it is done the building could be eligible for the National Register.

Mr. Anderson then took over chairing the meeting.

IV. Director's Report

Mr. Gilbertson said that since the last meeting the Division has purchased land on Monument Road in Highgate. This land was recently the subject of some controversy, which the purchase of the land will solve.

Mr. Gilbertson reported that the budget process for the next year is moving forward. On November 6 he submitted a list of Division programs that had been rated according to the new priority system. He explained the budget process within the agency. Among other things each division and department was supposed to submit a budget with 5% cuts. He said that on the federal side of the Division program there is no where else to cut without the whole system collapsing on itself, so he proposed a system of charging some of the state and federal agencies that require the most environmental review. He doesn't know yet if this will be acceptable. For the historic sites, he proposed reducing the promotion to $0 and closing all sites but the Bennington Battle Monument, Plymouth Notch Historic District, and Chimney Point.

II. National Register Preliminary Review (cont.)

E. Giles Chittenden Farm, Williston

The Williston CLG Commission received a CLG grant from the Division to nominate two rural properties. After a public selection process, they chose the Chittenden and Johnson farms for nomination. The CLG recommended preliminary approval of the Chittenden property. Ms. Gilbertson showed slides of the property and summarized its history. The Council concurred that it appears eligible for the National Register.

F. Ward Johnson Farm, Williston

The Williston CLG Commission recommended preliminary approval of this property for nomination. Ms. Gilbertson showed slides and summarized the history of the property. The Council concurred that the property appears to meet the registration requirements for farmsteads under the "Agricultural Resources of Vermont" Multiple Property Documentation submission. The farm and its owner is featured in the Williston history videotape, which was

funded in part by a CLG grant. Ms. Lendway announced that the tape will be shown on Crossroads on Vermont ETV on December 1 at 7:30 p.m.

G. 3 High St., 24 Winter St., 38 Spring St., 7 Hastings St., 174 Railroad St., 71 Portland St., 20 Pearl St., 5 Belvidere St., St. Johnsbury

This request comes from the Northern Community Housing Corporation, which has options to buy all these buildings. Ms. Gilbertson showed slides of the buildings and their neighborhoods and gave the Council copies of a map showing their locations and the draft registration requirements for multi-family housing in St. Johnsbury. She said that several of the properties appeared to be individually eligible for the National Register as multi-family housing, but that most of the others would probably be contributing members in historic districts.

After discussion, the Council concurred on the eligibility questions as follows:

3 High Street: This does not appear to be individually eligible, but High Street could be researched to see if a district exists.

24 Winter Street: This is part of the Plain area of St. Johnsbury. The building does not appear to be individually eligible, but could be part of a Plains district, should such a district be considered.

38 Spring Street: This also is in the Plain. It does not appear to be individually eligible, but could be part of a district in the Plain.

7 Hastings Street: The building has been considerably altered from its historic appearance, and is not eligible for the National Register.

174 Railroad Street: The building does not appear to be individually eligible, but would be a contributing member of a Railroad Street Historic District that the Council previously found eligible.

71 Portland Street: This appears to be individually eligible as an example of multi-family housing.

20 Pearl Street: This does not appear to be individually eligible, but could be a contributing member of a historic district should a district be considered along the street.

5 Belvidere Street: This is just outside the National Register district, and is down a steep bank from Belvidere Street. It appears to be individually eligible as an example of multi-family housing.

Mr. Anderson noted that affordable housing groups in Vermont are beginning to use the tax credits more and more for scattered site projects and are searching for ways to nominate buildings individually to make them eligible for the tax credit at minimal cost. He said the state should be supporting efforts to nominate districts, and that we should look for other ways to fund district nominations since the Division isn't able to make such grants any more.

