



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

## NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on January 22, 1998, from **9:30 a.m.** to 3:00 p.m., in the conference room at the Division's office at 135 State Street, 4<sup>th</sup> Floor, Montpelier, VT 05633-1201.

## AGENDA

- |      |   |            |
|------|---|------------|
| I.   | Minutes   | 9:30 a.m.  |
| II.  | Meeting Dates                                   | 9:40 a.m.  |
|      | A. Schedule dates                               |            |
|      | B. Update - Joint meeting with New York Council |            |
| III. | SHPO Report                                     | 9:50 a.m.  |
| IV.  | Archeology Report                               | 10:00 a.m. |
| V.   | National Register Final Review                  |            |
|      | A. Thetford Center Historic District, Thetford  | 10:15 a.m. |
| VI.  | Environmental Review                            |            |
|      | A. Route 7, Shelburne - SR Evaluation           | 10:30 a.m. |
| VII. | Council's Issues and Priorities, cont'd         |            |
|      | A. SR/NR Discussion - archeology                | 11:15 a.m. |

## WORKING LUNCH

- |       |  |           |
|-------|--|-----------|
| VIII. | Old Business   |           |
|       | A. 1. AOT Road Reconstruction Projects                     | 1:15 p.m. |
|       | 2. Document and Destroy - Photo documentation requirements | 2:30 a.m. |
|       | 3. Other   |           |
| IX.   | New Business   | 2:45 p.m. |
| X.    | Adjourn  | 3:00 p.m. |



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**MINUTES  
January 22, 1998**

Members Present: Thomas Keefe, Chair, Historic Architect  
Holly Groschner, Vice Chair, Citizen Member  
Glenn Andres, Architectural Historian  
David Donath, Historian  
William Finger, Citizen Member  
David Lacy, Prehistoric and Historic Archaeologist

Member Absent: Kimberly Zea, Historian/Citizen Member

Staff Present: Nancy E. Boone, State Architectural Historian  
Lanora B. Preedom, Administrative Assistant  
Eric Gilbertson, Director/Deputy SHPO  
Elsa Gilbertson, National Register Specialist  
Curtis Johnson, RITC Program  
Suzanne Jamele, Environmental Review Coordinator  
Giovanna Peebles, State Archeologist

Others Present: Mr. Liam Murphy, Esq, (Coates property)  
Mr. Eric Fritzscheem (son-in-law, representing Coates)  
Ms. Liz Pritchett, Consultant (Route 7 project)  
Mr. John Perkins, AOT  
Mr. Robert McCullough, AOT

The meeting commenced at 9:45 a.m.

I. Minutes - Mr. Andres made the motion to accept the minutes, seconded by Mr. Finger. The following changes were made: Page 3, A. 1. - 1<sup>st</sup> paragraph - third sentence from the end - change the words "what's missing" to "important"; Page 2, 1<sup>st</sup> full paragraph, middle - strike the sentences - Mr. Lacy indicated that he wants the State register to remain a separate entity, but feels it is alright to have equivalent standards. He also feels this will make the State Register stronger; and Page 1, II. Add: When questioned by members about qualifications for the new SHPO, Commissioner Grimes responded that preference will be given to the SHPO applicant who has historic preservation experience. Passed unanimously.

II. A. Schedule meeting dates - The following dates have been scheduled: February 12, 1998, March 19, 1998 (Mr. Finger will be present only in the morning), and April 14, 1998.

B. Update - Joint meeting with New York Council - Ms. Boone explained the open meeting law to the Council. It was agreed that it would be preferable to have the meeting either in Vermont, or as close to the border as possible. Ms. Freedom will call Mr. Kuhn at the New York office and tell him the Vermont Council would prefer meeting either at Crown Point, New York, or Chimney Point, Vermont.

III. SHPO Report - Mr. Gilbertson reported on the following: there has been no follow-up on the Grenier Barn project; Rules and Regs are on hold until the new SHPO is appointed; Historic Preservation Grant applications were mailed to 690 people and are due March 6. They will be looked at by the Council at the April meeting; the move to National Life is scheduled for February 19, 1998. Regarding the Green River Crib Dam, Mr. Gilbertson said that Mr. Minott is questioning whether he'll move forward with the project because the recent permit will not allow removal of enough gravel to prevent this from becoming a sandbar rather than a pond. Mr. Gilbertson also reported that: the Walker Project is back on his desk; Montpelier had a fire in the oldest commercial block in the city and that the Division is concerned that it will be demolished; also the historic Gordon Center House in Grand Isle which housed the Lake Champlain Basin Program burned.

V. National Register Final Review

A. **Thetford Center Historic District, Thetford** - Ms. Gilbertson passed around the National Register nomination and read three letters of support. In response to a question regarding boundaries from Ms. Groschner, Ms. Gilbertson explained that this district is well researched and the significance clearly explained regarding the boundaries. Mr. Lacy commended the archeology research. Mr. Donath made the motion to accept this nomination as a district under Criteria A and C, seconded by Ms. Groschner and voted unanimously.

**Other. Kimber Harvey House, Rochester, VT** - Ms. Gilbertson passed out the survey form for the Council to review. Ms. Boone explained that this property came to the Council for Labor and Industry code compliance issues. This is a c.1810 property. In 1920 the second story was added. Ms. Boone noted the interior features, i.e. tin ceiling, and the 1920's staircase and that the Labor and Industry conditions will require significantly altering the staircase. Mr. Donath moved to add this property to the State Register, seconded by Mr. Lacy. Mr. Donath noted that its principle significance is related tourism facilities in Vermont relating to the 1920's boom of automobile tourism and said he thought it was also eligible for the National Register. He indicated that the changes to the structure are most significant reflecting the changes of that period. Mr. Andres mentioned that the innkeeper wrote the book, "Thirty Years of Innkeeping in Vermont," about this building and the start of the automobile tourism industry in Vermont. It was voted unanimously.

VI. Environmental Review

A. **Route 7, Shelburne - SR Evaluation** - Mr. Finger (who is the Shelburne Town Manager) raised the question of the appropriateness of his remaining for this discussion on the Route 7, Shelburne Road project. The Council agreed that Mr. Finger would have no personal or financial gain and there appears to be no conflict. The Council agreed that Mr. Finger could remain for the discussion but that they will ask the applicant; and if they have a problem then Mr. Finger will recuse himself.

Mr. Liam Murphy, Esq, Mr. Eric Fritzheim, and Ms. Liz Pritchett were present to explain the project to the Council.

Mr. Finger explained to the visitors that he is the Town Manager of Shelburne and asked if they would have a problem with him remaining for the discussion. Mr. Keefe indicated that the Council had previously discussed this question and feels there is no conflict. The parties agreed and said they have no problem with Mr. Finger remaining for the discussion. Ms. Boone gave an overview of the project which the Division reviewed in 1986 for effect on archeological and architectural resources. It was again reviewed at a later date for impact to the Dutch Mill Hotel. Mr. Keefe explained that the Council needs to look at the properties in question and determine if there is historic significance under Act 250. The Division will then comment on determination of effect. Mr. Gilbertson indicated that he would like guidance on mitigation if the property is determined SR eligible.

Mr. Murphy asked if the Shelburne CLG has made a determination on this property. Ms. Jamele said the original meeting was canceled because of the ice storm and that they were meeting this morning. She left the room to call the CLG Commission for their determination.

Mr. Murphy showed plans and explained how the proposed Route 7 expansion would affect the Coates' property.

There was lengthy discussion concerning various questions of the history and architecture of the Coates property.

Mr. Donath indicated that comments in Ms. Cook's report indicate that the Coates' property is eligible for the State Register. Mr. Donath explained the evolution of farms to tourist accommodations and how this transition is important to the history of Shelburne Road. Mr. Murphy said that this property was not part of the farmstead. And that the tourist cabins that gave it the tourism context are gone. Mr. Andres asked if the SR eligibility was really contingent on it being part of the farmstead. It was the consensus of the Council that this house had other merits, such as its massing with steep gable roof and shed dormer, its window patterns and sash, and overall typical suburban Colonial Revival design, and that the house alone is a perfect indicator of its type and time indicating what Route 7 was like in the 1930's. Further discussion ensued regarding the definition of noteworthy and exceptional. Mr. Murphy questioned if the property is noteworthy and feels it is not. Mr. Donath said that "noteworthy" is not the same as "exceptional". Again the consensus of the Council is that the property is noteworthy as described

in the SR Criteria. The Council also feels that Criteria 14 applies. Mr. Andres reiterated that the Coates house is a very clear example of the architecture of its period. Ms. Groschner and Mr. Donath indicated that they are concerned the way the area is headed that the context of the property will not be able to be read anymore.

Ms. Jamele returned and reported that the Shelburne CLG Commission agreed the buildings in question (house, barn and garages) appear eligible for the State Register. The CLG asked if the Council was going to comment regarding whether the brick house on Bay Road will be considered if it's in the area of impact. The CLG said they had no comments on the Rice Lumber property. The Council said this would be discussed later.

There was further discussion regarding the December 2, 1997, letter from AOT to Mr. Murphy explaining various options available to the Coates. Mr. Murphy indicated that as he understands it, "doc and destroy" is an acceptable solution. The discussion continued regarding context, and readability. Mr. Murphy then asked the Council if they should consider the house with changes. The Council said they need to know how the house appears presently in order to make an educated determination. Mr. Murphy then indicated that recently the windows had been removed and the window openings altered. He passed to each Council member a photograph of the house which was taken January 21, 1998.

Mr. Andres noted that the windows had been altered and moved off center. Ms. Boone clarified that they are considering the entire property - house, barn, and garages.

Mr. Keefe asked Ms. Jamele if the CLG had made their decision based on the recent changes. She made another telephone call to the Shelburne CLG Commission staff person and reported back to the Council that they had.

Mr. Donath made the following motion: That on the historical side this property reflects its transitional period between agriculture and tourism that occurred in the early 20<sup>th</sup> Century, and that it retains sufficient fabric and massing to meaningfully reflect that significance and that it is a characteristic piece of colonial revival architecture from that period retaining sufficient fabric and massing to reflect that significance. This motion is based on having reviewed the reports of Liz Pritchett and Melissa Cook as well as the photographs provided by Mr. Liam Murphy of the buildings with its most recent changes, dated January 21, 1998.

The motion was seconded by Mr. Andres. The vote was as follows: 1 abstention (Finger), 2 in favor (Donath, Andres), 2 opposed (Groschner, Lacy) - the Chairman broke the tie with his vote in favor. Final vote: 1 abstention, 3 in favor and 2 opposed. The motion passed.

There was lengthy discussion regarding mitigation in which various options were presented including the options offered in the November 20, 1997, Historic Resource Review for Act 250 Assessment as follows: (1) realign the road to avoid the impacts, (2) move the building to new location on the property, (3) sell the building and move to new site, or (4) document and destroy. It was suggested that options one and three are not viable and that perhaps with more information

from AOT option two or four may be appropriate. Mr. Andres pointed out that building the highway is the undue adverse impact.

Ms. Groschner made the following motion: Whereas the Council has determined that the property and the complex of structures in the property is eligible for the State Register, the Council recommends to the SHPO that the highway project has an undue adverse impact on the property and that impact cannot be reasonably mitigated by the realignment of the sidewalk or the removal of the residence to a different property. Seconded by Mr. Donath, four in favor, one abstention.

Ms. Groschner suggested that perhaps there should be some communication with AOT regarding sequence in matters of this type in the future. Mr. Murphy pointed out that perhaps its the way the questions from the District Commission are worded. Mr. Murphy suggested that a representative from the Division should meet with Mr. Lou Borie to coordinate with him how the questions should be asked to achieve the expected results.

#### VIII. Old Business

A. 3. **Other** - The Council would like a report on the Archeology Bill at the next meeting.

1. **AOT Road Reconstruction Projects** - Mr. John Perkins and Mr. Robert McCullough from the Agency of Transportation appeared before the Council to review existing projects which may affect historic preservation. Ms. Boone explained that they were requested to provide a list of AOT projects as a result of the Groton-Ryegate project, and perhaps there are other projects which might be designed differently under the new design standards. The Council would like the opportunity to offer comments back to AOT on projects which have already gone through the Section 106 process and on which the Division has already commented. The Council received a summary sheet of the projects previous to the meeting. Ms. Boone also included the Section 106 comments from the Division. Mr. McCullough and Mr. Perkins showed the Council a representative project from their video-log. The Council agreed they did not need to look at each project listed. However, Mr. McCullough went through the list and explained the status of each project.

Mr. Keefe stated that these projects have gone past the stage where the Council can comment. Mr. Perkins has the following list of other projects which the Council is interested in:

- Poultney-Castleton - reconstruction - scoping
- Marshfield-Plainfield - Route 2 upgrade - dropped off
- Franklin-Highgate - State aid town highway - working on details
- Pownal, Route 346 culvert replacement/bridge replacement
- Lunenburg-Concord - HES project
- Duxbury-Moretown - reclaim base, rehab
- Burlington, Main Street - 2 feet on each side - spring

It was also mentioned that 90% of historic bridges are owned by the town. AOT feels it is important to get the town to properly address preservation.

It was the consensus of the Council that they do not have time to review AOT projects and that it will be left for the Division to handle.

The Council asked Mr. McCullough if he could come to a future meeting to discuss bridge adaptive use. Mr. McCullough and Mr. Perkins left at 3:10 p.m.

VI. Environmental Review, cont'd

A. **Route 7, Shelburne - SR Evaluation** - Ms. Boone explained that the Council needs to determine the SR eligibility of the Rice Lumber Company complex, identified in Ms. Pritchett's report as site 56. Ms. Boone explained that the barn predates the lumber company, but the other buildings are lumber company associated. After discussion regarding the Rice Lumber Company complex it was determined that this complex appears to have potential for historic significance. They need more information to determine the use, or if it is a complex. The Council would like the CLG to flesh out the history of the complex and have Ms. Pritchett do more research. The Council would also like a sketch map. The Council also feels they need more information from AOT on the third site, a brick house noted by the CLG Commission.

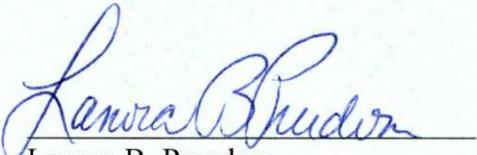
VIII. Old Business

3. **Other** - agenda items for the next meeting will include the SR/NR Discussion - archeology and Document and Destroy - Photo documentation requirements. Mr. Keefe would also like time on the agenda for agenda review.

Ms. Boone passed out the comments on the charts which the Council had received prior to this meeting.

IX. New Business - Mr. Keefe mentioned that he received a copy of the Capital Budget and that he will be writing to the Department of Buildings and General Services regarding projects which affect the Division.

The meeting was adjourned by the Chairman at 4:00 p.m.

  
Lanora B. Freedom  
Division for Historic Preservation

Approved  
3-19-98  
(bc)

From: "Jane Lendway" <jlendway@dca.state.vt.us>  
Organization: Vermont Div. Historic Pre.  
To: dsayers@dca.state.vt.us, temp@dca.state.vt.us, lpreedom@dca.state.vt.us  
Date sent: Tue, 31 Mar 1998 16:02:51 EST  
Subject: Contract in mail Wed.  
Send reply to: jlendway@gate.dca.state.vt.us  
Priority: urgent

Pam Briggs at the National Main St. Center is overnighting Kennedy Smith's contract to me today. Can you please track it down tomorrow first thing and get it to Barbara if I am not here, for her signature? We need to get it signed before Kennedy does the work on Thurs. & Fri.

The AA14 for it is on my desk. LP, or whoever can do it, could you please see that it gets to Diane with a warning that it is for work to start the next day?

I will be gone from about 10-2? (Dr. with Alan in Burl.)

Thanks!

jlendway@gate.dca.state.vt.us

Note NEW ADDRESS as of 2/19/98:

Jane Lendway

Vermont Downtown Program/Certified Local Gov't Program

Vermont Division for Historic Preservation

National Life Bldg., Drawer 20

Montpelier, VT 05620-1201

PH: 802-828-3042 FAX: 802-828-3206



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**AGENDA (Revised)**

- |      |  |                            |
|------|--|----------------------------|
| I.   | Agenda review  | 9:30 a.m.                  |
| II.  | Council's Issues and Priorities, cont'd  |                            |
|      | A. SR/NR Discussion (Nancy Boone)  | 9:45 a.m.                  |
|      | 1. Archeological Resources (Giovanna Peebles, David Lacy, and David Skinas)                |                            |
| III. | Environmental Review   |                            |
|      | A. The Red Hangar, William Morse Airport, Bennington, SR determination (Scott Gurley/AOT)  | 10:45 a.m.                 |
|      | B. Dresser Barn, Windsor, AOT-owned, deteriorated (John Perkins and Robert McCullough/AOT) | 11:15 a.m.                 |
| IV.  | Old Business   |                            |
|      | A. Document and Destroy - Photo documentation requirements (Nancy Boone)                   | 11:45 a.m.<br>(thru lunch) |
|      | B. Other   |                            |
|      | 1. Clarification of questions on Coates' property vote                                     |                            |
|      | 2. Letter on Woodstock survey  |                            |
|      | 3. Letter responding to proposed appropriations to State Buildings and others              |                            |
|      | 4. Re-appointment of AC members  |                            |

**WORKING LUNCH**

- |      |  |            |
|------|--|------------|
| V.   | State Register Review and Final Designation (Curtis Johnson) |            |
|      | A. Richford Survey   | 12:30 p.m. |
| VI.  | Minutes  | 1:15 p.m.  |
| VII. | Schedule Meeting Dates                                       | 1:25 p.m.  |

- VIII. Director's Report 1:30 p.m.
  - A. Report on Archeology Bill
  - B. Conflict of Interest Review by Governor
  - C. Other
  
- IX. Archeology Report 1:50 p.m.
  
- II. Council's Issues and Priorities, cont'd 2:00 p.m.
  - B. National Register News/Update
    - 1. Importance of NR Preliminary Reviews and How NPS Uses Them. (Elsa Gilbertson/Curtis Johnson)
  - A. SR/NR Discussion, cont'd - (Nancy Boone)
    - 1. Archeological Resources, con't - (Giovanna Peebles, David Lacy)
    - 2. Recommendations
  
- X. New Business 3:15 p.m.
  