H. Checkerberry Village Historic District, Milton

Mr. Johnson said the eligibility of this district and a house (Palmer House) within the district came up under environmental review. He showed the Council letters of support for the historic district written by the Milton town planner and the Milton Historical Society. He and Ms. Boone have visited the site. Mr. Johnson showed slides of the building in question and of the district (which is on the State Register). He gave the Council copies of the Beers map of the district, an aerial view, and an aerial view with the outline of the historic village drawn on it. He discussed the potential of individual and district eligibility. The house is the only known three bay, center door I-house on the survey in Milton and the district has one of the only two known commons or greens to be found in towns in Chittenden County and in neighboring towns in Grand Isle and Franklin counties. The green was cut through at an angle by a road in the 1960s. Discussion followed. The Council took a straw poll on the potential National Register eligibility of the district. The results were as follows: Lacy--no, George--pass, Keefe--no, Andres--no, Stout--yes. Checkerberry Village does not appear to be eligible as a historic district. The Council then took a straw poll on the individual eligibility of the Palmer House: Andres--no, Keefe--door open, George--insufficient evidence, Stout--no, Lacy--no. The house does not appear to be individually eligible for the National Register. The Council said they recognized that Checkerberry Village is an important place in Milton's history, but that it doesn't appear to have significance for the National Register. They suggested putting up a marker to commemorate its history.

V. New Business

A. Discussion on FFY'92 Accomplishments and Approval of FY'93 Federal Work Plan

Ms. Lendway gave the Council copies of "Some Highlights in the Historic Preservation Program from FY'92" (attached to the record copy of the minutes). The Council reviewed it and asked some questions. Ms. George said this was the kind of information that should go in an annual report. The Council said these were important accomplishments.

Ms. Lendway sent the Council copies of the draft work plan. She

discussed the priorities in the plan. Mr. Lacy asked about the SCS projects for this coming year. Ms. Lendway handed out copies of the draft program overview, "1993 Historic Preservation Fund Application." Ms. George asked if an annual report could be put on the list as a non-priority item. Ms. Boone said it was the Division's understanding that an annual report was the goal of the Council. She said she thought the Council as a separate party could talk about the accomplishments of the Division. There is no budget for either the Division or Council to do a report. Ms. George asked about continuing the survey. Ms. Boone said given the staff reductions doing survey work was not possible, except in connection with CLG grants and volunteer town projects. Ms. George said it would be interesting to look at the work plans of other states in the area. Mr. Anderson suggested identifying just those things that are mandated, and then looking to see what the Division priorities are--what promotes the Division. Ms. Lendway said that one of the positions the Division holds firmly is that it is close to collapse. Nearly all the items listed in the work plan are things we have to do. Ms. George made the motion, which was seconded by Dr. Stout, to approve the work plan as submitted and to give the discretion to the Division to make changes as needed before submission to the National Park Service. The motion passed unanimously.

III. Confirmation of Dates for December, January, and February Meetings; Agenda for December Meeting

The following meeting dates were set: December 16 at 13 Baldwin Street in Montpelier, January 21, and February 23. The agenda for the December meeting is the selection of the barn grants.

V. New Business (cont.)

B. Environmental Review Update

The Council was sent copies of the update before the meeting. Ms. Peebles asked if this format worked for the Council. She explained how the list was currently compiled and the Council agreed that the Division should try to use the database to generate some kind of list for the update.

C. Connecticut River Erosion and Effect on Archeological Sites

Ms. Peebles said that erosion is one of the most significant forces of destruction of archeological sites. She outlined the history of dam construction on the Connecticut River and New England Power's (NEP) peaking system to generate water. The water on the river goes up and down six feet every day. She then explained how erosion has been happening on the river banks. She said NEP had two of its Connecticut River projects relicensed by FERC in 1978, when the Division didn't have an opportunity to comment. The licenses expire in twenty years. She said the

Division has been trying to work with NEP to solve the erosion problem and the destruction of archeological sites. She has recently received a copy of an independent evaluation made of the system that says NEP is responsible for the erosion. The Division wants NEP to commit to a thirty year plan to identify and evaluate archeological sites, and make plans to mitigate the effect of erosion on the sites. The Division needs a short term solution to the erosion problem at Skitchewage, and then a long term solution to the bigger problem. SCS is very interested in the Connecticut River and wants to get some funding to help with the problem. Ms. Peebles said there is a lot of prime agricultural land being lost to erosion.

D. Prehistoric Archeological Site Finding, Bradford

Mr. Skinas made a slide presentation on some of the important prehistoric archeological sites he has found along sections of the Connecticut River. He discussed what has been found at the sites and what their significance is. Mr. Lacy said these sites are important for what we can learn about settlement patterns. The sites have been discovered because of the erosion problems along the river. Mr. Skinas, Ms. Peebles, and Mr. Lacy discussed the various methods of riprapping. The most recently discovered site is the Kenneth Carson Site in Bradford, where Mr. Skinas found thirteen large lengths of house floors exposed along the eroding bank. They ranged in length from 25 to 80 feet, with most in the 40 to 50 foot long range. Many of the houses seem to be built with their long sides to the river, and are probably 25 feet wide. The houses were probably seasonal occupations. No artifactual materials were found. Soil samples have been taken for testing for organic materials and radio-carbon dating. The Bradford site is especially interesting because it may be the site of the known contact period village called Cowass. The Council thanked Ms. Peebles and Mr. Skinas for their presentations and asked to be kept updated.

B. Environmental Review Update (cont.)

Ms. Boone reported on the recent Act 250 decision on the Gerbode barn in St. Albans. The District Environmental Commission has decided not to allow the property to be considered a historic site, because it is not listed on the State or National Registers and they said there is no legal authority for the Advisory Council to pass along to the Division the ability to testify about historic sites. The Commission found this despite previous precedent establishing such authority. The Division has spoken with the legal counsel at the Agency of Natural Resources. The Division can appeal the decision to the State Environmental Board, do nothing, or file a motion to fix the error. Ms. Boone said the Division is tending toward the latter option. The Division wouldn't be able to submit new evidence, but could introduce the legislative study committee report as history. Ms. Boone said if the Division files the motion to fix the error, we would still have thirty days to appeal the permit decision after

the recourse has been decided. Dr. Stout made the motion, which was seconded by Mr. Keefe, that the Advisory Council resolve that it was fully the Council's intention to authorize the Division for Historic Preservation to act on behalf of the Council to establish by testimony that a property is historically significant and that the Lost Cove decision in District #4 affirmed the Council's action. The motion passed unanimously. Mr. Johnson asked the Council if the Division should appeal the decision if the District Commission doesn't agree that they made a mistake. The Council said yes, the Division should appeal. The Council offered to consider the eligibility of the barn for State Register, perhaps at the January meeting or they could wait until a decision is handed down.

IX. Old Business

A. Discussion on Rural Historic Districts

Because the meeting was running behind schedule, this discussion was postponed until a later date (perhaps the January meeting).

V. New Business

E. Discussion on December Selection of Barn Grants

Ms. Llewellyn reported that fifty-one grant applications have been received. Six of the properties are listed in the National Register. Over $277,000 in funding has been requested. Ms. Llewellyn asked the Council if there should be a preliminary grants review meeting. Ms. George suggested giving the Council a list of projects in their areas so members could drive by and look at them. Regarding National Register review, Mr. Anderson agreed with Ms. Boone's suggestion that the National Register review be done after the grants are selected. After discussion about a preliminary review meeting, Mr. Anderson said he thought Ms. Llewellyn could anticipate a lot of the questions and Mr. Keefe said he would be willing to meet with Ms. Llewellyn to review the applications. Ms. Boone noted that the tie-breakers for grant awards are geographical distribution and buildings on the National Register or in process of being nominated. She asked if economic hardship should be a consideration. She said the Council and Division should go in to the selection process with a concept on the number of grants to be awarded, and said the Division had been thinking of six to eight grants. The Council agreed. She asked about partial grants and funding a variety of work, saying the Division was hoping that some models would come out of this--case studies for various types of work. Ms. Boone asked if the Council had a preference in how the grants should be grouped. Discussion followed, and in the end the Council said Ms. Llewellyn should do whatever seems to be the most logical. Ms. Llewellyn said the grants manual said applications must include slides and asked if we should stick

with that. The Council agreed. Ms. George stressed that she felt it was important for her to vote on projects consistently within herself, and encouraged other Council members to do likewise. The Council agreed to start the meeting at 9:00 a.m.