- XI. Adjourn 3:30 p.m.



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| I.   | Agenda review  | 9:30 a.m.                  |
| II.  | Minutes  | 9:45 a.m.                  |
| III. | Meeting Dates  | 9:55 a.m.                  |
|      | A. Schedule dates  |                            |
| IV.  | Director's Report  | 10:10 a.m.                 |
|      | A. Report on Archeology Bill   |                            |
|      | B. Conflict of Interest Review by Governor   |                            |
|      | C. Other   |                            |
| V.   | Archeology Report  | 10:35 a.m.                 |
| VI.  | Environmental Review   |                            |
|      | A. The Red Hangar, William Morse Airport, Bennington,<br>SR determination (Scott Gurley/AOT)   | 10:45 a.m.                 |
|      | B. Dresser Barn, Windsor, AOT-owned, deteriorated<br>(John Perkins and Robert McCullough/AOT ) | 11:15 a.m.                 |
| VII. | Old Business   |                            |
|      | A. 1. Document and Destroy - Photo documentation<br>requirements (Nancy Boone)                 | 11:45 a.m.<br>(thru lunch) |
|      | 2. Other   |                            |
|      | - Clarification of questions on Coates' property vote  |                            |
|      | - Letter on Woodstock survey   |                            |
|      | - Letter responding to proposed appropriations to<br>State Buildings and others                |                            |
|      | - Re-appointment of AC members   |                            |



## WORKING LUNCH

- VIII. State Register Review and Final Designation (Curtis Johnson)
  - A. Richford Survey 12:30 p.m.
  
- IX. Council's Issues and Priorities, cont'd
  - A. National Register News/Update 1:15 p.m.
    - 1. Importance of NR Preliminary Reviews and How NPS Uses Them. (Elsa Gilbertson/Curtis Johnson)
  - B. SR/NR Discussion (Nancy Boone) 1:25 p.m.
    - 1. Archeological Resources (Giovanna Peebles, David Lacy)
    - 2. Recommendations
  
- X. New Business 3:15 p.m.
  
- XI. Adjourn 3:30 p.m.



**State of Vermont  
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**MINUTES**  
February 12, 1998

- Members Present: Thomas Keefe, Chair, Historic Architect  
Holly Groschner, Vice Chair, Citizen Member  
Glenn Andres, Architectural Historian  
David Donath, Historian  
Kimberly Zea, Historian/Citizen Member (left at 3:10 p.m.)  
David Lacy, Prehistoric and Historic Archaeologist
- Member Absent: William Finger, Citizen Member
- Staff Present: Nancy E. Boone, State Architectural Historian  
Elsa Gilbertson, National Register Specialist (throughout the day)  
Lanora B. Preedom, Administrative Assistant (arrived 10:55 a.m.)  
Eric Gilbertson, Director/Deputy SHPO  
Curtis Johnson, RITC Program (throughout the day)  
Giovanna Peebles, State Archeologist (throughout the day)
- Others Present: David Skinas, Archeologist, U.S. Natural Resources Conservation Service  
(Archeological Resources)  
Judy Hayward, Historic Windsor (Dressler Barn)  
Mr. John Perkins, AOT (Dressler Barn)  
Mr. Robert McCullough, AOT (Dressler Barn)  
Scott Gurley, AOT (Red Hangar)  
Jeff Scionti, AOT (Red Hangar)  
Jason Owen, AOT (Red Hangar)

The meeting was held in the Vermont Division for Historic Preservation's conference room, 4<sup>th</sup> Floor, 135 State Street, Montpelier, Vermont.

The meeting was called to order at 9:30 a.m. by the Chairman.

VI. Minutes - Mr. Keefe reported they are still in progress. Ms. Boone showed the Council what was available and the transcript. Mr. Gilbertson cautioned the Council members that when they want things verbatim they need to be very cautious and state "let the record show." Mr. Gilbertson noted our recording equipment is very poor and meant primarily as backup. Mr. Keefe noted the transcript asked for by the Vice Chair last time involved a huge amount of work.

Mr. Keefe asked the Council to not ask for verbatim transcripts again. He said the Council also had to be careful about summarizing the issues.

VII. Meeting Dates - The following meeting dates were set: March 19 (Annual Meeting and CLG Grants meeting), April 14 (regular grants) and May 19 (barn grants). Mr. Keefe said that New York State would like to have a meeting with Vermont on September 11 in Saratoga. The meeting would be half New York state items and half Vermont state agenda. Mr. Gilbertson suggested the possibility of renting a van to car pool. The Council requested they ask the Vermont meeting part be held in the morning. Ms. Peebles suggested the Council have a meeting this summer at the Lake Champlain Maritime Museum. Mr. Gilbertson noted that it is more efficient, given the staff resources, to have most meetings in Montpelier.

I. Agenda Review - Mr. Keefe and Ms. Boone discussed some of the items that needed advance explanation. Ms. Boone passed out an Advisory Council State Agency Review checklist, which she will fill out for the Council based on their comments and votes. The Council received advance information regarding the Red Hangar and the Dressler Barn. Mr. Keefe noted the Advisory Council will vote on the barn. Ms. Zea asked if Historic Windsor has been able to receive a grant to restore the barn. Mr. Gilbertson said it still is in the works. Ms. Zea said that it is a prominent landmark at the north end of Windsor Village.

Mr. Donath said under 22 V.S.A., it is frustrating to see so many hopeless or marginal case buildings because of "demolition by neglect." He asked if the issue is correcting this demolition by neglect behavior by other agencies. Mr. Gilbertson suggested one means of mitigation would be an MOU that requires surveys of historic buildings and plans to maintain and preserve these resources. Mr. Keefe said the Council is now letting other agencies know about the responsibilities of 22 V.S.A. Mr. Gilbertson noted the parallel with Section 110 of the Federal Historic Preservation Act. Ms. Peebles noted under 22 V.S.A. there is a powerful tool in the section that states the agencies need to let the Council review the maintenance plans. Ms. Groschner also noted the importance of this.

Mr. Lacy asked about the Richford survey. Mr. Johnson explained what action would be required of the Council and discussed survey reports.

II. Council's Issues and Priorities, cont'd

A. **SR/NR Discussion**

1. Archeological Resources - Mr. David Skinas, Natural Resources Conservation Services archeologist, was welcomed to the meeting. Mr. Keefe noted that the Council has tried to have this archeology discussion for many months, so they are getting to it now.

Ms. Boone provided an overview of the State and National Register discussion.

Mr. Lacy provided background on the issue of using the National Register criteria for evaluating archeological sites for the State Register.

It was noted that the quality of the information received is important for evaluating the sites.

Mr. Lacy said in effect the SR criteria for archeological sites are an elaboration of the National Register criteria. The level of information provided for SR and NR evaluation is different. Ms. Zea asked if the State Register relies more on the predictive model? Mr. Lacy said there really needs to be something physical to get a site on the State Register.

Ms. Peebles referred to the January 21, 1998, SR/NR discussion sheet (attached to the record copy of the minutes).

Mr. Keefe asked if the predictive model is used to find a sensitive site and if more research is needed to determine if it is State Register eligible. Mr. Lacy said with sensitive sites you would have to really know something exists to put it on the State Register. He noted the criteria for State and National Register are really the same, but the level of documentation may not be the same. Mr. Gilbertson noted that the NR demands hard edge boundaries.

Mr. Gilbertson asked how you can have information without documentation. Mr. Lacy and Mr. Skinas said it may be reports from collectors, town histories, etc. Mr. Lacy says that the State Register gives the benefit of the doubt to some archeological sites.

Ms. Groschner asked if one looks for the same types of resources but the level of evidence and proof are different? Ms. Peebles said the level of documentation can be/is different.

Mr. Gilbertson stressed the need for clarity of language.

Ms. Peebles discussed the chart she provided with examples of archeological sites (attached to record copy of minutes). At this point for archeologists the State Register has been a place where one can put sites with minimum information for purposes of Act 250, etc. Ms. Peebles discussed the purposes of the Vermont Archeological Inventory (VAI) and what it includes. She reviewed the sample chart and explained the range of types of resources, data recovered, and documentation.

Ms. Groschner asked about the issue of integrity of a site. Ms. Peebles said every historic building does have archeological components but they often are not evaluated.

Mr. Keefe said that in the past years since he has been on the Council there has been an increased discussion regarding archeology when the Council talks about architectural resources.

Ms. Groschner said her problem is that the significance question underlies everything the Council talks about regarding SR and NR, and why do we need to know.

Mr. Donath gave the example of Mechanicsville in Hinesburg, which has many cellar holes representative of the houses that came and went by the early 19<sup>th</sup> Century. Mr. Andres talked about the issue and levels of modern disturbances of sites.

Mr. Keefe recessed the discussion until 2:00 p.m.

III. Environmental Review

**A. The Red Hangar, William Morse Airport, Bennington, SR determination -**

Mr. Robert McCullouth, Mr. Scott Gurley, Mr. John Perkins and Mr. Jeff Scionti, from AOT appeared before the Council to explain the proposed airport project. Ms. Boone explained to the Council what the Council is determining to recommend to AOT. Mr. Gurley said from his research of the hangar he feels the building is not historic because it has been too altered, the ends and siding have been changed and he thought it may have lost its integrity. However, he did ask the Division to look into it because there was a possibility it may be historic. Ms. Boone said the CLG has been notified but there has been no response.

Mr. Keefe indicated that he is familiar with this building and the information presented is accurate.

Mr. Andres complimented AOT on doing a great report. Mr. Andres asked Mr. Gurley if this is the only example of a hanger with the three partitions inside. Mr. Gurley said he found no other examples in his research.

Mr. Lacy said he feels this is a good example which is part of the development of the airport. He said they are a unique set of buildings showing the development of air transportation. Mr. Lacy feels that the social history is significant, he is not sure that the integrity is there.

Mr. Keefe said the alterations were not sensitively done and he feels the architectural history is somewhat compromised. He said whether it's too compromised to be able to interpret the history is the question the Council needs to address.

Mr. Andres indicated that this is probably a unique example of this type of hangar in the State of Vermont. If there were more examples this may not be significant, but this is the only one.

Ms. Groschner agrees that it has social significance but feels that it is not unique to the airport or essential for its continued use.

There was further discussion regarding social history and Criteria 14.

Ms. Zea said she feels this hangar is interesting but not significant. She said it fits into the Vermont Landscape, it's similar to barn architecture. Ms. Zea feels it is noteworthy, but she's not sure its worthy of preservation.

Mr. Donath made the motion to find this hangar eligible for the State Register under Criterion 16 and 5. Seconded by Mr. Andres. 1 opposed, 4 in favor. The motion passed.

Mr. Keefe said that because the hangar is being proposed for demolition there is an adverse effect. The Council agreed that mitigation will include more documentation of the hangar including more photographs, perhaps some aerial views. There was further discussion regarding other possible uses for the hangar. Mr. Scionti, said because of the alterations the building has become structurally unsound. There are other options regarding saving the building but they are not feasible and may not have the desired outcome. Mr. Lacy suggested that part of the documentation and interpretation include history of air transportation in the area as it related to the rest of the state. The Council recommends that there be proper documentation and interpretation, following the guidelines, and that an exhibit could be placed at the airport and the information also available at the Bennington Room in the library. AOT said they will work with the Division on the mitigation. The Council would like AOT to show the documentation to them by the end of 1998. AOT will have the photographic documentation available for the Council to view at their October meeting.

Mr. Lacy made the motion that AOT provide documentation following the Division's guidelines, to include an interpretive exhibit using the information from the report. The exhibit will include photographic and narrative information located at the airport with a copy of the documentation report at the Bennington History Room at the library. AOT will work with DHP staff. Seconded by Ms. Zea, and voted unanimously.

**B. Dressler Barn, Windsor** - Mr. John Perkins, and Mr. Robert McCullough from the Vermont Agency of Transportation appeared before the Council. The Council had received information previous to the meeting which explained the proposed demolition. Mr. Perkins explained that the main house pictured in the 1974 survey was demolished long ago. There was discussion regarding the relationship of the Dressler Barn to the location of the AOT garage. Mr. McCullough drew a diagram and explained the layout of the property. Mr. Perkins passed around color photographs and told the Council that the building is falling into itself and may fall into the road. Mr. Perkins also explained that he is concerned about liability from the neighbor who feels that the impact of the barn falling down is destroying her property.

Mr. Lacy asked how long AOT has owned the barn. Mr. Perkins said since around 1975. The barn has been used for sign storage until the last two years because they are afraid it will fall in.

Ms. Judy Hayward from Historic Windsor, Inc., passed to those present and read verbatim a letter from the Windsor Preservation Commission, the Town of Windsor and Historic Windsor, Inc. requesting that the Advisory Council "not give its blessing to this proposed demolition". (Letter attached to record copy of the minutes.) Ms. Hayward indicated that Windsor is a CLG community but they have not yet discussed the proposed demolition of the Dressler Barn. It was noted that the barn is already on the State Register.

Mr. Lacy asked if Historic Windsor has a plan. Ms. Hayward said that through conversations with Secretary Gershaneck AOT is willing to spend \$25,000 for immediate stabilization of the barn and that Historic Windsor hope to raise \$50,000 for restoration. Ms. Hayward indicated that they cannot apply for the present round of ISTEAs but that they may apply in future rounds. Mr. McCullough indicated that projects on non-transportation-related historic buildings are becoming less competitive under federal enhancements guidelines. Ms. Groschner noted that the AC could meet with the enhancements committee and discuss guidelines for historic preservation projects.

Ms. Groschner said she feels it is a dangerous thing for the Council to attempt to remedy planning priorities with penalties. She indicated that the Council is very pleased to be seeing AOT present projects before the Council more frequently. Ms. Groschner indicated that there is no malintent by the Council with whatever action is taken. Ms. Groschner pointed out however that there is a planning element built into 22 V.S.A. which needs to be attended to and questioned whether this is an opportunity to enforce that planning requirement as mitigation for demolition of the barn. Ms. Groschner said that it is AOT's obligation, by law, to plan for the maintenance of their historic resources.

There was further discussion regarding the importance of this barn to the community and that as a farmstead it is a nice example of a prime agricultural property and that it has great integrity up to a point. The Council feels strongly that stabilization is preferred instead of "doc and destroy".

This led to lengthy discussion regarding use of the barn. Mr. Perkins said he presently could think of no use by AOT. The Council said they are not adverse to adaptive reuse. Ms. Groschner said that the use factor will indicate if it will continue to be cared for. Mr. Andres said that with proper planning the building should be able to be used. Ms. Hayward said that she is also looking into different ownership of the barn. Ms. Groschner asked if there is a timing issue regarding stabilization. Mr. Perkins said that the barn quite possibly might not make it through another snow storm. Mr. McCullough passed around the latest photos of the barn which show further deterioration.

Mr. Keefe summarized the discussion as follows:

- 22 V.S.A. requires stewardship,
- Historic Windsor, the Windsor Preservation Commission and the Town of Windsor oppose demolition,
- \$25,000 to stabilize; plus \$50,000 to restore,
- There has been further deterioration,
- Adaptive reuse is acceptable and preferred,
- This decision will set a precedent,
- Timing is critical,
- There is political risk in continued AOT stewardship,
- There is a liability issue with the neighbor, and
- AOT would sell the property.

Mr. Keefe further indicated that if a motion is made to save the barn that it should include a stabilization phase, and a study phase. Mr. McCullough said that this barn has been plagued by indecision and that deadlines also need to be noted. Mr. Perkins said they need to have a September 1 deadline for reports.

Ms. Groschner made the following motion: Because the Dressler Barn is on the State Register, and because there is support from Historic Windsor, Inc., and the Town of Windsor, and because we find it to be of historical significance, and we are not able to determine whether the adverse effect of demolition can be reasonably avoided, we request that AOT, as the owner, and under 22 V.S.A., commence stabilization as soon as possible, but no later than March 15, 1998, and provide a feasibility study to the Council not later than September 1, 1998, to include: adaptive reuse of the barn, potential funding for such adaptive reuse, and restoration, and consideration of opportunities for transfer of ownership of the structure. Seconded by Ms. Zea and voted unanimously.

Mr. Perkins indicated to the Council that AOT is planning roadway work on Route 7 South of Wallingford that will require moving three barns. The Council said they would like to see the project for review if Act 250 is involved.

V. State Register Review and Final Designation

A. **Richford Survey** - Mr. Johnson explained the survey process to the Council. Mr. Johnson asked the Council to place the survey on the State Register pending consideration of any final or new information received at the public meeting to be held in Richford to review the survey. The Council will then do a final confirming vote in May. Mr. Johnson then passed around the survey book for the Council to review. Mr. Lacy asked if the surveyor looked at the Vermont Archeological Inventory. Mr. Johnson said he didn't. Mr. Lacy mentioned that the Missisquoi would be sensitive for prehistoric archeological sites. There was brief discussion regarding the difference between the SR and the NR. Ms. Zea made the motion to conditionally approve the Richford Survey pending consideration of any final or new information received at the public meeting to be held in Richford with the exception of the following properties: 0611-2, -5, -17, -21, -24, -25, -27, -28, -30, -31, -33, -40, -43, 17 Liberty, 111 Main, 1 Mullen, 57 River, 160 S. Main, 112 Thomas, 192 Troy, 272 Troy, and 83 Highland. Seconded by Mr. Lacy. Unanimous.

IV. Old Business

A. **Document and Destroy - Photo documentation requirements** - Ms. Boone passed out to the Council the Vermont "doc and destroy" standards and explained the context. She indicated that the Federal Government has extensive photographic guidelines (HABS), that require larger format photographs and which can get very expensive. Vermont has established a similar set of guidelines to be used for deliberations under 22 V.S.A. or Act 250 when "doc and destroy" is the option. This set of standards requires smaller photos which would be of lesser cost but still do a good job of documenting the building. Ms. Boone said sometimes because the directions are 3-pages long people feel they need to do a lengthy report, which is not the case.

Ms. Zea suggested perhaps adding a guideline under 8 regarding the size of the documentation report. Ms. Groschner suggested that perhaps the UVM students could do prototypes for "doc and destroy". Mr. Lacy suggested making a distribution list indicating where the original and copies should be sent. Ms. Boone will add the suggestions to the guidelines. Mr. Andres made a motion to adopt the Division photographic Document and Destroy requirements, seconded by Mr. Donath. There was discussion regarding a letter of transmittal to be sent with the distribution documents regarding why they received it and where it should be kept. Ms. Boone pointed out that this is a procedural issue not a technical issue. The Council agreed to take this up at a future meeting. The motion was voted unanimously.