VII. State Historic Preservation Officer's Report

The State Historic Preservation Officer did not attend the meeting, so there was no report.

VIII. Advisory Council Report

Mr. Lacy said the Vermont Archeological Society board is going to put out a twenty-fifth anniversary issue of their bulletin.

Ms. George reported that she, Mr. Keefe, and Mr. Bruhn had met to discuss how to promote preservation advocacy and the need for a preservation membership organization in Vermont. She listed the things that a membership organization could do, such as lobby, raise money, and raise awareness with the legislature. She said such organizations require large up-front costs to solicit members. She noted that there are many small groups, organized and ad hoc, that are interested in historic preservation and if there is something to pull them together, inform them, and encourage them to act, that could achieve the goals of a membership organization. Ms. George also said she would like the Historic Vermont newsletter to be a thing that people could ask for, such as by filling out a form. Mr. Keefe said it was important to have a more diverse advocacy for preservation. There already are strong local groups that are centers of local efforts, and we should encourage such efforts in other parts of the state. Vermont needs a grass roots preservation effort.

Mr. Bruhn discussed the Bennington Region Preservation Trust (BRPT), and how it can be studied as a model for others in other parts of the state. Mr. Bruhn also said that Ms. George's goals for historic preservation advocacy make a lot of sense. Discussion followed.

V. New Business (cont.)

F. Discussion with Vermont Housing and Conservation Board

Mr. Anderson provided the background for this discussion. He said it began last month with discussion of the lead paint issue. He fears that lead paint may become one more reason not to get involved in historic buildings. Mr. Seelig said the Vermont Housing and Conservation Board (VHCB) interim lead paint policy is such that they can choose between several levels of treatment. VHCB knows they need to deal with the lead issue and focus on existing housing stock as this is not the time to do a lot of new

construction. Mr. Seelig said the policy will be adjusted and changed as needed as they learn more about lead paint.

Mr. Anderson stated that historic preservation is one of the VHCB's three mandated charges, and that the Council has a keen interest in the preservation aspect. He discussed the various ways the level of lead abatements can impact historic resources, and then asked how the Council can work with VHCB on this issue.

Mr. Seelig then gave the Council some background on VHCB and how it developed. He said the diverse nature of their program is the board's strength. He thought 70 to 90% of their work strengthens the state's historic characteristics, but that that message sometimes gets lost in the review of certain projects.

Mr. Bruhn emphasized that he and the Preservation Trust of Vermont got involved in the housing coalition that worked to get the VHCB started for broad reasons. He said a lot of what VHCB does is preservation, but that VHCB just doesn't call it that.

Mr. Anderson suggested using preservation as a marketing tool since preservation sells. He used the state grant program as an example, and noted how popular it is with the legislature. Mr. Seelig said he thinks the feeling of the legislature this coming year will be that housing is important but conservation type projects can wait.

Mr. Bruhn said it would be useful for the Council to spend some time with local housing groups, because their major focus is shelter. He said the Council and others interested in historic preservation needed to talk to these people and spread the word about the importance of preservation.

Mr. Seelig said VHCB will probably be working with the Division to do some kind of preservation training for their applicants. He then showed the Council slides of projects that VHCB has been involved in, and pointed out the historic preservation aspects of these projects. Mr. Anderson thanked him for the presentation. He said the Council's concern is that in the context of the 1975 State Historic Preservation Act they need to be assured that what VHCB is doing with state and federal funds will protect historic resources. He asked how the Council best go about this. Mr. Anderson also noted that earlier in the day they had looked at a number of buildings for National Register preliminary review because housing people are now seeing the value of coupling the historic preservation investment tax credit with the low income housing tax credit. He said there was a real need to nominate historic districts, and asked how to get the funds appropriated to do these district nominations. He said many of the buildings coming up are clearly contributing in a historic district but are not individually eligible for the National Register. Discussion followed. Mr. Anderson said the economic benefit of these districts can be proven, and that we need to develop a plan for nominating districts where they will be the most valuable. Mr.

Seelig discussed the issue of syndication and when it is easier for local non-profits to take advantage of the investment tax credits. He said he would be willing to talk to Division staff about potential districts that can be targetted.

Mr. Bruhn noted he would like to encourage that applicants for VHCB funds try to put a little more money into their projects to try to take care of some of the historic features of their buildings. He gave an example of a Burlington project toward which the Preservation Trust of Vermont had granted some funds for preservation work, and noted what a difference it made. Mr. Seelig said some applicants know how to make the case for their historic features. There's a need for people at the local level to help plan local projects so they include preservation work.

Dr. Andres asked if there is a mechanism in place to alert applicants early on about preservation considerations. Mr. Seelig said the application states they need to contact the Division, and noted that the awareness and understanding is growing. He said VHCB is the funder not the developer of projects, that they have done over 400 projects in the last five years, and that most of them have worked pretty well. Mr. Anderson asked if it would help to have a preservationists either on the VHCB staff or board. Mr. Seelig said it would not be good to have a board member to do staff work, that they do not want to change their statute, that their budget is also being scrutinized, and so far it hasn't worked out to hire a historic preservationist. Mr. Bruhn has suggested sending a staff person to a University of Vermont summer preservation course. Mr. Anderson said he really appreciated Mr. Seelig coming to the meeting to discuss these issues, and that he would like to follow up on the historic district issue. Mr. Seelig asked the Council for their opinions on the Southview project. Mr. Keefe said that it looks nice, but as a purist he felt the project should have been done differently. Ms. George said she thought there could have been another way to do the project, and regretted that the other solution wasn't found in time.

G. Other

Mr. Anderson reported that he, Mr. Bruhn, Mr. Gilbertson, and Barbara Ripley met this morning to discuss the plans for Frank McDougall's proposed conference on preservation and economic development. They decided the audience would be regional development commissions, planners, bankers, developers, etc. The idea is to recognize the value of historic preservation as a tool for economic development. The outline of the program would be as follows: a keynote speaker to provide a "database" of information, and then breaking up into groups with a facilitator to discuss towns with a particular problem. Each group would have in it a preservation professional, who would bring out the educational aspects of preservation. Participants would then go away with a new perspective on old buildings. Mr. Anderson said he stressed to Barbara Ripley that the Agency needs to hire a

coordinator to gather the information and materials for each group, and that the Division could not take on the work or the cost. The Division wants to make sure that Economic Development is involved in planning the event and that we have an opportunity for mutual education.

Mr. Keefe made the motion, which was seconded by Dr. Andres, that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned at 5:50 p.m.

Submitted by,

Elsa Gilbertson
Nancy E. Boone

Division for Historic Preservation

STATE OF VERMONT

ADVISORY COUNCIL ON HISTORIC PRESERVATION

PAVILION OFFICE BUILDING
MONTPELIER
05602

NOTICE

The Advisory Council on Historic Preservation will hold a meeting on December 16, 1992, beginning at **9:00 a.m.** in the conference room at 13 Baldwin Street, Montpelier, Vermont.