**B. Other**

1. Clarification of questions on Coates' property vote - The Council received a letter from Mr. Liam Murphy dated January 23, 1998, regarding what he considered to be the lack of a quorum. The Division responded on January 29, 1998 explaining that the Council uses "Roberts Rules" and under those rules there was a quorum. Mr. Donath made the motion to make these letters part of the record in the Shelburne, Route 7, matter, seconded by Ms. Zea, voted unanimously. There has been no further communication from Mr. Murphy.

Ms. Groschner asked when the rest of the Route 7 project will be coming before the Council. Ms. Boone explained that the District Commission would like the Council to look at all 11 properties in the project area, 9 of which will not be affected by the project. This will be done at the March meeting.

2. Letter on Woodstock survey - The Council agreed it is ready to be sent. Ms. Zea pointed out that context is very important in these surveys; each town has different qualities.

3. Letter responding to the proposed appropriations to State Buildings and others - The Council will write a letter regarding capital construction issues and copy it to Senator Illuzzi, Chair of the Senate Institutions Committee. Ms. Boone will draft the letter. The Council would also like a copy of last year's letter as an attachment.

4. Re-appointment of AC members - Mr. Keefe and Mr. Donath, would like to be re-appointed. Mr. Keefe mentioned that he also accepted appointment to the Labor and Industry Variance Board.

**VIII. Director's Report**

Mr. Gilbertson submitted a written report which is attached to the record copy of the minutes.

Mr. Gilbertson also reported on the following:

- The Gordon Center House (Grand Isle) burned during the January ice storm. The roof and interior are gone leaving only a few timbers and the stone walls. The wood

section of the building did not burn. The cause was a faulty chimney that caught fire when the furnace (powered by a generator) ran for a long period to bring the house up to temperature. The insurance company's engineer recommended that 1/3 of the walls be demolished. Mr. Gilbertson recommended that they get a second opinion and gave Forests and Parks several names of engineers the DHP has worked with on masonry structures. Steve Sopko from Ryan-Biggs (Bennington Monument and Forestdale) found that the stone was sound but advised some temporary bracing. They seem to be headed in the right direction with the Gordon Center House. We had a brief discussion of "restoration" vs a "new" interior.

- The President's State of the Union address included a \$50,000,000 program for the Millenium to save "America's Treasures" including historic structures, and

- The Division received a request from Buildings and General Services for a point person to discuss demolition of part of the J&L building in Springfield. This is an effort to help the town with a variety of "state services" to go along with the prison. Nancy has reviewed the building for Tax Credits but it may come back to the Council under 22 V.S.A.

Also mentioned: the Preservation Roundtable will be meeting on March 4, and the Native American Affairs Commission will discuss the Swanton Fish Hatchery at their next meeting.

II. A. SR/NR Discussion, cont'd

1. **Archeological Resources** - Mr. Lacy started by explaining the view of the archeologist regarding listing as opposed to protecting the resource. Mr. Lacy said that the removal of fees from the rules affects the level of archeological documentation. He said the National Register criteria and the standards of documentation are fine, but without fees it will be difficult to accept the burden of proof and therefore should be placed on the proponent.

Ms. Groschner questioned the content of H.601. Ms. Peebles explained that what they want to convey is:

- that unless there is a high likelihood of a site being there, there should be no need to investigate a parcel;
- that artifacts need to be found before there is a need to investigate; and
- that a site will only be investigated only if there is no other site like it in Vermont.

Ms. Peebles said that in archeology the difference in criteria is not the issue. She also said that the proposed rules are still moving ahead and to keep in mind the need to protect archeological sites and the burden of proof should be on the developer rather than the division.

There was further extensive discussion relating to fees, the predictive model and maps regarding sensitive areas.

Ms. Peebles said there is nothing in Vermont which forces us to use National Register level of documentation for purposes of the State Register for Act 250 or Title 22. Ms. Zea asked if the Council should become more sensitive to archeology on NR nominations. Ms. Peebles said that when you have archeological significance you don't necessarily have to do the work. Mr. Keefe mentioned that the Council is starting to get at least an archeological paragraph on nominations.

Mr. Keefe asked the Council if there should be something on the agenda regarding archeological issues which are not SR/NR. Ms. Boone suggested that this discussion be held when the draft rules are discussed.

The meeting was adjourned by the Chair at 3:30 p.m.



Lanora B. Freedom  
Division for Historic Preservation

*approved*  
*3-19-98*  
*[Signature]*

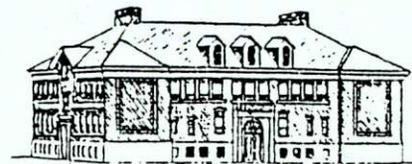


*Queen Anne  
(c.1885 - c.1905)*

## **Congratulations!**

Your building is being recorded for the Vermont Historic Sites and Structures Survey. The Survey is a list of structures worthy of preservation as part of Vermont's heritage (and does not create restrictions on what you may do with your property or affect your taxes).

The Survey is conducted by the Town of Richford with funding from the Vermont Division for Historic Preservation and the National Park Service. For more information about the Survey, please contact Laura Ovitt at the Richford Town Hall.



*RICHFORD HIGH SCHOOL*

# Richford To Survey Housing Needs And Historic Structures

By Steve Cusick

RICHFORD: By next July the town of Richford should know what — if anything — it needs to do in order to provide local residents with adequate housing.

A consultant will begin a survey of the town's housing in September and later make recommendations on how to address local housing needs.

The project is being funded with a \$10,000 community development grant from the state, said Laura Ovitt, administrative assistant to the Richford Selectboard.

The housing survey is one of two surveys to be conducted in

the town in the near future. The Vermont Division for Historic Preservation has hired a consultant to inventory the town's architectural resources.

The survey of housing needs is being conducted by Janson Design of Waterbury, VT, said Ovitt.

"They will be determining what housing is currently available in Richford," she said. "The first step is identifying the need. The second step is identifying what we're going to do about it."

Ovitt said the survey is likely to show a shortage of housing for the elderly. There is currently a waiting list for the one apartment building that houses

**RICHFORD HOUSING**  
*Please turn to back page*

## COUNTY COURIER

Thursday, August 29, 1996

### RICHFORD HOUSING *Continued from page 1*

senior citizens, she said.

One possibility from the survey could be a recommendation for the town to set up a non-profit corporation to deal with housing needs in the community.

The results of the survey should be ready by July. As part of the process, the town is seeking residents to participate on a committee to help determine the scope of the survey. Anyone interested in the project should call the Town Clerk's office at 848-7751.

Richford residents are also being asked to help in the architectural survey, which is being conducted by Scott Newman of Isle La Motte. The survey will identify historically significant

architecture among Richford's buildings.

The town is the last in Franklin County to undergo such a historical survey, and preservation officials expect to identify about 350 structures for listing on the Vermont Register of Historic Places. Ovitt emphasized that such a listing does not place restrictions on a building and could ultimately lead to tax credits for the owner.

The survey of historic buildings in Richford will be published in pamphlet form and as part of a larger volume on historic architecture in the state, Ovitt said. If you're a Richford resident and you have an interesting historical tidbit about your building or the one down the block, please call the Town Clerk's office or Scott Newman at 928-3342.

**POOR QUALITY**  
**ORIGINAL\_\_\_\_\_**

# Architecture Shows Richford's Rich History

By Jedd Kettler

RICHFORD: The history of Richford is one of a booming border town, and though times eventually turned tough the town remains rich from this history.

The town's historic architecture more than anything else eloquently tells of its past glory, while perhaps pointing toward the promise of a brighter economic future.

Richford's frontier-town-made-good history is interesting enough on its own. With just under 300 historic buildings soon to be listed in the state register of historic structures, the architecture of Richford tells its story beautifully and succinctly.

"There is a rich and diverse stock of historic structures," said Scott Newman, an architectural historian and cultural resource management consultant who completed a survey of the town's historic buildings.

"There are really some magnificent structures," said Newman. "What you see is a powerful reminder of Richford's social and economic development. There are so many stories to tell."

One such story is that of the Town Hall building on Main Street. The building was originally a church dating from the late 1800s, said Newman. In 1915, the church was converted to its present secular use and the changes are striking, said Newman.

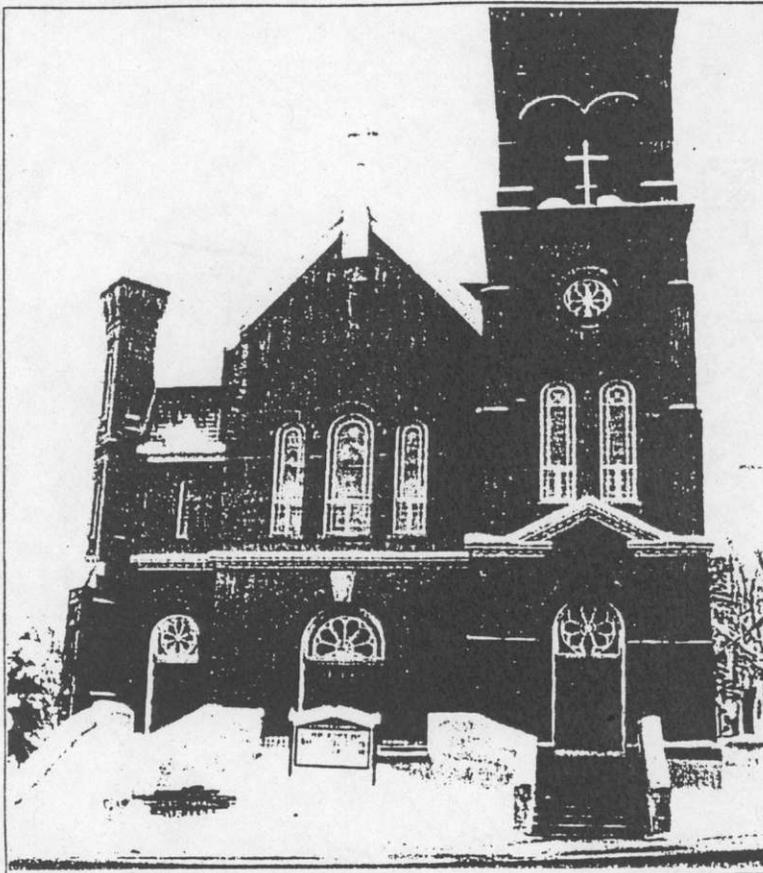
What is now the clock tower was earlier the church steeple and was much taller. The Greek-style front of the building was added at this time, said Newman, drastically altering the building's appearance.

The conversion of religious buildings for secular use is not uncommon, he said. Many times as people would die or move away a church parish would dwindle to the point where it was no longer feasible to keep it open and it would take on new uses. The Richford Town Hall is a particularly good example of such a conversion, said Newman.

"It was really well done," he said. "A marvelous adaptation of a church."

Another church on Main Street tells a parallel story. The All Saints Catholic Church, which stands watch over Richford's park and its ornate fountain, was once the location of a hotel.

The hotel was moved to make way for the church, said Newman. The church was built



All Saints Church is one of the nearly 300 Richford buildings to be included in a state listing of historically significant structures in the town. (Photographs by Jedd Kettler)

in 1902 and its solemn stonework and powerful presence have graced Richford ever since.

Richford saw its greatest economic boom as a result of its location on both the Missisquoi River and the border between the United States and Canada, said Newman.

Its proximity to the river and the surrounding woodlands made it a perfect mill site. Its border location ensured

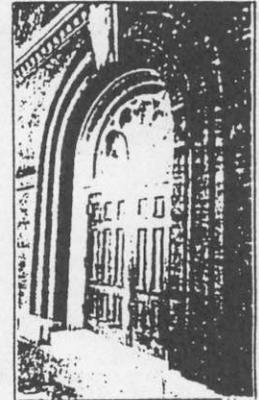
its development as a major port of entry and international trade zone.

These factors are still seen in the architecture that these times left behind. Railroad stations, some now converted for other uses, are found in a number of areas in town.

A hip-roofed one-and-a-half story building on Troy Street, once a train station, survives today as an auto parts store. Another similar example, the

C.P. Station on Province Street, will be added to the Vermont Historic Register and has been recognized on the national register.

The railroad made heavy trade across the border possible, and with the timber industry brought growth and money to Richford. This led to the development of a beautiful downtown area, at the intersection of Main and River streets, with its brick struc-



The graceful entry to All Saints Church, which sits on the site of a former hotel.

tures and historic store fronts.

This economic strength also contributed to lavish residential architecture as seen in Grey Gables, Silas Carpenter's house (now an antiques store), and numerous other less flamboyant houses that nevertheless speak of the wealth and culture of Richford in its prime.

Newman mentioned one house in particular on Eastern Avenue which has much of its original wooden detail still intact. The building shows a good example of wall gables, he said.

"It's very, very unique," said Newman. "And it's in a modest area. It's extraordinary."

"Richford was a boomtown," Newman continued. "As you drive through other Vermont towns they just don't have the variety."

This variety came not only from the economic strength of the times, but from the variety of industries and interests in the town.

"All of these functions are still evident in the structures that still stand in Richford," said Newman. "It's encouraging, the extent to which these buildings have been maintained."

While not all of these structures have been kept in their aesthetic prime, significant historic details have not been drastically altered either, said Newman.

"The historic fabric of the town is maintained. An intact historical landscape is important," said Newman. "Town's can use historic architecture to revitalize their economies. It's a place to start from."

The town and village planners initiated the historic survey last year, said Newman. He began working on it last fall and expects the technical portion of the survey to be completed sometime this week.

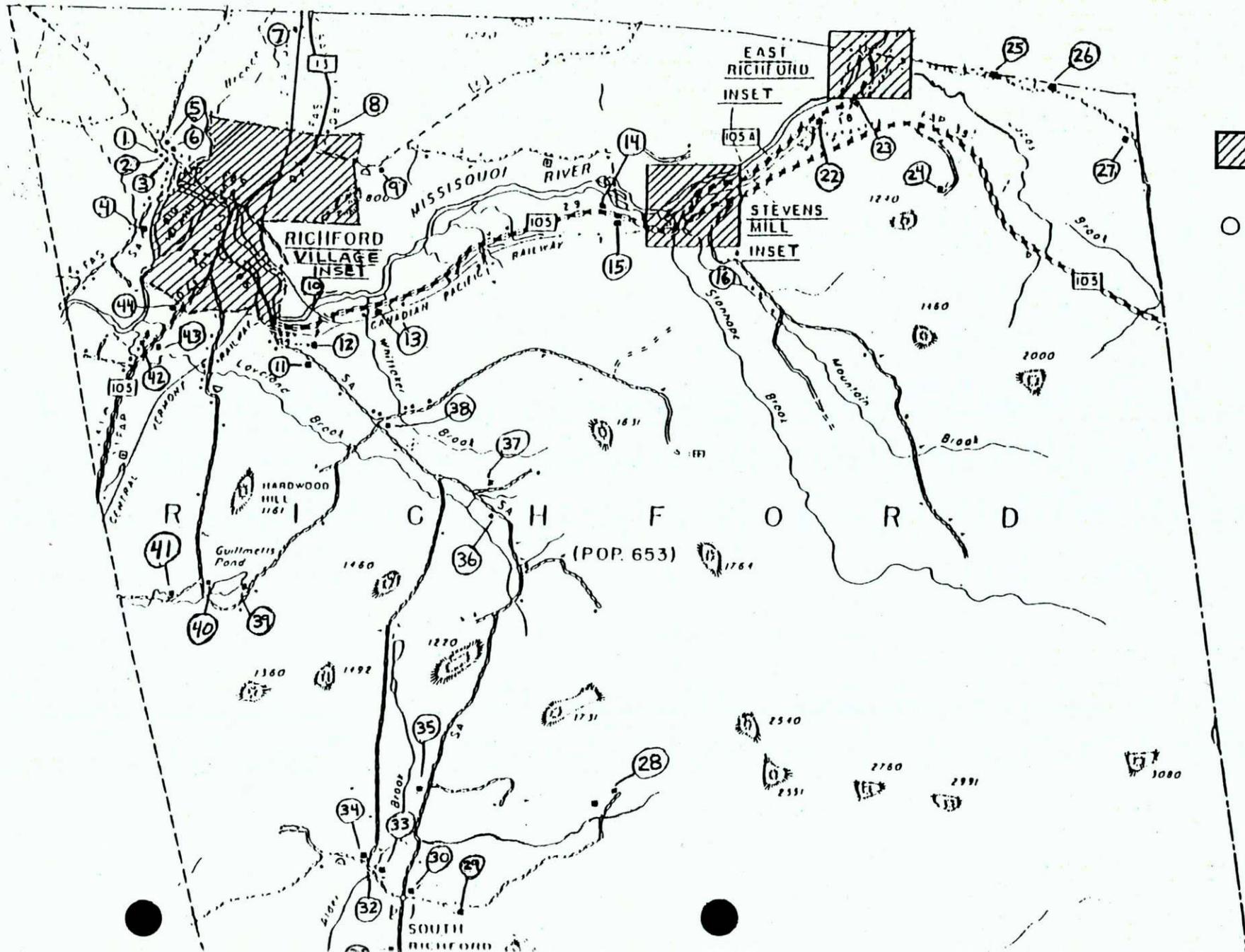
A copy of the technical survey, which will include black-and-white photos of every building to be added to the Vermont Register, will be available at Richford's Town Hall.

In the late spring a soft-cover pamphlet will be published, titled "Historic Architecture of Franklin County - Richford." It will include photos, a 3,000 word history of Richford, and a complete listing of the Vermont State Register of Historic Places.



Richford's boom times created a varied collection of residential architecture, including the lavish Grey Gables, the Silas Carpenter House, and this more modest structure at right that now houses the A.A. Brown Public Library. All three buildings and numerous other homes will be included on the state register.