AGENDA

I. Minutes of the November 23, 1992, Meeting

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

III. Director's Report

IV. State Historic Preservation Officer's Report

V. Advisory Council Report

VI. New Business
   A. Selection of FY'93 Historic Barn Grants
   B. Environmental Review Update

VII. Working Lunch

IX. Old Business

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

MINUTES

December 16, 1992

Members Present:
Townsend Anderson, Chair, Citizen Member
Barbara George, Vice-chair, Citizen Member
Glenn Andres, Architectural Historian
Thomas Keefe, Architect
David Lacy, Historic and Prehistoric Archeologist
Neil Stout, Historian

Division Staff Present:
Eric Gilbertson, Director
Nancy Boone, Architecture Section Chief
Elsa Gilbertson, National Register Specialist
Mary Jo Llewellyn, Preservation Grants Manager

Others Present:
Barbara Ripley, State Historic Preservation Officer (1:15 - 3:35)

The meeting was called to order by the chairman at 9:05 a.m. It was held in the conference room at 13 Baldwin Street, Montpelier, Vermont.

I. Minutes of the October 20, 1992, Meeting

Under item VIII, Mr. Lacy asked that the anniversary of the Vermont Archeological Society be changed from the 20th to the 25th. Dr. Andres made the motion, which was seconded by Mr. Lacy, to approve the minutes as corrected. Mr. Anderson asked if on page 5, item H (Checkerberry Village Historic District, Milton) it should be stressed that the integrity of the district had been destroyed. Ms. Boone said it was made very clear in the environmental review letter that the Division wrote. The motion passed unanimously.

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

The following meeting dates were set: January 21, February 23,

and March 30. The Council asked the Division to find out if Martin Tierney could come to the January or February meeting, as they would like to do something to honor his years of service to the Council.

III. Director's Report

Mr. Gilbertson said the budget process for the coming fiscal year seems to be moving forward in a reasonably positive way. There is a recognition that the Division does not have enough money to operate, particularly in the historic sites section. He is looking into charging fees for tax credits and the major users of environmental review, but doesn't know how well it will work.

Mr. Gilbertson reported that the National Conference of State Historic Preservation Officers has offered to President-elect Bill Clinton's transition team some suggestions on preservation incentives, including grant money, revising the tax credits, and changing the passive income rules.

The Division has sent letters to State Buildings regarding removing the two story side porch on the Council on the Arts building and the light fixtures in the entrance of 133 State Street.

Mr. Gilbertson and Ms. Peebles had a brief meeting with the Governor recently to present him with a copy of Victor Rolando's book, Two Hundred Years of Soot and Sweat. They also presented the governor with copies of Vermont Heritage videotape series and the Division's two books, The Historic Architecture of Addison County and The Historic Architecture of Rutland County. Jane Lendway, Curtis Johnson, and Elsa Gilbertson each received letters from the governor thanking them for their work on the videos and latter two books.

Mr. Lacy asked if the Division is working on proposals to the Agency of Transportation for preservation projects to be funded through the Intermodal Surface Transportation Act. Mr. Gilbertson said there will be some funding for repair of four of the Division's historic bridges, but he said he needs to pursue other activities further. Mr. Lacy said the Forest Service has been encouraged to make proposals.

Mr. Gilbertson said the Preservation Trust of Vermont has hired Roberta Harold to do a quick assessment on the economic impact of the Investment Tax Credit program and the State Historic Preservation Grant program.

V. Advisory Council Report

Mr. Keefe wrote a letter to Giovanna Peebles supporting the idea that action needs to be taken on the sites that are eroding into

the Connecticut River.

Mr. Anderson wrote a letter to Gus Seelig to thank him for coming to the last Council meeting and discussing important issues.

Mr. Anderson said he was concerned about the statement in the minutes of the last meeting (page 6, item V.A) that the Division is close to collapse. He asked for clarification on whether this meant financial collapse or collapse from too much work. The staff said it was mostly the latter. He said something needs to happen and that he would like more information so the Council can see how they can help the Division. Ms. George said the Council might also be able to help by looking as outsiders on what the Division does and seeing what activities may not be priorities. Mr. Gilbertson said that when he was doing the budget for next year and looked at what could be subtracted, he couldn't really come up with anything. He said Environmental Review was a big time consumer and that the staff is working on ways to streamline the process. He also said this year it became very clear that there isn't enough money to run the historic sites. He said the budget analyst for the Division feels that the sites are about $120,000 short in funds needed for their operation. The Council agreed that they would like to discuss the crisis in the historic sites and the historic preservation programs at the January meeting. The Division will make a presentation to the Council. The Council will then review the information and issue some recommendations, and perhaps letters, to the Agency, Governor, and/or other appropriate parties.