# TOWN OF RICHFORD



## KEY



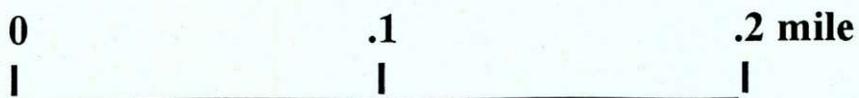
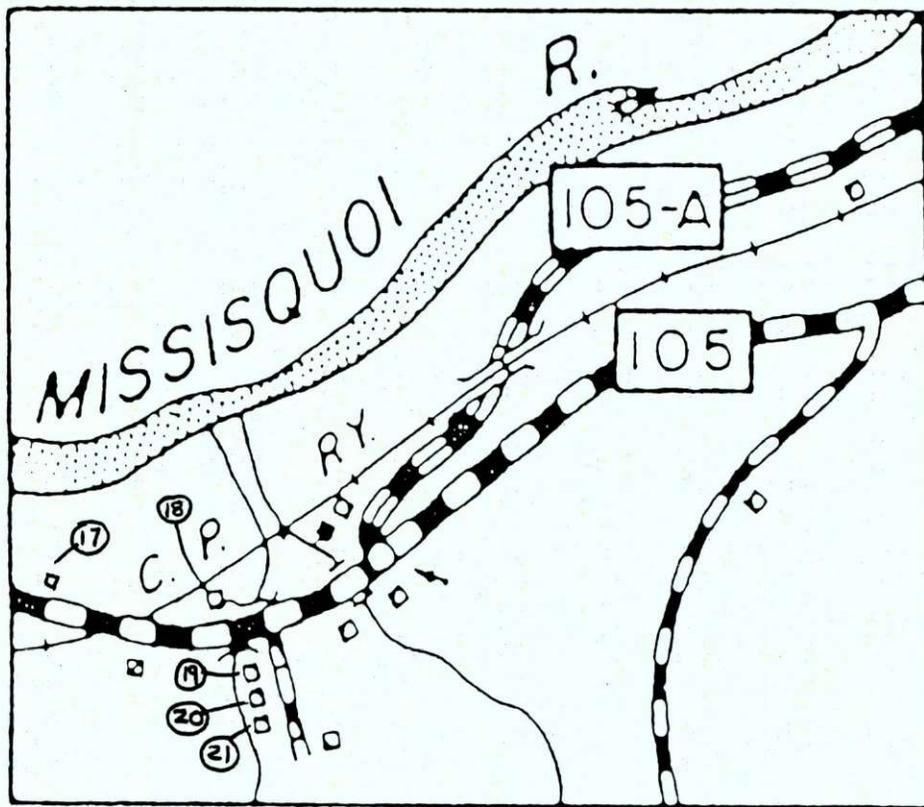
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Historic Site

# STEVENS MILLS INSET

11/97



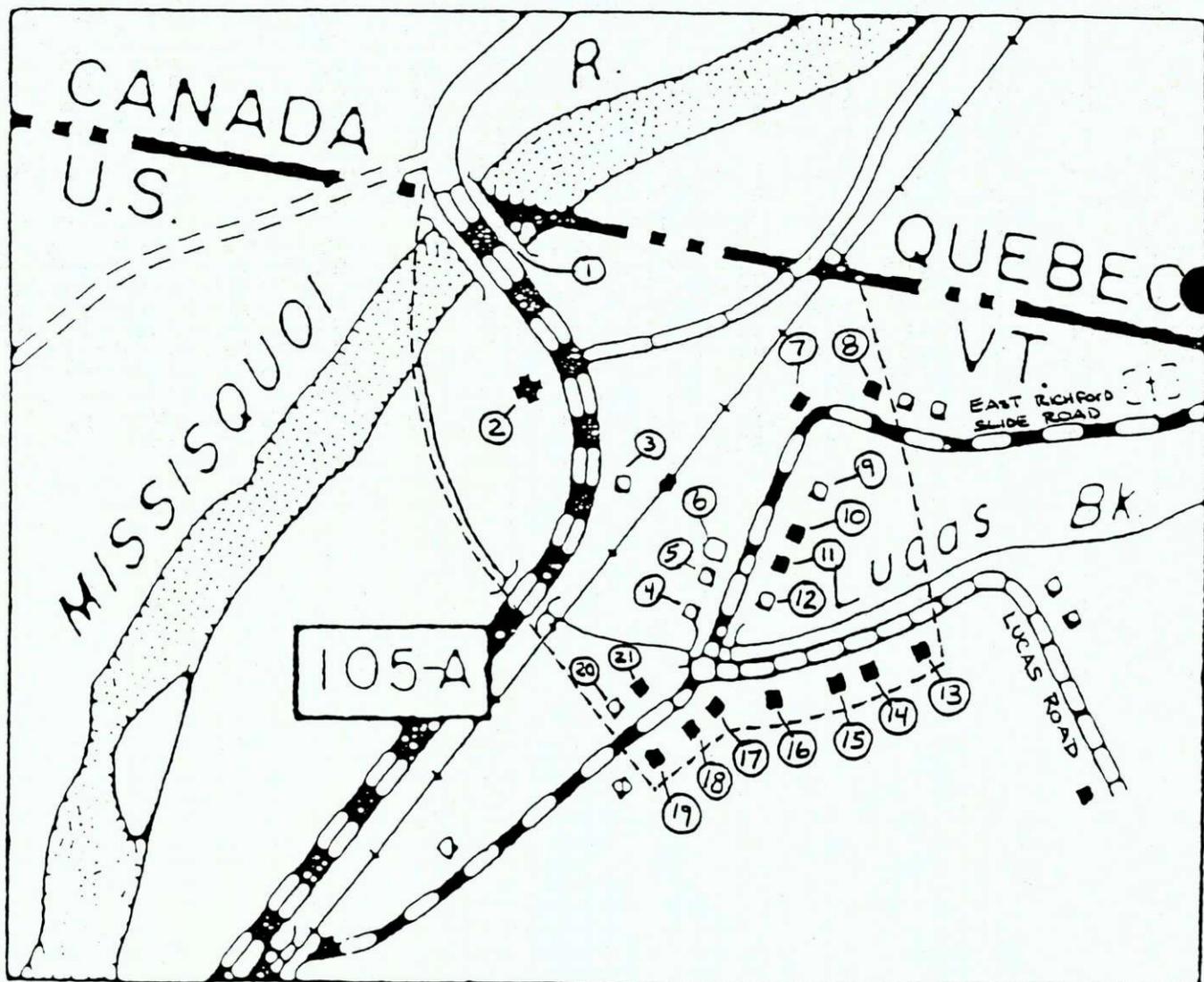
# EAST RICHFORD INSET

11/97

B

## KEY

- East Richford Historic District Boundary
- Non-contributing building
- Contributing building

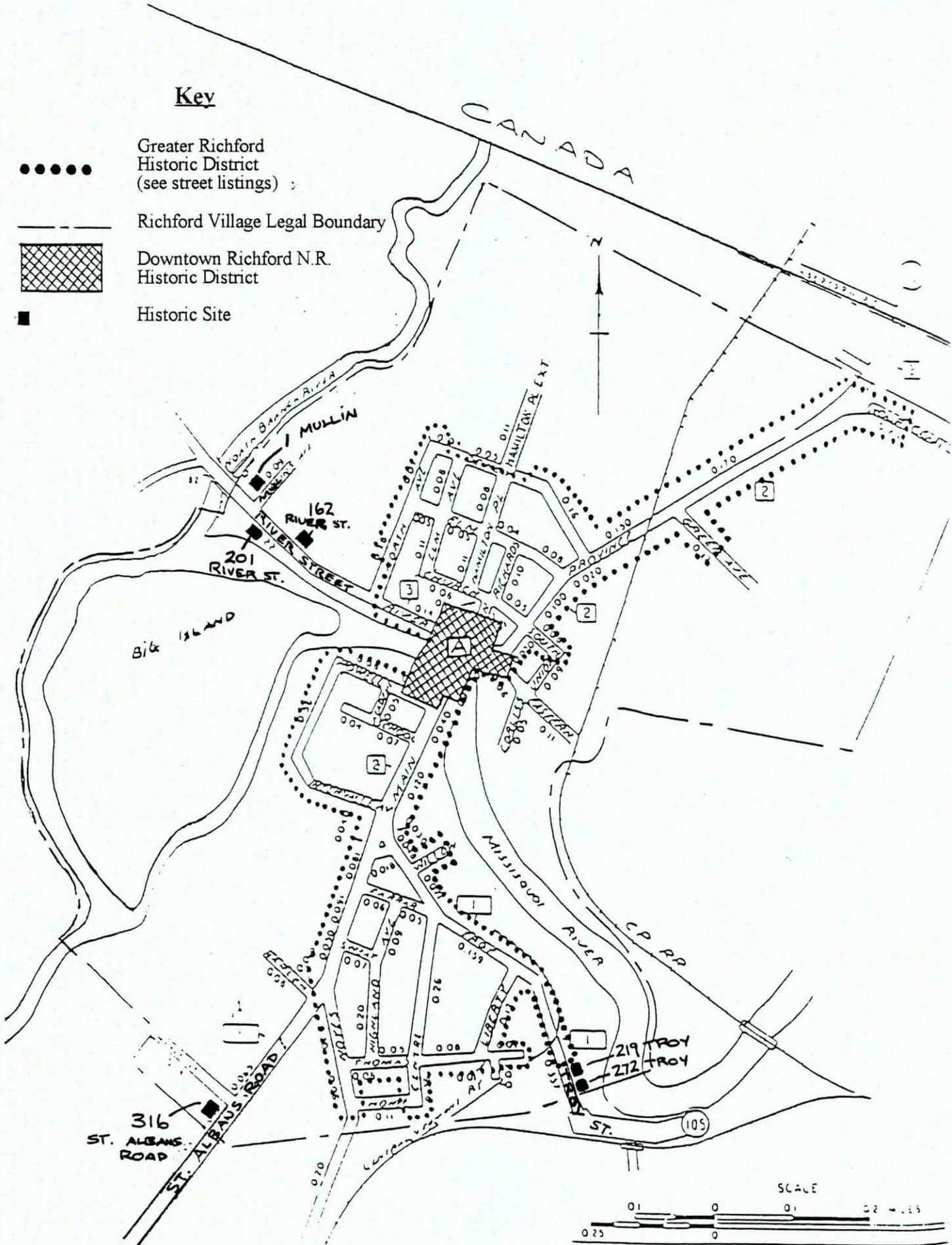


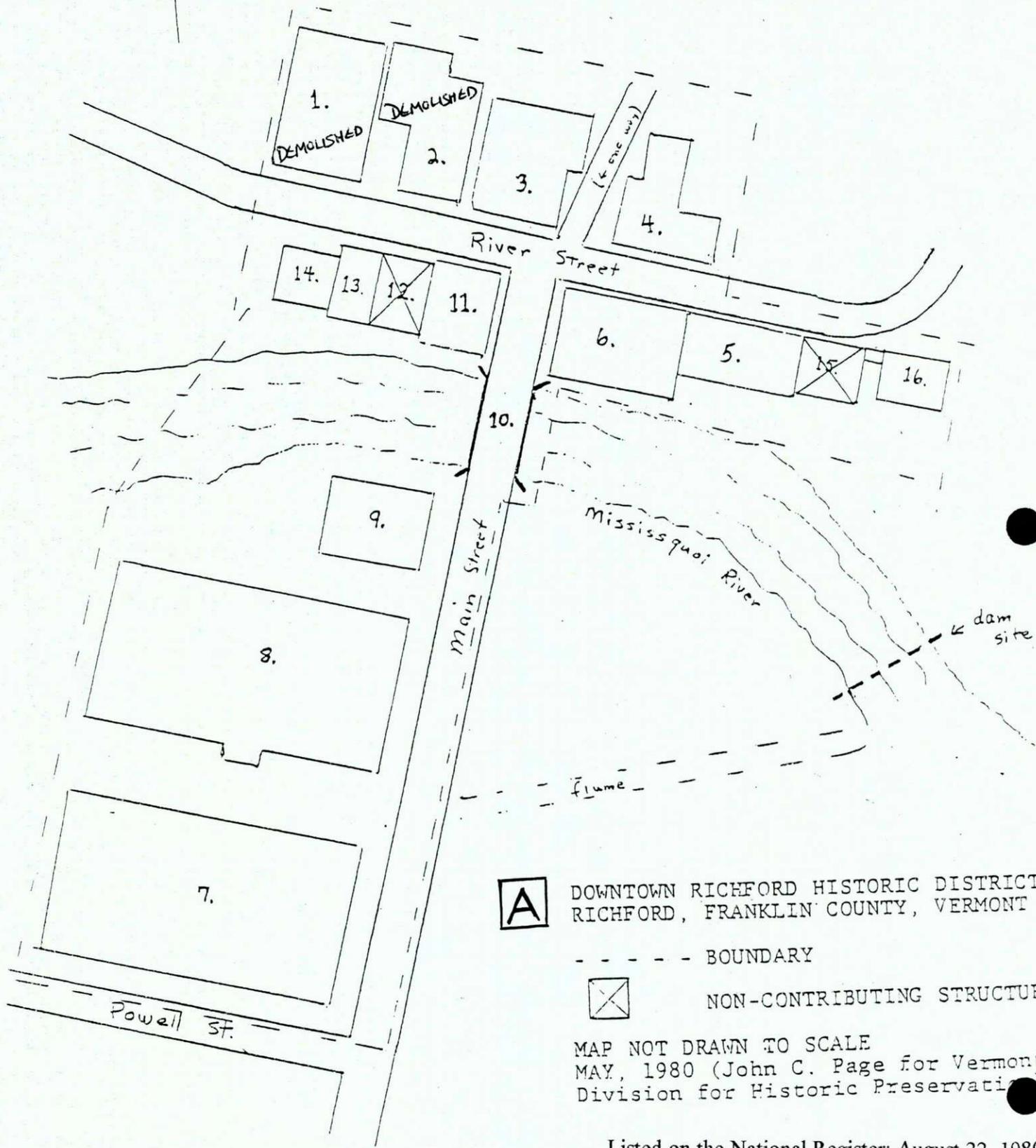
0 .1 .2 mile

# RICHFORD VILLAGE AREA

## Key

- Greater Richford Historic District (see street listings)
- Richford Village Legal Boundary
- ▣ Downtown Richford N.R. Historic District
- Historic Site





- A** DOWNTOWN RICHFORD HISTORIC DISTRICT  
RICHFORD, FRANKLIN COUNTY, VERMONT
- - - - - BOUNDARY
-  NON-CONTRIBUTING STRUCTURE

MAP NOT DRAWN TO SCALE  
MAY, 1980 (John C. Page for Vermont  
Division for Historic Preservation)

Listed on the National Register: August 22, 1980



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held on March 19, 1998, from **9:00 a.m.** to 3:30 p.m., in conference room A at the Division's office, National Life, North Building, 6<sup>th</sup> Floor, Montpelier, Vermont.

**AGENDA**

- |       |  |            |
|-------|--|------------|
| I.    | Introduction of SHPO   | 9:00 a.m.  |
| II.   | Annual Meeting   | 9:15 a.m.  |
| III.  | Agenda review  | 9:30 a.m.  |
| IV.   | Minutes  | 9:35 a.m.  |
| V.    | Schedule Meeting Dates                                       | 9:40 a.m.  |
| VI.   | Director's Report  | 9:45 a.m.  |
| VII.  | Archeology Report  | 9:55 a.m.  |
| VIII. | CLG Grant Awards   | 10:05 a.m. |
| IX.   | National Register  |            |
|       | A. Preliminary Review  | 10:50 a.m. |
|       | 1. East Pittsford Road Covered Bridge, Rutland Town          |            |
|       | B. Final Review  |            |
|       | 1. Carrigan Lane Historic District, Bennington               |            |
|       | 2. The Crow's Nest, Wilmington                               |            |
| X.    | Council's Issues and Priorities                              |            |
|       | A. Importance of NR Preliminary Review and How NPS Uses Them | 11:20 a.m. |
|       | B. SR/NR Discussion/Recommendations                          | 11:30 a.m. |
|       | LUNCH  | 12:30 p.m. |

- XI. Environmental Review
  - A. Vallee Gas Station, Hartland (Scott Newman) - Act 250 1:00 p.m.
  - B. Agriculture Building, 116 State Street, Montpelier - 22 V.S.A. § 14 1:40 p.m.
  - C. Route 7, Shelburne/So. Burlington - Act 250 2:15 p.m.
- XII. Old Business
- XIII. New Business
- XIV. Adjourn 3:30 p.m.



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**MINUTES  
March 19, 1998**

**Members Present:** Thomas Keefe, Chair, Historic Architect  
William Finger, Citizen Member  
Glenn Andres, Architectural Historian  
David Donath, Historian  
Kimberly Zea, Historian/Citizen Member (arrived at 10:45 a.m.)  
David Lacy, Prehistoric and Historic Archaeologist

**Member Absent:** Holly Groschner, Vice Chair, Citizen Member

**Staff Present:** Nancy E. Boone, State Architectural Historian  
Lanora B. Freedom, Administrative Assistant  
Eric Gilbertson, Director/Deputy SHPO  
Curtis Johnson, RITC Coordinator (9:12 a.m. - 9:30 a.m.; 11:20 a.m. - 12:30 p.m.)  
Jane Lendway, CLG Coordinator (10:15 a.m. - 11:30 a.m.)  
Elsa Gilbertson, National Register Specialist (11:20 a.m. - 12:30 p.m.)  
Emily Wadhams, SHPO (8:00 a.m. - 2:00 p.m.)

**Others Present:** Scott Newman, Consultant (1:00 p.m. - 2:15 p.m.)  
Skip Vallee, Owner (1:00 p.m. - 2:15 p.m.)  
Chris Miller, Architect (1:00 p.m. - 2:15 p.m.)  
Liz Pritchett, Consultant (2:20 p.m. - 4:00 p.m.)  
Richard Renaldo, AOT (2:20 p.m. - 4:00 p.m.)  
Eric Fontana, AOT (2:20 p.m. - 4:00 p.m.)  
Liam Murphy, Esq., (2:20 p.m. - 2:45 p.m.)  
Eric Fritzeen Owner (2:20 p.m. - 2:45 p.m.)

The meeting was held in Conference Room A at the Vermont Division for Historic Preservation's offices located in the National Life Building, 6<sup>th</sup> Floor, Montpelier, Vermont.