IV. State Historic Preservation Officer's Report

There was no report from the State Historic Preservation Officer.

IX. Old Business

A. Other

Ms. Boone reported that the Division has decided to file a motion to alter in the Gerbode Act 250 permit case in St. Albans. The Division will try to include the legislative study committee report as history in the motion.

VI. New Business

A. Selection of FY'93 Historic Barn Grants

Ms. Llewellyn gave the Council some background information on the barn grant program. There is $40,000 available for grants. She and Mr. Keefe met the previous week for an informal preliminary review, going through each project quickly and addressing the issues. She gave the Council summaries of the

grant applications and a sheet showing the amounts requested.

Dr. Stout asked about the issue of painting barns, since many of them have never been painted and some have asked for money for paint. Mr. Keefe said that it depended on the building and the quality of the woodwork. Those barns with high quality woodwork probably should be painted, while many other barns have woodwork that was meant to weather. Ms. Llewellyn brought up the issue of using pressure-treated lumber and glue-lam. Mr. Keefe noted that there are some applications where the work will mean an appearance change, but that they need to be judged on a case by case basis. The Council discussed criterion 7.

Ms. Llewellyn first quickly went through all the applications, showing slides of all the buildings. She then went through each application in more detail, showing more slides. She noted that the slides she receives for the regular grant program are usually better than the ones submitted for the barn grants. Many of the barn grant applications did not include slides showing the area(s) that need work. The Council scored each application after they were presented.

1. Robinson Farm: Mr. Keefe suggested that based on the slides this roof probably could be repaired rather than replaced. He said it needed to be determined whether the leaks are localized or if there are a lot of small leaks.

4. Rashid Barn: This application was mailed after the deadline, so it is not eligible for consideration.

6. Wright Barn: The Council noted that a lot of the project cost is for painting, and agreed to take out the painting cost before scoring the project. There was discussion on using an enamel-coated standing seam roof. Mr. Keefe noted there may be a problem using it with a split level roof and that it is not really a preservation material.

7. Gould Barn: Mr. Keefe suggested the owners ought to either remove some of the trees near the building or do some regrading to help solve the foundation problem. The Council concurred. The Council asked if this qualified as an agricultural building since it is a carriage barn in an urban setting. The staff noted that carriage barns are included in the agricultural property types list, and Ms. Llewellyn read the information from the application about the historic agricultural uses of the barn.

8. Haas Barn: Mr. Anderson noted that there appears to be decay in the area of the eaves plate framing and that this problem was not addressed in the application.

12. Sibley Barn: The Council discussed the types of roofing proposed, and concurred that fiberglass shingles would be an acceptable replacement for the current asphalt shingles.

14. Chapell Barn: The Council asked if this barn needs to be painted. Mr. Keefe noted that clapboarded barns probably should be painted, but that weatherboard is expected to weather. The Council noted that the painting is almost double the cost of the structural repairs. They agreed to take the painting out of the cost of the project before scoring the project.

16. Jacobson Barn: The Council concurred that this barn does not appear to be eligible for the National Register.

17. Rus Barn: The Council said that if this project gets a grant, they probably should get a study for the building before doing any work.

18. Lowrey Barn: This application has been withdrawn because the owners do not have the matching funds.

24. Hill Barn: The Council noted the proposal is to replace many features that could be repaired instead. They thought this was a very expensive estimate.

25. Russell Horse Barn: The Council said they thought the solution of roofing compound to fix the roof was not acceptable, and said the owner should remove the electrical wires from the split in the beam.