The meeting was called to order at 9:05 a.m. by the Chairman.

I. Introduction of SHPO - Mr. Keefe introduced Emily Wadhams who is the new State Historic Preservation Officer. Ms. Wadhams explained she will begin work at the Division on April 1,

1998. She said she has attended the NCSHPO annual meeting which was very informative. Ms. Wadhams said she feels the staff is very good, strong, and professional and that she is looking forward to working with the Division.

II. Annual Meeting - Mr. Keefe turned the meeting over to the Director, Mr. Gilbertson for the purpose of the Annual Meeting. Mr. Gilbertson called the meeting to order and asked for nominations for Chair. Mr. Finger nominated Mr. Keefe, seconded by Mr. Andres. Mr. Lacy brought up the conflict of interest issue. Mr. Keefe explained that the administration will be making a decision shortly, however the Council need not hold up their business waiting for a decision. There were no other nominations. The vote was unanimous.

Mr. Keefe again took over the meeting and asked for nominations for Vice-Chair. Mr. Lacy nominated Ms. Groschner, seconded by Mr. Andres. There was no discussion and it was unanimously voted.

III. Agenda Review - Mr. Keefe briefly went over the items on the agenda which needed clarification. It was indicated that Item XI.B. Agriculture Building, 116 State Street, Montpelier, would not be discussed at this meeting because the parties have been unavailable.

Mr. Finger asked if he should participate in the Route 7 discussion. Mr. Keefe said it is not a legal conflict issue, just a courtesy. The Council will not ask Mr. Finger to leave.

IV. Minutes - Mr. Finger made the motion to accept the minutes of January 22, seconded by Mr. Lacy. The following changes will be made: Page 3, last paragraph, 7<sup>th</sup> line; change the word "gambrel" to "steep gable". Also page 3, last paragraph, next to last sentence; change "does not mean" to "is not the same thing as". Page 4, last paragraph; change to read as follows: There was lengthy discussion regarding mitigation in which various options were presented including the option offered to the property owners in the letter from AOT as follows: (1) realign the road to avoid the impacts, (2) move the building to new location on the property, (3) sell the building and move to new site, or (4) document and destroy. It was suggested that options one and three are not viable and that perhaps with more information from AOT option two or four may be appropriate. (Letter attached to the file copy of the minutes). Mr. Andres pointed out that building the highway is the undue adverse impact. Voted unanimously.

Mr. Donath made the motion to accept the February 12, 1998 minutes, seconded by Mr. Lacy. The following corrections will be made: Page 3, next to last paragraph, start a new paragraph with the sentence "Ms. Peebles ... ." ; page 8, number 4, change "would like" to "are willing"; page 8, first indented paragraph, third sentence, change "wood" to "wooden" and add "wing"; page 10, third full paragraph, second line from the end, change "to do the work" to "identify the site". Voted unanimously.

V. Schedule Meeting Dates - Meeting dates are as follows: April 14, 1998 (Montpelier), May 20, 1998 (Montpelier), June 16, 1998 (location to be determined). Reminder: September 11, 1998 is the joint meeting with New York State in Saratoga.

VI. Director's Report - Mr. Gilbertson presented a written report to the Council which is attached to the record copy of the minutes. He also reported on the Millennium Project. Mr. Gilbertson listed possible projects and asked the Council for their comments.

Ms. Boone told the Council that the legislature presently has the HP Grants in for \$75,000 and that they have not been that low for a long time.

VII. Archeology Report - Mr. Lacy reported that:

- VAS had their winter workshop - "Out of the Earth; the Archeology of Raw Materials."
- he followed up with the Massachusetts Historical Commission regarding their rationale for incorporating archeologically sensitive statements in NR nominations and who did it, etc. To date there has been no response.
- David Skinas, Scott Dillon and he talked regarding the standardization of site data recording.
- Journal of Vermont Archeology is out and he has an article in it.
- he spoke at the New England Regional Antiquities Association meeting.
- Representative Andrew Snyder spoke with him regarding the archeology bill - it will not get out of committee this session.
- the VAS spring meeting and annual auction will be at Middlebury College on April 18, 1998.
- he attended the U.S. Attorneys Conference where they discussed archeology and law enforcement working together.
- he and Sheila Charles will have the summer youth program in Aldrichville this year. It is an 1890-1912 mill village which they would like to nominate as a historic archeological national register district.

VIII. CLG Grant Awards - Ms. Lendway passed out to the Council sheets explaining the applications. There are 8 CLGs in Vermont and all but Shelburne applied for a CLG matching grant this year. Ms. Lendway explained there are no applications for Priority 3 projects, one Priority 2 request from Burlington, and seven Priority 1 requests. Requests totaled \$45,385 and \$40,580 was available to grant. Ms. Lendway went through each project with the Council who scored the requests. Ms. Lendway indicated that Burlington made a Priority 2 request but there are not enough funds available. Mr. Donath made the motion that the Council grant the CLG monies as proposed by Ms. Lendway and consistent with the scoring by the Council. If funds become available the Burlington Priority 2 project can be funded from the available funds not to exceed the amount requested. Second by Mr. Finger and voted unanimously. Following are the funded CLG projects:

- Bennington - \$ 1,654 - Training for the historic preservation commission, downtown organization leaders, municipal staff and Selectboard and planning commissioners.
- Burlington - \$ 10,073 - Develop public information guides to assist users of the design review process; revise City design review ordinance; training for historic preservation commission and planning department staff.
- Hartford - \$ 4,063 - Prepare the nomination to the National Register of Historic Places for the Wilder Village Historic District extension; training for historic preservation commission members and planning and development department staff.

- Mad River Valley Planning District - \$ 5,932 - Develop conservation program for priority historic, archeological, agricultural, scenic and recreational parcels, identified in the MRVPD *Rural Resource Protection Plan*; Conservation Resource Guide, model site and subdivision plans, public forums and workshops for local officials.
- Rockingham - \$ 6,522 - Prepare nomination to the National Register of Historic Places for the Bellows Falls Residential Historic District; training for historic preservation commissioners and CLG coordinator.
- Williston - \$ 6,186 - Public information brochure on Williston Village's design review process; training for historic preservation commissioners and CLG coordinator.
- Windsor - \$ 6,150 - Survey Windsor's industrial corridor for the *Vermont Historic Sites and Structures Survey*; nominate Cone Blanchard to the National Register of Historic Places and prepare Rehabilitation Investment Tax Credit application for same.

#### X. Council's Issues and Priorities

A. **Importance of NR Preliminary Review and How NPS Uses Them** - Ms. Gilbertson mentioned to the Council that when they do preliminary reviews they are especially important when the applicant is thinking about a tax credit. She said that the applicant proceeds on the basis of the preliminary determination and that if later it is found not eligible the applicant has lost a lot of money. Mr. Johnson explained that legally the preliminary review has no standing but that on the RITC application he can check "other" and note the Council's preliminary review. This can be persuasive to the Park Service in the RITC process. Mr. Johnson explained that most states do not have the preliminary review process.

#### IX. National Register

##### A. **Preliminary Review**

1. East Pittsford Road Covered Bridge, Rutland, Town - Ms. Gilbertson passed around the Town of Rutland Selectboard request and photos to the Council. She explained that this was one of two bridges spanning the East Creek with a space in between. One bridge was swept away, the other was removed and has been used as a salt shed. Mr. Keefe asked why this bridge was not included when the other covered bridges were added to the National Register. Ms. Gilbertson said that bridges that were not actually over something, or that had lost their structural integrity were not included. There was discussion regarding its integrity because it has been moved, and the other section is missing. Mr. Keefe indicated that the historic materials have been significantly compromised. Mr. Donath made the motion that the Council find this fragment of a bridge not eligible for the National Register because it consists of less than 50% of the fabric, it has been altered in terms of location, as well as its fabric, and it is out of context. Seconded by Mr. Finger. Mr. Gilbertson cautioned that covered bridges are a finite resource in Vermont, and that there was a covered bridge in Weathersfield which has been moved, used as a salt shed, and then restored. Voted unanimous.

##### B. **Final Review**

1. Carrigan Lane Historic District, Bennington - Ms. Gilbertson passed out photographs for the Council to review and indicated that the Bennington CLG Commission did the final review and found it eligible under criteria A and C. Mr. Donath made the motion to approve the nomination under Criteria A and C, second by Mr. Andres. Mr. Johnson indicated that the tax credit application is in Washington. Mr. Lacy brought up the value of historic period archeology

and wondered if you could use archeology to get at the ethnicity and class differences between the people in those houses. How to do that is the question, but the value of doing it is evident to Mr. Lacy. The vote was unanimous.

2. The Crow's Nest, Wilmington - Ms. Gilbertson passed out photos to the Council for their review. Mr. Andres made the motion to approve the nomination under the Agricultural Resources MPDF and Criteria A and C, second by Mr. Finger. Mr. Andres pointed out some mis-use of terms, which Ms. Gilbertson noted. Mr. Lacy noted that the statement of significance appears to be a series of events, not significance. Ms. Gilbertson said the Division encourages the consultants to include information which may otherwise be lost to future researchers. There was also discussion regarding archeology. Mr. Donath asked if when the Council approves a nomination, when looking at it it appears obvious that there is archeological significance, but archeology is not part of the nomination, is this a case where the testimony of the Council, which has an archeologist on it, could attach a recommendation to say that archeology is another criterion. Mr. Lacy said that it probably could not. The vote was unanimous.

Mr. Gilbertson asked if there could be a statement which could be constructed regarding archeology on the NR nomination form. The Council said this could be a discussion at a future meeting.

X. Council's Issues and Priorities, cont'd

B. **SR/NR Discussion/Recommendations** - Ms. Boone passed out the charts which included comments from the Council. Ms. Boone said the chart is meant to capture ideas and lay out which options the Council may wish to include to the new SHPO. Mr. Keefe said there are still two schools of thought: (1) SR=NR and (2) it can't - SR has a different function. Ms. Gilbertson said that it is up to the SHPO to establish SR Criteria. Mr. Donath said it should be kept separate from the integrity question. Ms. Zea feels that justifying to the public that a property is NR eligible for local significance would be very difficult. The discussion will be tabled until the June meeting.

XI. Environmental Review

A. **Vallee Gas Station, Hartland - Act 250** - Mr. Skip Vallee, owner RL Vallee, Inc., Chris Miller, Architect, and Scott Newman, Consultant appeared before the Council to explain the project. Mr. Miller said that they are proposing to build a gas station and convenience store. To do this they need to remove two wings of the existing barns. Mr. Miller showed site plans and elevations. Mr. Vallee said he would like a store design which is in context with the historic barn.

Mr. Newman showed slides and explained the project. The barn was built between 1855-1865 and was redone in 1911 to its current appearance. Mr. Newman explained that the middle piece (#2) was built in 1955. The milk house (#3) was added in 1935 but was later changed substantially to become a residence. The farm has been previously operated as a trucking company, railroad tie storage and long-haul trucking. The trucking company still uses part of the barn. Mr. Newman said that the owners have indicated that all remaining buildings will be maintained according to the Secretary's Standards. The barns will continue to be used as a maintenance facility.

Mr. Miller indicated that the new garage will have white clapboard in the context of the site and will resemble outbuildings. The canopy will be small and plain.

Ms. Zea made the motion that this property is eligible for the State Register under criteria 1, 2, 14, and 16, with the exception of buildings #2 and #3 which are non-contributing.. Second by Mr. Andres. Mr. Andres noted that it is a good example of its building type and that visually it is a significant part of its landscape. Ms. Zea said that the buildings have been sympathetically adapted for reuse. The vote was unanimous.

The discussion continued regarding adverse impact. Mr. Lacy said that the removal of building 2 and 3 are probably not an adverse impact. The Council agreed that the insertion of a convenience store complex into a historic farmstead is an adverse impact. Mr. Keefe then asked if the Council feels it is an undue adverse impact? The discussion then resulted in the following discussion to be considered by the SHPO. When asked why a peaked roof gas canopy is not considered, Mr. Miller said massing is an issue and that flat/thin will have the least impact on the site. The canopy will also have recessed lighting. Mr. Keefe asked if there is any way to avoid the adverse impact. Mr. Andres said that there is a commitment to maintain the remaining farm buildings.

Mr. Newman told the Council that when the wing comes off the barn remains intact underneath. It will just need painting. Ms. Zea asked why they have designed a different roof type. Mr. Miller said that scale and massing are the issues. Mr. Donath said that signage will have an impact. Mr. Vallee said there will not be signage all over the site. However, it does need to be visible from the interstate. He said it will probably be a 4x8 or 5x9 in the middle of the area with landscaping.

Mr. Keefe congratulated them on their project and said that Mr. Newman's report is excellent.

#### XI. Environmental Review

C. **Route 7, Shelburne/So. Burlington, - Act 250** - Liz Pritchett, Consultant, Richard Renaldo, AOT, and Eric Fontana, AOT, appeared before the Council regarding the 11 properties affected by the realignment of Route 7. Liam Murphy, Esq., and Eric Fritzeen appeared before the Council regarding the Coates Property. Mr. Keefe explained to those present that the Council finds no conflict with Mr. Finger, Shelburne Town Manager, being present for the discussions. The parties agreed this was acceptable.

Mr. Renaldo said that all the property owners were notified of the meeting.

Mr. Murphy asked the Council if they wanted him to go over the original presentation on the Coates' property. Mr. Keefe said that it is not necessary; the Council is familiar with the property. Mr. Murphy then told the Council that Mr. Fritzeen has since met with the Shelburne CLG Commission. The consensus of the CLG Commission, as noted in a letter dated February 20, 1998, is that the "...buildings eligibility had been substantially compromised over the years and it's significance as a historic resource had been greatly diminished." The letter was distributed to Council members and a copy of the letter is attached to the record copy of the minutes. Mr. Keefe indicated that the letter will be made part of the record; however, he feels that the Council will not revisit the issue based on that letter. Mr. Murphy indicated that based on this determination he feels the house can be documented and removed. Mr. Keefe said that the Council was in contact by phone with the CLG Commission at the January meeting and they based their original recommendation that the house is historically significant on the most recent information.

Mr. Murphy brought up the quorum vote taken at the last meeting for the record. Copies of Mr. Murphy's January 23, 1998, letter and the Division's response, dated January 29, 1998, had been sent to the Council previously. Mr. Murphy indicated that it is his position that by a vote of a Commission you cannot overrule state law. Mr. Murphy said that if state law established procedures for all boards and commission he feels a commission cannot take it upon itself to establish a different one. Ms. Boone then read the January 29 letter from Mr. Gilbertson to Mr. Murphy and indicated that this letter was based on a determination of Agency Counsel, John Kessler that the vote was legally valid.

Mr. Murphy would like the Council to review the SR eligibility of the Coates' House based on the current CLG finding that the building is not significant. He also said that he questions Ms. Zea's participation in the new vote because she was not present for the original presentation and vote. Mr. Keefe said that there is not going to be another vote. Mr. Donath said that he's not sure of the precedent, and even if they want to can they reopen the vote.

Ms. Boone said that the property was determined historically significant but not actually placed on the Register.

Mr. Andres said that the Council did determine the property as historically significant and the real issue now is mitigation.

Mr. Lacy said that if the information presented to the CLG is different from the information presented at the meeting he would like to hear more. However, he feels there was no new information presented.

Mr. Murphy said; (1) there was a vote regarding eligibility and they believe that the Shelburne CLG finds it significant based on different information, and (2) based on *Robert's Rules* any person who voted in the affirmative on the original motion has the right to ask that the motion be reconsidered.

Ms. Boone said the question regarding if the CLG Commission knew of the most recent changes to the house (i.e. the window changes) came up during the January meeting. Sue Jamele had left the meeting, called the Commission and came back and reported that, "yes", they were aware of them.

Mr. Keefe said based on that information he is going to make the ruling that the Council is not going to reopen this discussion for a re-vote. He further stated that there is no request for it from the members under *Robert's Rules*.

Mr. Murphy and Mr. Fritzeen left the meeting.

Ms. Pritchett presented information from her report. She said that for the buildings which she feels are eligible for the State Register she prepared the form which can be inserted in the town files. Ms. Pritchett said there are three sites for which she has received additional information and feels they are not eligible for the State Register. These are the Hoes House, Site 57, Higgenbotham house Site 59, and the Hartwell/Hadd house, Site 61. Ms. Pritchett said the Clark and the Martin houses are marginal but she feels they may be eligible.

Mr. Keefe indicated that the Council will vote on each property individually as they are presented. Mr. Finger said he will comment when necessary but will abstain from voting.

Ms. Pritchett said that she can justify all the properties being nominated under Criteria 1, 3, and 14.

Clark House - Ms. Pritchett indicated she feels this property is somewhat marginal, however it retains its windows and massing and reads as 19<sup>th</sup> Century. She said the bridge will be within 25' of the building. Ms. Zea indicated she would have a hard time putting it on the State Register. Mr. Donath said that because it is rundown means little change has taken place, however he feels there is not enough evidence to put it on the register. Mr. Donath made the motion that the Council has evaluated this property under Criteria 1, 3 and 14 and has determined that it is not historically significant because there is a lack of evidence presented to find the property significant. Seconded by Mr. Andres. 4 in favor, 1 abstention.

Martin House - Mr. Lacy made the motion that the property has significant integrity and is historically significant under State Register Criteria 1, 3, and 14, second by Ms. Zea. Mr. Donath indicated that the carriage barn adds to its significance. The Council feels it is more intact, and more readable than the Clark house. Voted, 4 in favor, 1 abstention.

Performance Auto - Ms. Pritchett explained that this building relates to automobile travel and could be a good RITC project. She said it is a working facility. Mr. Andres made the motion that the property has significant integrity and is historically significant under State Register Criteria 1, 3, 10, and 14, second by Mr. Donath. Mr. Finger said he feels this is a building which the public won't understand, that it's in pretty bad shape. Mr. Andres said it is a significant surviving example of an important historic type. Voted - 4 in favor, 1 abstention.

Farrell Farm - Ms. Pritchett said that this property is clearly eligible under Criteria 1, 3, and 14. She feels the best part is the orchard. Mr. Donath made the motion that the property has significant integrity and is historically significant under State Register Criteria 1, 3, and 14, second by Ms. Zea. There was no discussion. Voted 4 in favor, 1 abstention.

Clement-Martin House - Ms. Pritchett indicated that this property is eligible under Criteria 1, 3, and 14. Mr. Renaldo did contact the owner who said he has no interest in the process. Mr. Andres made the motion that this property has significant integrity and is historically significant under State Register Criteria 1, 3, and 14, second by Mr. Lacy. Ms. Pritchett said this house was built in 1945. Voted - 4 in favor, 1 abstention.

Reyes House - Mr. Finger said there is a car dealership on both sides. Mr. Lacy made the motion that this property has significant integrity and is historically significant under State Register Criteria 1, 3, and 14, second by Mr. Andres. Mr. Andres pointed out that it was built by Rice Lumber.

Rice Lumber - Ms. Pritchett said that this property is eligible under Criteria 1, 3, 6, and 14. Mr. Keefe pointed out that there are a lot of non-contributing structures and said they should be identified. Mr. Finger said that it is a good example of a lumber yard. Mr. Lacy and Mr. Donath feel it is a good colonial revival example of post war resurgence. Mr. Renaldo indicated he is concerned that the Council is looking at the property as a complex and he is worried about the camp. He said that the road is going to impact the camp, the ROW will cut through the camp. There was discussion regarding which buildings are non-contributing and why, the Council agreed that building #2 is contributing. Mr. Donath made the motion that we find this complex has sufficient integrity and is historically significant under Criteria 1, 3, 6, and 14, noting that 5, 11, 12, 13, 14 and 15 are non-contributing structures as represented by

the map, seconded by Mr. Andres. Voted 4 in favor, 1 abstention.

Hoes House - Ms. Pritchett said she has contacted the owner who told her that the house had been moved in the 60's. Ms. Pritchett also indicated that the addition in the rear overwhelms the house. Mr. Lacy made the motion that the Council has evaluated the Hoes House and has determined that it is not historically significant because it lacks integrity of location. Seconded by Ms. Zea and voted 4 in favor, 1 abstention.

Higgenbotham House - Ms. Pritchett indicated that this house has also been moved but that it remains on the same piece of property. There is a new garage on the property. The house has a deck, new windows in the dormers, and the porch has been changed. Ms. Zea made the motion that the Council has evaluated the Higgenbotham House and has determined that it is not historically significant because it has been moved from original location and changes in its architectural detail. Second by Mr. Andres. Ms. Boone read a letter from Laura Higgenbotham indicating that she does not want the house on the State Register and would like a copy of the minutes. Voted 4 in favor, 1 abstention.

Hartwell-Hadd House - Ms. Pritchett said that this house is not 50 years old, and it has a large addition on the rear. Ms. Pritchett said it is a post-war cape. Mr. Donath questioned the age. Ms. Pritchett said that it does not appear in the 1948 USGS map. Mr. Lacy made the motion that the Council has evaluated the Hartwell-Hadd House and has determined that it is not historically significant due to its young age. Second by Ms. Zea. Vote: 4 if favor and 1 abstention.

Mr. Renaldo asked for clarification of the process and what it means to AOT. Mr. Keefe explained that the Division will offer comment on impact and what mitigation should be.

XII. Old Business

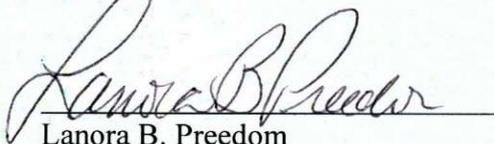
Mr. Gilbertson told the Council that work on the Dressler Barn will begin on Monday.

X. Council's Issues and Priorities -

B. SR/NR Discussion/Recommendations - tabled until the June meeting.

The meeting was adjourned by the Chair at 4:10 p.m.

Submitted,

  
Lanora B. Preedom

Division for Historic Preservation

*approved*

*4-14-98*

*(Signature)*

# CRMC

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## Cultural Resource Management Consultants

March 16, 1998

Suzanne Jamele, Historic Preservation Review Coordinator  
Vermont Division for Historic Preservation  
National Life Building, Drawer 20  
Montpelier, VT 05620-0501

Re: R.L. Vallee Gas Station/Convenience Store, Hartland. Pre-Act 250

Dear Suzanne,

My firm has been retained by R.L. Vallee in regards to the above-referenced project, to provide the VT Advisory Council on Historic Preservation with documentation required for Determinations of State Register Eligibility Pursuant to Title V.S.A. Chapter 151.

We take pleasure in enclosing the report for your consideration, and would take this opportunity to confirm our presentation for this project at the March 19 Advisory Council meeting at 1 PM.

Please feel free to call me if you require additional information.

Sincerely,



Scott Newman

Cc: Glen Andres  
✓ David A. Donath  
William H. Finger  
Holly Ernst Groschner  
Thomas Keefe  
David Lacy  
Kimberly King Zea

Nancy Boone  
Lanora Freedom

**1. A brief description of the proposed project and how it may affect properties that are 50 years old or older.**

**1.1 Location**

The R.L. Vallee Gas Station/Convenience Store Project comprises the construction of a Mobil Service Station just southeast of the intersection of I89 and VT Route 5, in Hartland, Vermont. Specifically, the project is located on the east side of VT Route 5, 200 feet south of its intersection with I91.

**1.2 Site; Properties over 50 Years Old**

The parcel of land for the proposed service station fronts VT Route 5 and is situated between the road and a group of c. 1930 agricultural buildings set back 300 feet from the road collectively known as Britton Farm. The associated c. 1911 farmhouse and garage are located 100 feet to the north and faces the barns. The project site to be purchased by the developer from the current owner of the Britton Farm property is south of 42<sup>nd</sup> Street and does not include the house which will remain in current ownership.

See Figure 1 (site plan)

**1.3 Construction**

Proposed for construction per site plan are: an approximately 3000 s.f. building to house the convenience store and service station-related products and cash registers; flanking canopies to shelter and provide fire protection for pump equipment, and patrons; underground fuel storage tanks; and parking facilities. As indicated by the shading on the site plan, the area in the immediate vicinity of the service station will be paved. Additional parking for four trucks will be provided at the southeast corner of the site. Traffic will be able to access the service station via existing entrances on Route 5 and 42<sup>nd</sup> Street as indicated on the site plan. The project also involves the removal of two non-contributing buildings (see Item 8) that were built onto the west side of the main barn. The site of the proposed new construction now lies below the level of Route 5 and will be raised to allow level access from the street.

See Figure 1 (site plan), and Figure 2 (perspective)

**1.4 Effect on Properties over 50 years Old**

The construction of the service station would, in our opinion, constitute an adverse effect on the resident historic properties. We consider that this effect would not be undue. The adverse effect would be primarily through the introduction into the historic farmstead setting of a modern building, ie: a gas station/convenience store.

We consider that the proposed project would not have an undue adverse effect on the resident historic properties for the following reasons:

- i) The quality of the farmstead's historic setting, feeling and association has been previously compromised by the construction of the adjacent Interstate Highway I91 that separated the farmstead from its historic pasture to the west; the widening and paving of VT Route 5, and the construction of modern buildings east of the property down what is now called 42<sup>nd</sup> Street.
- ii) The quality of the farmstead's historic setting, feeling and association has been previously compromised by the conversion and use of the barns and premises for a heavy trucking operation since the mid-1970s.

- iii) The two building additions (2 and 3) to be removed from the main barn are, in our opinion, non-contributing (see Item 8).
- iv) All contributing buildings on the site to be purchased by the developer will be retained, stabilized, and maintained by the developer in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**2. A statement of whether or not the proposed project has the potential to include federal funds, loans, permits or license.**

No known potential to include Federal funds, loans, permits or license.

**3. Slide or color photographs of every single building/structure, both contributing and non-contributing that lies within the project area or adjacent to the project area if there is a potential that it may be adversely affected by the project.**

Color slides of every building in the project area will be available March 19.

**4. A sketch map of the property showing all buildings and structures keyed to the photos.**

See Figure 1

**5. If the property is part of a potential district, a sketch map of the potential district showing approximate boundaries in relation to the rest of the village or neighborhood and including contributing/non-contributing properties.**

The property does not appear to be part of a potential historic district

**6. Architectural descriptions of each building, structure or district.**

Building 1      Ground stable barn: c. 1930, two story, asphalt shingle-covered gambrel roof with shed-roofed dormers and ventilators, clapboarded, modern (1974) second story windows, historic first story windows and doors. Second floor converted to garage.

Building 2      Dairy Barn Addition: c. 1955, 2 ½ story, clapboarded, asphalt shingle-covered gambrel-roof. Considered non-contributing due to age.

- Building 3 Barn: c. 1930, 2 ½ story, novelty sided, asphalt shingle-covered gambrel roof. Converted to residence in 1970s. Built as a milk house according to previous owner. Considered non-contributing due to alteration.
- Building 4 Barn: c. 1935, 2 ½ story, clapboarded, asphalt shingle-covered gambrel roof, ventilator, hay door, historic doors, exposed rafter tails. Built as a horse barn and attached to the main barn.
- Building 5 Barn: c. 1935, 1 ½ story, clapboarded, asphalt shingle-covered gambrel roof, hay door, 6-light casement windows, exposed rafter tails. Built as a tool shed according to previous owner. The building was converted to garage in 1970s.
- Building 6 House: c. 1860 / c. 1911, eaves front, clapboarded, 1 ½ story, Colonial-Revival Style house with slate-covered gable roof, shed dormer, colonial revival porch, entry columns, corner pilasters, box cornice, peaked lintel boards, and entry with transom and sidelights.
- Building 7 Garage: c. 1911, clapboarded, two-bay garage with slate-covered gable roof, corner pilasters, peaked lintel boards, and gable window.
- Building 8 proposed: fuel pump canopy for automobiles
- Building 9 proposed: 1 story building comprising four gable-roofed, clapboarded modules connected by flat-roofed, cross-plan structure.
- Building 10 proposed: fuel pump canopy for trucks.

**7. Information about the social or cultural history of the property or district, in addition to its, and a brief discussion of relevant historic contexts.**

The Britton Farm appears on the Beers 1869 map for the township of Hartland and had likely been operating for some time prior to that date as a general purpose farm by Timothy Britton who came to Hartland in the 1850s. The original farm was operational as early as 1864. It had about 300 acres of pasture and tillage which produced oats, corn, and silage for the dairy herd. The farmhouse, probably built in the 1860s was extensively remodeled in 1911. The original barns were destroyed by fire in the early 1930s and replaced with the existing buildings geared toward a specialized dairying operation. The Britton family continued to operate the farm until 1974 when it was bought by the current owners and converted to a base for a trucking operation. Scarce physical evidence exists of the farm prior to the 1930s.

The Britton Farm property evidences the emergence of the specialized dairy farm in Vermont during the early 1900s which grew as a result of rising demand for milk in southern New England, new milk transportation technologies, and efficiencies of large scale production. Rising capital costs, and ever larger farms in the fertile valleys of the Champlain and Connecticut River valleys forced many of the smaller hill country farmers out of business. Despite the fact that dairying is still Vermont's leading agricultural operation, it had become less lucrative for smaller operations like the Britton Farm, whose historic buildings testify to the economic and social importance of Vermont's family farming heritage.

**8. Specific recommendations about the State Register eligibility of the property or district and the specific State Register criteria that it meets; specific State Register criteria must be applied and referred to**

The Britton Farmstead appears to meet the State Register criteria for listing in the State Register of Historic Places. Specifically, it appears to meet the following criteria:

- (1) Noteworthy examples of architectural styles, periods or methods of construction.

Buildings 1, 4, and 5 appear to meet criterion 1, being noteworthy examples of agricultural building types in the 1930s. Building 6 appears to meet criterion 1 as a good representative example of the Colonial Revival style. Building 7 appears to meet criterion 1 as a good representative example of an early residential automobile garage.

- (2) Districts or groups of buildings which physically and spatially create a significant historic environment.

The buildings which comprise the Britton Farmstead are over 50 years old. With the exception of buildings 2 and 3, they retain their integrity of location and setting, design, materials and workmanship, and feeling and association. The farmstead includes a farmhouse, barn and outbuildings which physically and spatially create a significant historic environment of a mid-19<sup>th</sup> century New England dairy farming operation.

- (14) Buildings and sites which are important to the history and development of a community

The Britton Farmstead is important to the history and development of Hartland in being an example of the primary social and economic unit of life in the community and surrounding region in the mid-19<sup>th</sup> century.

- (16) A site which is associated with events that have made a significant contribution to the broad patterns of our history.

The specialized dairying operation in Vermont in the 1900s was a response to the rising demand for milk in Southern New England as urban centers expanded and milk producers were pushed further north. Technological innovation such as refrigerated rail cars and truck transport made large-scale production more profitable. Sanitation requirements forced the introduction of the ground stable barn, the type used on the Britton Farmstead. By the 1940s, dairying had evolved into a highly specialized technology, and the represented Vermont's leading agricultural operation.

#### Non-Contributing Buildings

Buildings 2 and 3 do not appear to meet the criteria for listing in the State Register for Historic Places. Building 2, constructed c. 1955 is not over 50 years old, and is considered non-contributing due to age. Building 3, constructed c. 1930, was converted to a residence in the mid-1970s and has lost considerable historic fabric. Several modern windows and doors have been cut into the original building envelope

diminishing its integrity to the point where it no longer contributes to the historic qualities of the property. Building 3 is considered non-contributing due to alteration.

**9. If the property or district appears not to meet the State Register criteria, clearly justify why not in terms of specific State Register criteria.**

The property appears to meet State Register criteria for listing in the State Register of Historic Places.

**10. Provide the above information in a report format that includes a copy of this checklist showing that all standards have been met.**

**11. Provide 9 copies of the report for distribution to the Advisory Council and for the project file**

# CRMC

Re: R.L. Vallee Gas Station/Convenience Store, Hartland. Pre-Act 250

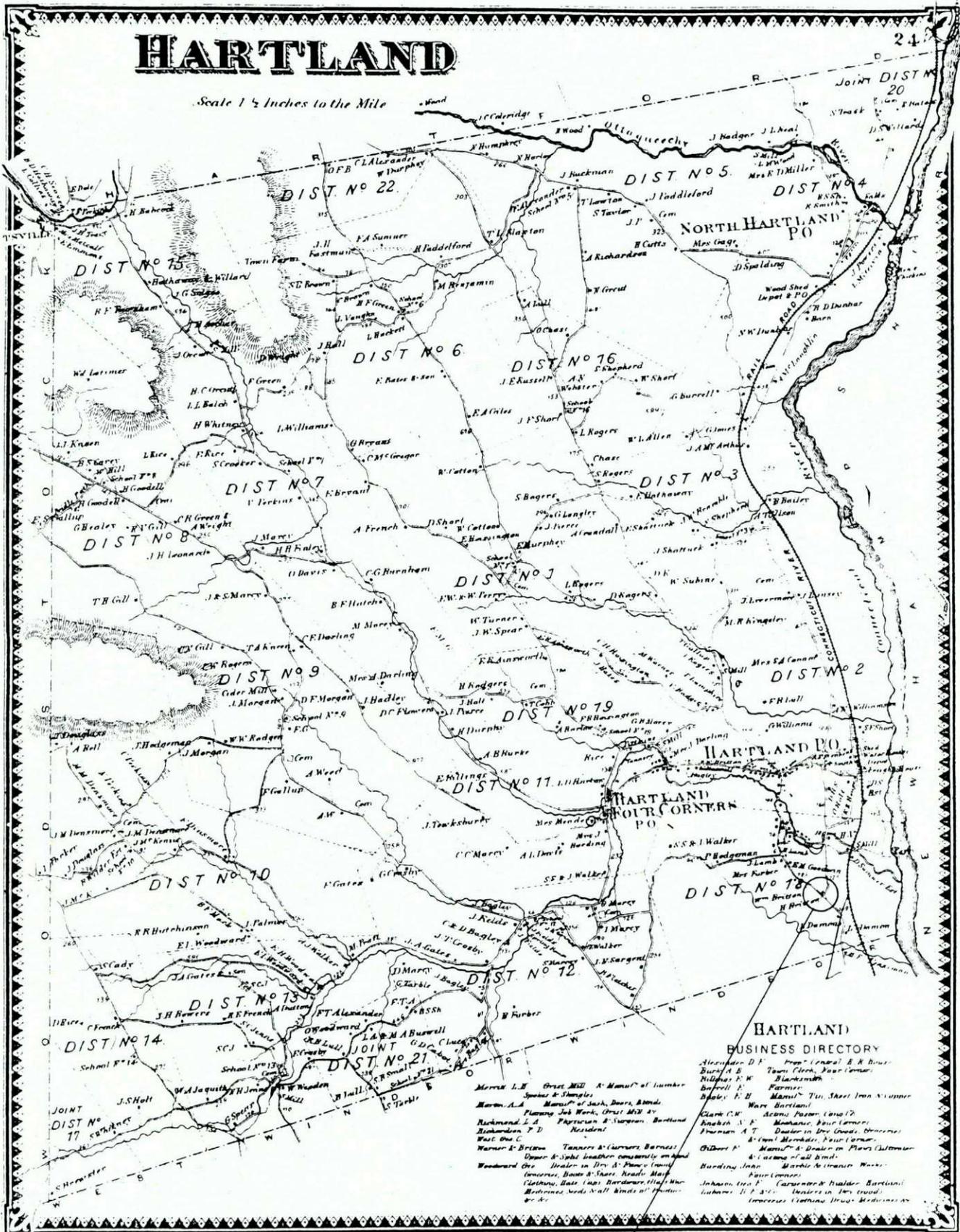
## CHECKLIST

### Pre-Act 250 Submittals to Vermont Advisory Council on Historic Preservation

1. A brief description of the proposed project and how it may affect properties that are 50 years old or older.
2. A statement of whether or not the proposed project has the potential to include federal funds, loans, permits or license.
3. Slide or color photographs of every single building/structure, both contributing and non-contributing that lies within the project area or adjacent to the project area if there is a potential that it may be adversely affected by the project.
4. A sketch map of the property showing all buildings and structures keyed to the photos.
5. If the property is part of a potential district, a sketch map of the potential district showing approximate boundaries in relation to the rest of the village or neighborhood and including contributing/non-contributing properties.
6. Architectural descriptions of each building, structure or district.
7. Information about the social or cultural history of the property or district, in addition to its, and a brief discussion of relevant historic contexts.
8. Specific recommendations about the State Register eligibility of the property or district and the specific State Register criteria that it meets; specific State Register criteria must be applied and referred to
9. If the property or district appears not to meet the State Register criteria, clearly justify why not in terms of specific State Register criteria.
10. Provide the above information in a report format that includes a copy of this checklist showing that all standards have been met.
11. Provide 9 copies of the report for distribution to the Advisory Council and for the project file