28. Channing Barn: Ms. Llewellyn reported that there were no slides submitted with the application, so the application is incomplete and can not be considered.

29A. Woodruff Barn: The Council was concerned that the amount requested was not enough to fix the building, but thought that maybe it would at least stabilize it.

32. Asa Burton Barn: The Council was concerned that this barn needs a major amount of work. Ms. Boone read the grants criterion concerning temporary repairs. The applicant, the Thetford Conservation Commission, does not have any plans yet for further work. Mr. Keefe said they won't be able to do anything permanent with the amount requested and suggested they have a study done on the barn.

33. Clark Barn: The Council discussed the issue of putting in concrete piers. They noted that some granite piers in another part of the barn are very crooked and would like to suggest to the owner that they be straightened.

35. Sherlock Barn: The Council said the owners should do some structural analysis before fixing the windows. Regarding painting the one barn wall that had never been painted before, the Council said there appeared to be no need to paint it.

37. Corning Barn: Ms. Llewellyn reported that there were no slides submitted with the application, so the application is

incomplete and can not be considered.

38. Lockhart Barn: The Council expressed concern that some of the proposals included in the application are not good solutions to the problems. Mr. Gilbertson suggested they get a study and then make a list of the work needed in priority order.

41. Andrews Barn: The Council suggested the possibility of trying to use epoxy for the concrete repairs rather than taking out the concrete and repouring it.

42. Spencer Barn: There are no slides with this application. The barn was moved from West Pawlet to Hinesburg and is currently dismantled. It will be reassembled. Dr. Stout made the motion, which was seconded by Dr. Andres, that this barn is ineligible for the National Register. The motion passed unanimously.

44. Nelson Barn: The Council noted that about half the cost of the project is for paint, and agreed to take out the paint costs before scoring the project.

49. Huizenga Barn: The Council expressed concern that the proposal includes replacement of so many of the features, and suggested that many of the features might rather be repaired.

52. Taylor Barn: The Council noted that the use of a plumb bob in the photos is a good idea.

55. Spina Barn: The Council noted that this applicant needs some direction.

Mr. Keefe said he would like to see the Division receive a lot of publicity for the barn grants.

Ms. Boone totalled the scores for all the applications. The Council discussed geographic distribution. Mr. Lacy said it appeared that no archeology would be needed.

The Council concurred on the National Register eligibility of the following properties: Sibley Farm, East Montpelier, appears eligible as a farmstead; Smith Farm, Newbury, appears eligible as a farmstead; Nelson Farm, Ryegate, appears possibly eligible as a farmstead and the farm may be in a possible rural historic district; Paris Barn, Lyndon, appears possibly eligible as a farmstead if more information is received and the barn may be individually eligible for its method of construction; Robinson Round Barn, Sharon, appears individually eligible; Zea Barn, Norwich, appears eligible as a farmstead; Rus Barn, Marshfield, appears individually eligible; and Beattie Barn, Danville, appears eligible as a farmstead.

Mr. Keefe made the motion, which was seconded by Dr. Andres, that

the following grants be awarded:

Robinson Round Barn, Sharon	$	2,500
Sibley Barn, East Montpelier		6,773
Nelson Barn, Ryegate		2,100
Paris Barn, Lyndon		8,750
Smith Barn, Newbury		9,500
Watts Barns (Glen Dale Stock Farm), Cornwall		10,000
TOTAL	$	39,623

The alternates are the Zea Barn in Norwich, the Beattie Barn in Danville, and the Rus Barn in Marshfield. The motion passed unanimously.

Dr. Stout made the motion, which was seconded by Mr. Keefe, to give the Division the discretion to make minor adjustments in the grant amounts. The motion passed unanimously.

Ms. George thanked Ms. Llewellyn for all her work on the barn grants.

Dr. Stout made the motion, which was seconded by Ms. George, to adjourn the meeting. The meeting was adjourned at 6:00 p.m.

Submitted by,

Elsa Gilbertson
Division for Historic Preservation