# HARTLAND

Scale 1 1/2 Inches to the Mile

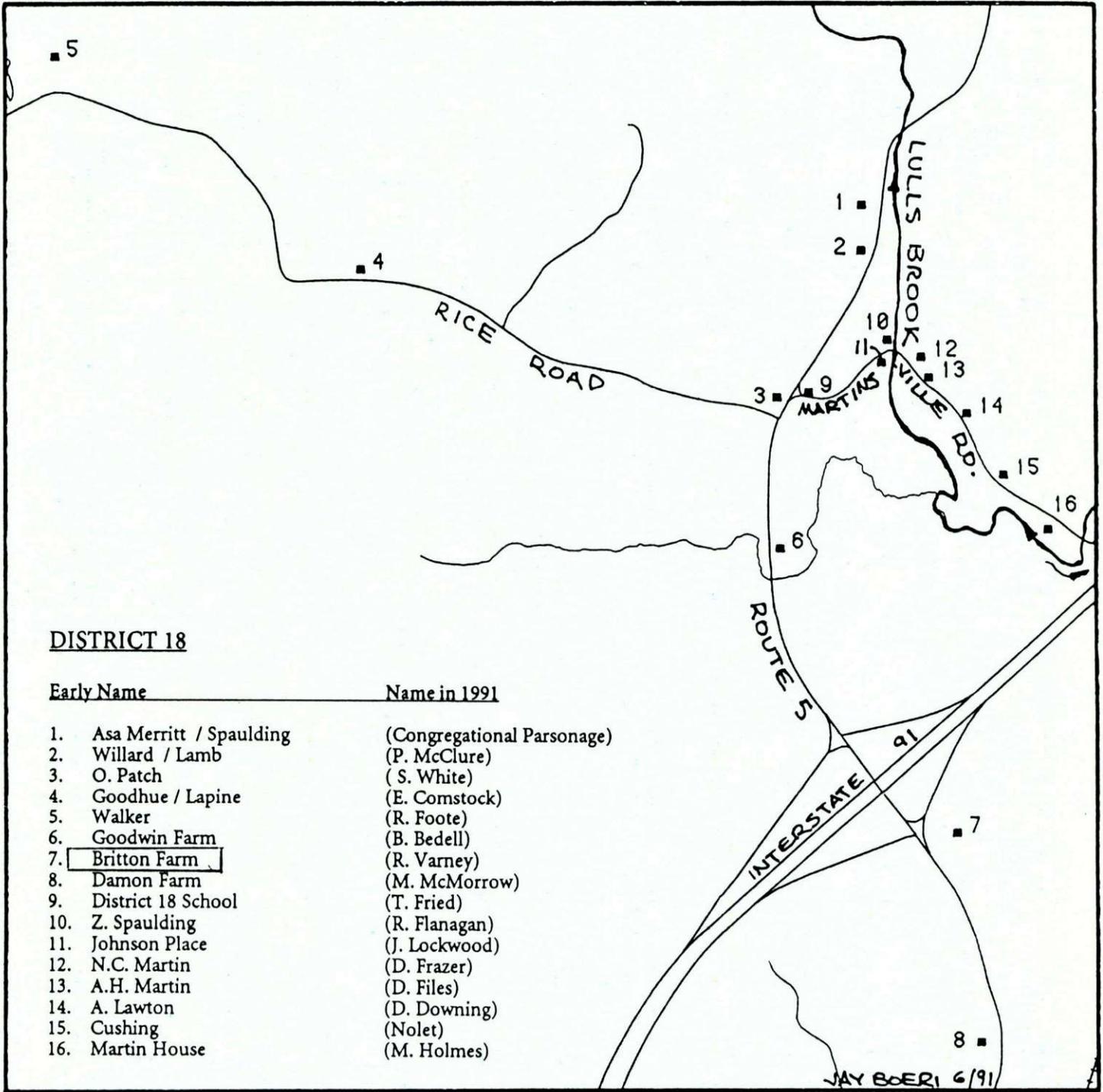


**HARTLAND BUSINESS DIRECTORY**

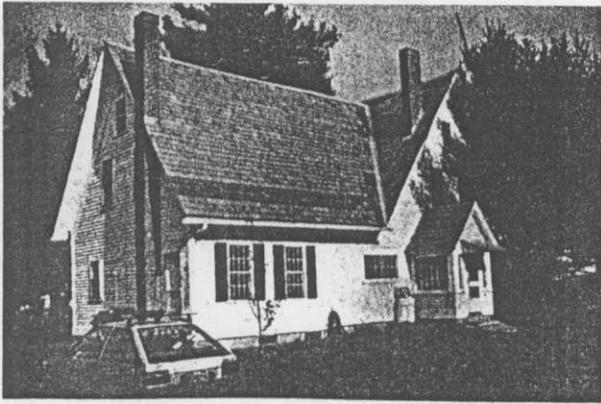
Alexander D. Prop. General & R. House  
 Burr A. B. Town Clerk, Post Office  
 Wilbur F. W. Blacksmith  
 Danforth F. Farmer  
 Dealy F. B. Millwright, Tin, Sheet Iron Worker  
 Ware, Bricklayer  
 Clark C. W. Attorney, Justice of Peace  
 Anker A. P. Mechanic, Boot Maker  
 Freeman A. T. Dealer in Dry Goods, Groceries  
 O'Brien P. A. Team, Horse, Cart, Wagon  
 Hurdley John Mechanic, Boot Maker  
 Johnson H. P. Carpenter & Builder, Hartland  
 Johnson H. P. Dealer in Dry Goods  
 Johnson H. P. Undertaker, Undertaker

Beers Map 1869

Project Area



Source: *In Sight of the Great River*  
 History and Houses of Warland, Vermont  
 1991



THE DAMON FARM (McMORROW) IN 1991

floor are 8' high. According to Mike McMorrow the slate roof was installed in 1840. The blue slate came from South Poultney, the purple slate from Castleton, Vt. and the light brown slate from Pennsylvania. It boasts 3 Rumford fireplaces (2 working) and had a Dutch oven which was removed in 1970 for a wood stove. The original barn was across the street.



HORSES STOP TO BE WATERED AT THE OLD TROUGH IN FRONT OF THE DAMON FARM

A delightful tale about Luther Damon goes as follows:

This is the story Arthur Thompson told. He had been sent by his father on an errand to Hartland. He was then a mere boy and was impressed with the importance of being sent so far on an errand alone with a horse to drive. On his way he came to Damon farm where, of course, his horse stopped to drink at the trough. From the seat of the buggy Arthur could see into the

barnyard where he perceived that simultaneously with his arrival a new-born calf arrived. He had never before witnessed the birth of a calf, was deeply interested in the event and "boy-like" as he said, "was excited." He was the more excited because no member of the Damon family seemed to be present. He deemed it his duty to give the Damons the important news. Reining his horse to the west side of the road towards the house he spied Mr. Luther Damon who was mowing with a scythe in the lot to the north. As soon as Mr. Damon came within earshot Arthur shouted to him, "Mr. Damon, there's a cow having a calf in your barnyard!" The nature of Mr. Damon's reply was not what Arthur expected. Pausing in his work and cocking his arm upon the snath, Mr. Damon pointed his index finger sternly at Arthur and in the severe tone of a disciplinarian said, "Young man, you let her have it."

## The Britton House (Varney)



THE BRITTON FARM (VARNEY)

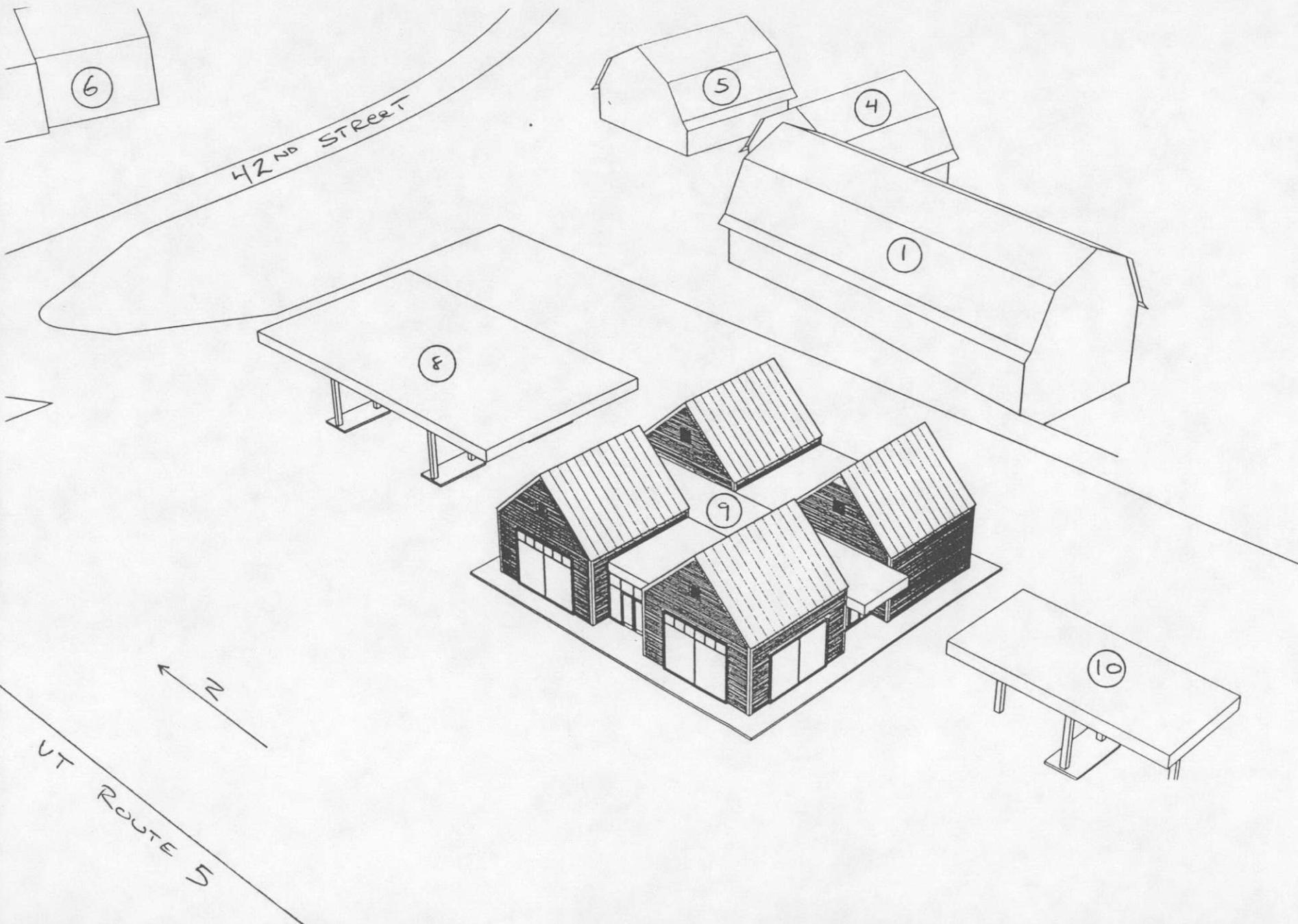
Still on the South side of the Interstate and on the other or east side of Route 5 lies the Britton house now owned by Robert and Carol Varney. According to Leonard Britton, the original house was completely redone around 1911. The remodeling was carried out in a lovely Colonial Revival style.

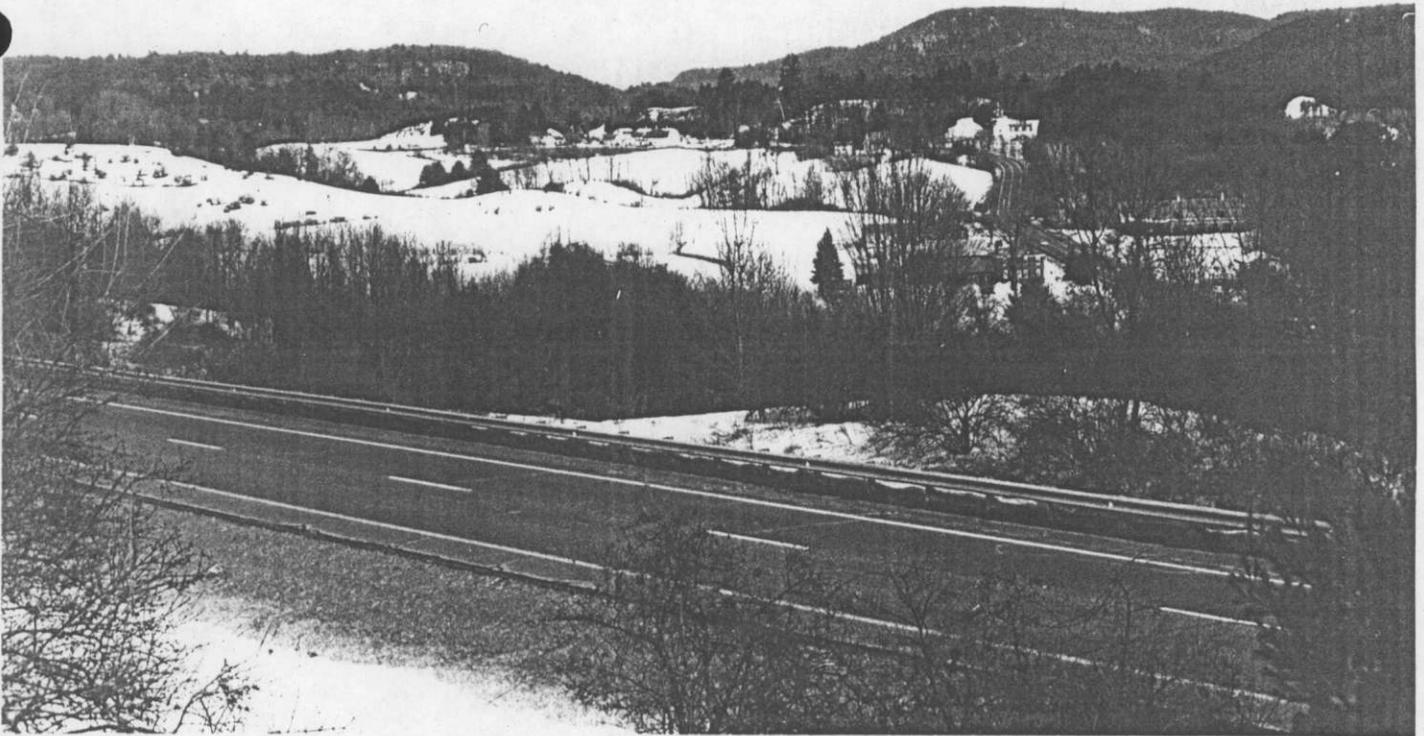
## The Goodwin Farm (Bedell)

Going back toward the village on Route 5 was the Goodwin Farm where Carl Lamb and his family



Figure 2. Proposed Construction





Britton Farmstead Looking Northeast I 91 in foreground



Britton Farmstead Looking North VT Route 5 on left



Britton Farmstead    Looking North    Features Varney House    Building # 6



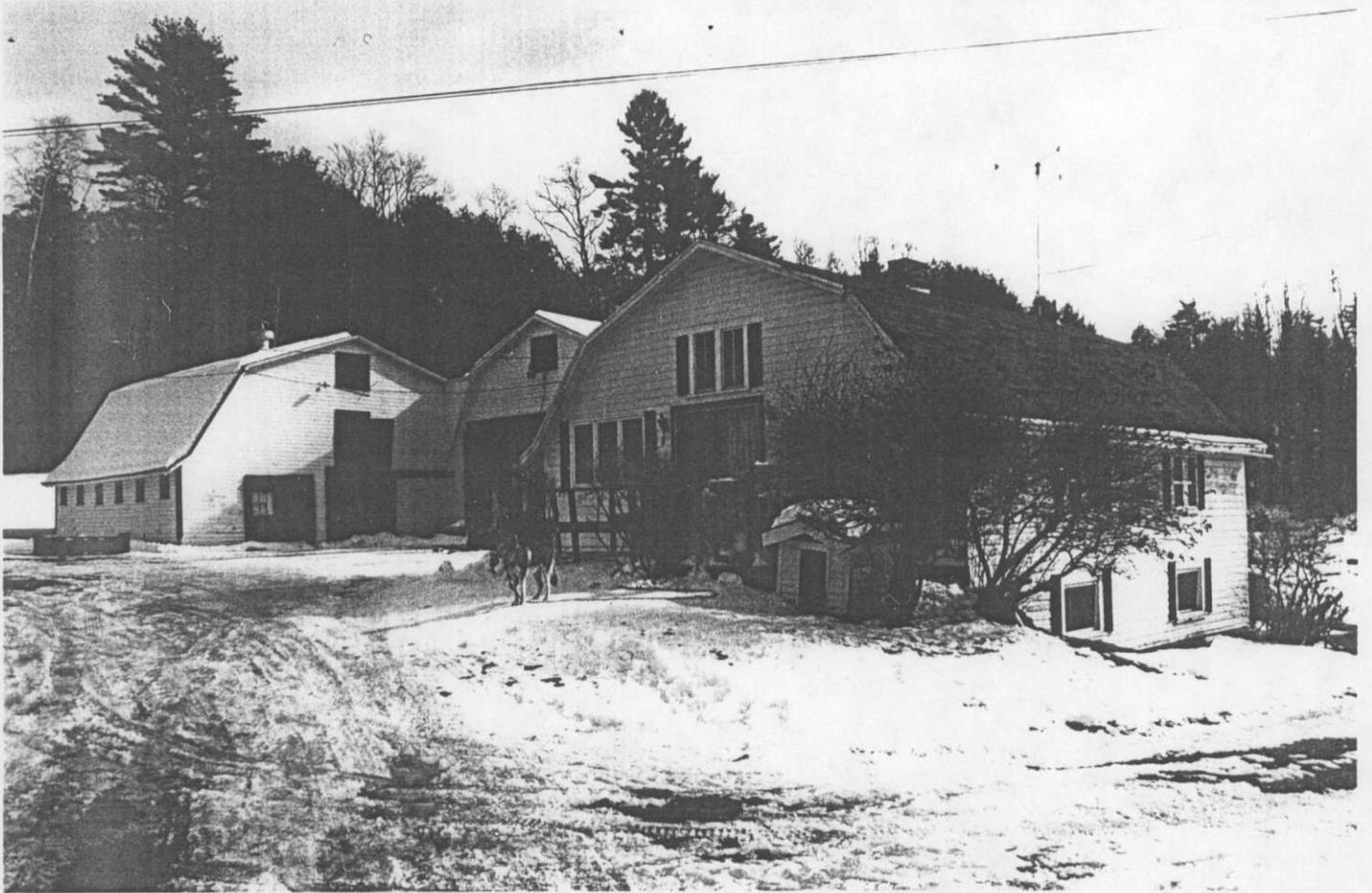
Britton Farmstead    Looking North    Features Varney House Garage    Building # 7



Britton Farmstead Looking East



Britton Farmstead Looking Southeast Features Buildings # 4, 1, 2



Britton Farmstead    Looking Southeast    Features Buildings # 4, 1, 3



Britton Farmstead    Looking South    Features Buildings # 1, 2, 3



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held April 14, 1998, from 9:00 a.m. to 3:30 p.m. in conference room M4A, National Life North Building, 4<sup>th</sup> Floor, Montpelier, Vermont.

**AGENDA**

- |      |  |            |
|------|--|------------|
| I.   | Minutes  | 9:00 a.m.  |
| II.  | Schedule Meeting Dates   | 9:10 a.m.  |
| III. | Subcommittee Assignments   | 9:15 a.m.  |
|      | A. National Register Preliminary Review                                  |            |
|      | 1. Governor Prouty Inn, West Main Street, Newport, VT                    |            |
|      | 2. 2 Field Avenue, Newport, VT (Apartment Bldg)                          |            |
|      | 3. 68 Highland Avenue, Newport, VT (Apartment Bldg)                      |            |
|      | B. Act 250   |            |
|      | 1. Stone Railroad Bridge Abutment  |            |
| IV.  | Environmental Review   |            |
|      | A. Agriculture Building, 116 State Street, Montpelier -<br>22 V.S.A. §14 | 9:30 a.m.  |
|      | B. Agenda Items for May meeting  |            |
| V.   | State Grants   | 10:00 a.m. |
| VI.  | Other  |            |

**OVER**

## **DIRECTIONS TO M4A**

Conference Room M4A is located on the Fourth Floor in the original National Life Building

Enter from the North Building (which you did the last time)

From the 4<sup>th</sup> Floor Elevator take left - proceed through glassed-in walkway into corridor

Follow corridor

Go past the elevators which you'll see in a corridor on your left - the next left will be where M4A is located - about 1/3 the way down this small corridor - 1<sup>st</sup> door on the right



**COFFEE AWAITS!!!!**



State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501

MINUTES  
April 14, 1998

Members Present: Holly Groschner, Vice Chair, Citizen Member (Arrived 9:20 a.m.)  
Glenn Andres, Architectural Historian  
David Donath, Historian  
David Lacy, Prehistoric and Historic Archaeologist  
Kim Zea, Historian/Citizen Member

Members Absent: Thomas Keefe, Chair, Historic Architect (Recusal)  
William Finger, Citizen Member

Staff Present: Emily E. Wadhams, SHPO  
Nancy E. Boone, Architectural Historian  
Lanora Preedom, Administrative Assistant  
Eric Gilbertson, Director/Deputy SHPO  
Tina Ruth, Department Counsel (9:15 - 9:30 a.m.)  
Sarah Judd, Legal Intern (9:15 - 9:30 a.m.)

Others Present: Martin Tierney, Architect (Consultant for 116 State Street, Agriculture Building, and reviewing the Grant Applications)  
Trisha Harper, Architect, Buildings and General Services (116 State Street, Agriculture Building - (9:30 - 10:00 a.m.))

In the absence of Ms. Groschner, Mr. Donath called the meeting to order at 9:10 a.m.

I. Minutes: Mr. Andres made the motion to accept the March 19, 1998, minutes, seconded by Mr. Lacy. The following changes will be made: page 2 - II. Annual Meeting - delete the next to the last sentence; page 6, 3<sup>rd</sup> full paragraph, change the 5<sup>th</sup> and 6<sup>th</sup> sentences to read - When asked why a peaked roof gas canopy is not considered, Mr. Miller said massing is an issue and that flat/thin will have the least impact on the site. Voted unanimously.

Mr. Donath then turned the meeting over to Ms. Groschner, acting Chair in the absence of Mr. Keefe.

Ms. Groschner waived item III. Subcommittee Assignments until lunch.

Tina Ruth, Department Counsel and Sarah Judd, Legal Intern requested time before the Council to update them on the Conflict of Interest issue. Ms. Judd looked at back minutes from three years to the present as background for a memo she's drafting to attempt to resolve this issue. Ms. Judd is going to reiterate points from previous letters, stress that the Vermont Council meets three times more often than other states' councils, and explain that Vermont is a small state where it is hard to get experienced people. The memo will be sent to the National Park Service by Janet Ancel, counsel from the Governor's office via Barbara Grimes, Commissioner, Department of Housing and Community Affairs. There was discussion regarding how the NPS rules conform with the Vermont Code of Ethics. Ms. Groschner will send Ms. Ruth a comparison chart. There was brief discussion regarding funding sources. Ms. Judd explained that the 60/40 money split "taints" all meetings.

Ms. Ruth explained that the Rules are still under review and that she and Ms. Wadhams are working on them.

IV. Environmental Review

A. **Agriculture Building, 116 State Street, Montpelier - 22 V.S.A. §14** - Ms. Trisha Harper, Architect from Department of Buildings and General Services and Mr. Martin Tierney, Architectural Consultant appeared before the Council to explain the project. Mr. Tierney showed photographs, and explained elevations of the rear of the building. The project is to replace the rear means of egress. The new facade will blend with the original features, but will be built out from the building. The fabric will be brownstone, granite and brick. Ms. Groschner explained that the Council is acting under 22 V.S.A. §14 and they need to comment on effect. Mr. Donath made the motion that the proposed rehab has no adverse effect, seconded by Mr. Andres. Mr. Andres noted that the project has a positive impact. Voted unanimous.

II. Schedule Meeting Dates - May 20, 1998, in Montpelier, June 16, 1998, location to be determined, and July 28, 1998, in Plymouth Notch.

IV. B. **Agenda Items for May meeting** - Ms. Boone explained there needs to be time on the May agenda for the following: (1) Morristown Schools - 2 projects, and (2) Burke Mountain - removal of historic building. It was decided that the sub-committee would look at both projects in advance and bring their recommendation to the May meeting.

V. State Grants - Mr. Gilbertson explained that this year there is \$135,000 which will be awarded. He said that staff reviewed the applications prior to the meeting and the Council can look at all the grant applications or the remaining applications after staff cuts.

Mr. Donath told the members that his foundation is making a large grant to the Norman Williams Public Library. It was agreed that the Woodstock Foundation will not benefit from the grant. The Council agreed that Mr. Donath does not need to abstain from voting.

Mr. Lacy mentioned that he did the pre-historic archeological survey for the Weston Mill. He

had no direct involvement, no on-going relationship, and he has already been paid. The Council agreed that he does not need to abstain from voting.

Mr. Gilbertson explained that the request for this years grants total \$411,438, plus \$25,000 for special grant requests. Mr. Gilbertson said the Council can do any amount of special grants, or none, if they choose. He also explained that some projects lend themselves to partial funding.

Ms. Groschner stated that she felt the ineligible applicants should not be part of the review package.

After Mr. Gilbertson explained the scoring criteria he showed one slide of each project as an overview for the Council.

Mr. Andres made the motion that the Council proceed on projects as reviewed by staff, seconded by Mr. Lacy, and voted unanimously.

Mr. Gilbertson then proceeded to present the following projects to the Council for review and selection:

Goshen Town Hall, Goshen - Chimney and roof work. Mr. Tierney expressed concern that the budget for this work may be underestimated. No discussion.

Arlington Community House, Arlington - Roof, chimneys, site drainage, foundation, columns, window and door sills. There was discussion regarding the match and if the drainage problem affected the septic system. Mr. Lacy asked if it could be flagged regarding cost. Ms. Boone stated that it needs to be determined at the time of scoring.

Old Post Office, Bennington - Lobby restoration, repoint exterior, window and door work. No discussion.

Vail Barn, Lyndon Center - Roof work. Private school, highly visible building. Mr. Lacy questioned its use in relation to the barn grant program.

Christian Science Church, St. Johnsbury - Roof work. Mr. Lacy questioned need. Mr. Tierney said it looks bad. Mr. Donath said they are probably fixing the roof to save the interior of the building. There was comment that the asphalt shingles did not meet the Secretary of the Interior Standards, but it replaced what was there.

Cots Firehouse Family Center, Burlington - Window replacement or repair. Mr. Tierney said it's important to know how many windows need work. The Council feels a letter should be written explaining that the application did not provide enough information. Design review objected to replacement of windows with vinyl explaining that it is an inappropriate treatment. The Council questioned if any windows had been done when they rehabbed the building 5-10 years ago.

First Baptist Church, Burlington - Brick exterior, foundation, windows, drainage. Ms. Groschner questioned priorities and the lack of a report. Mr. Tierney asked about past performance and how that affects the scoring for present work. Mr. Tierney said it is last survivor of three ecclesiastic buildings in downtown. The Council asked if the Church is taking on the deferred maintenance.

West Monitor Barn, Richmond - Frame, siding, trim, interior floors, windows, highdrive, foundation. The barn needs to be dismantled to be repaired. AOT is doing the archeology as part of an ISTE A Grant. It is a prominent landmark, however moving it will not significantly alter its effect on the landscape. Moving it compromises the "Standards", but it needs to be used.

Ms. Zea asked if the Division can get good signage for funded projects. She indicated the Division needs more publicity and more visibility.

There was further discussion regarding accessibility and use. Ms. Groschner reiterated that this is a very visible property and a Vermont landmark.

Goodrich Library, Newport - Exterior brick repointing and cleaning. The town is very supportive of this project. The Council questioned need and how much brick work is planned on being done.

Ms. Zea would like an update on Newport projects and buildings scheduled for demolition and archeology.

Hill School, Sudbury - Southeast corner, stonework, outhouse, windows and roof repair. The building is highly visible and currently vacant. The schoolroom is intact. It is being planned to be used as a community center. The Council recommended that the trees be trimmed.

Brandon Town Hall, Brandon - Foundation, lower walls, drainage, columns, chimneys, doors and windows. Brief discussion regarding energy saving construction. Mr. Tierney said he doesn't see repointing the stairs, he feels they need to be replaced.

Chaffee Center for the Visual Arts, Rutland - Repairs on porte-cochere, side porch, replace access ramp, replace gutters. Ms. Groschner questioned the need. Ms. Zea said it's in pretty bad shape. If they receive a grant \$2,500 for the ramp will be removed from the request. It was also suggested that they update their preservation plan.

Old Goshen Church, Bradford - Bell tower and pinnacles. The Council questioned need.

III. Subcommittee Assignments - The following subcommittees were formed. The subcommittees will report back to the full Council at the May 20, meeting.

A. **National Register Preliminary Review** - (1) Governor Prouty Inn, West Main Street, Newport; (2) 2 Field Avenue, Newport, (3) 68 Highland Avenue, Newport - Subcommittee members: David Donath, Thomas Keefe, Kim Zea, Glenn Andres.

**B. Stone Railroad Bridge Abutment** - Subcommittee: Holly Groschner, David Lacy, Thomas Keefe, David Donath.

Two requests which are not on the agenda are: Morristown Schools, Morristown, Vermont. Subcommittee: Thomas Keefe, Glenn Andres, David Lacy, William Finger. Burke Mountain, Axtel House demolition. Subcommittee: Kim Zea, William Finger, David Lacy and David Donath.

Ms. Wadhams indicated that the St. Johnsbury, Estabrook House project may come before the Council in May.

Ms. Boone explained to the Council that appropriations for state sites and grants are way down. She said that Senator Illuzzi has projects in the budget totaling \$750,000. Ms. Boone said she understands that Commissioner Grimes would like to form a single program in which the Illuzzi grants are combined. The Advisory Council would approve the projects and the Secretary would select them. The Council requested that Senator Illuzzi and Commissioner Grimes be invited to the June Advisory Council meeting.

Old West Church, Calais - Windows, roof and stabilization - The Council commented on the clapboard being painted at different times. There is strong community support for this church.

United Church of South Royalton, So. Royalton - Steeple work. This church is on the green in South Royalton, has strong community support and is well used.

Weston Mill, Weston - Dam and foundation. The Council questioned sources of funding for this extensive project. There is good community involvement.

Black River Historical Society, Ludlow - Windows. The Council commented that they feel this building makes a statement. It is recognized as a very important building in the area.

Gates Memorial Library, White River Junction - Front stairs. No discussion.

Windham County Courthouse, Newfane - Frame and structure - roof trusses have failed. There was brief discussion on accessibility. It was mentioned that they are in the capital bill for \$75,000. Mr. Andres was concerned about "double dipping". However, the Council feels the need looks urgent.

Putney Community Center, Putney - Foundation repointing and brick replacement. No discussion.

Miller's House, Jericho - Slate roof repair. The house is owned by a non-profit, but it is all rented. It is accessible.

Unitarian Church, Montpelier - Frame and structure reinforcement. The slides show a cracked steeple beam. Ms. Groschner questioned urgency. Mr. Gilbertson said it depends on the circumstances.

Broad Brook Grange, Guilford - Foundation, roof and window repair. There is strong community use.

Union School, Montpelier - Restoration or repair of lighting, entry stonework, wrought iron railings, vaulted decorative plaster ceiling, seating and floor. Brief discussion regarding need. It was agreed if the school receives a grant that it be only for the work requested to the plaster ceiling.

Gate House--Robin Hood Arms Factory, Swanton - Roof, floor, windows and doors. There is strong community for this project in which the town would like to establish a small museum.

Brick Meeting House, Westford - Window restoration and foundation stabilization. Ms. Zea mentioned that this building has strong massing.

West Rutland Town Hall, West Rutland - Roof truss repair. No discussion.

Williamstown Clock, Williamstown - Clean and repair the clock. No discussion.

Norman Williams Library, Woodstock - Roof, exterior and stonework. There is strong community support.

Island Pond Railroad Station, Island Pond - Battlement or parapet at gable ends. It is the central focus of the town and they are committed to funding this project.

Vergennes Pump House, Vergennes - Roof, structure, foundation, windows and doors. Ms. Boone said that there is desperate need. Mr. Gilbertson mentioned he thinks they want to open as a small museum. There was discussion regarding accessibility. The pump house is highly visible and there is a lot of boat activity in the basin just below.

Southern Vermont College, Bennington - Restore cascade waterfall. Mr. Tierney feels the budget is too low for the amount of work proposed. They have received verbal support from the Bennington CLG Commission.

St. Anne's Shine, Isle LaMotte - Structure, foundation, slab, trim, canvas and flashing. The foundation piers are not below frost level and they heave in the winter. The slab should be raised to prevent flooding. Ms. Peebles and Mr. Dillon said there is archeological sensitivity and someone needs to be present when holes are dug. If this project is funded the Council recommended the grant not include the canvas pull shades. Set aside money for archeology.

Barre Granite Museum, Barre - Roof and foundation stabilization. The building is in a prominent location. Mr. Lacy said this project has also received capital budget funding. There was concern that they may use the appropriation as match for the grant.

There was discussion regarding scoring criteria and giving the Council more discretion. Also, the Council asked Mr. Gilbertson to consider adjusting the criteria for need, public benefit, and appropriate use of the funding.

There was lengthy discussion regarding geographic distribution.

Mr. Lacy made the motion that the following properties appear eligible for the National Register: West Monitor Barn, Robin Hood Gate House, Williamstown Congregational Church (Town Clock) and St. Anne's Shine, seconded by Ms. Zea, voted unanimously.

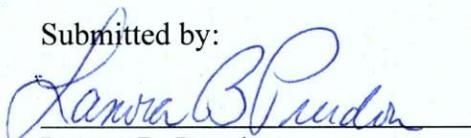
Mr. Donath made the motion to accept the following list of awards, seconded by Mr. Andres:

West Monitor Barn	Richmond	\$ 10,000
Chaffee Center for Visual Arts	Rutland	\$ 7,500
Old West Church	Calais	\$ 5,500
United Church of South Royalton	South Royalton	\$ 10,000
Weston Mill Dam	Weston	\$ 5,000
Windham County Courthouse	Newfane	\$ 10,000
Unitarian Church	Montpelier	\$ 4,375
Norman Williams Public Library	Woodstock	\$ 5,000
Island Pond Railroad Station	Brighton	\$ 10,000
Vergennes Pump House	Vergennes	\$ 10,000
Old Post Office	Bennington	\$ 5,000
First Baptist Church	Burlington	\$ 10,000
Hill School	Sudbury	\$ 10,000
Old Goshen Church	Bradford	\$ 1,650
Union Elementary School	Montpelier	\$ 4,750
Robin Hood Gate House	Swanton	\$ 5,000
Town Clock	Williamstown	\$ 2,800
St. Anne's Shrine	Isle LaMotte	\$ 7,000
Christian Science Church	St. Johnsbury	\$ 10,000

Voted unanimously.

The meeting was adjourned by the acting Chair at 4:00 p.m.

Submitted by:

  
Lanora B. Freedom  
Division for Historic Preservation

Approved -  
7/28/98  


AGENCY OF ADMINISTRATION  
DEPARTMENT OF STATE BUILDINGS

MEMORANDUM

TO: Suzanne Jamele at CCD

FROM: Tricia R. Harper, Architect *TH*

DATE: September 16, 1997

SUBJECT: Agriculture Back Entry Renovation - 116 State Street, Montpelier.

The existing concrete ramp/stair structure that was added to the back of the building in the 1980's is literally falling apart. A new ramp/stair entry needs to be constructed to access the first floor and basement handicap entrance.

Architect Martin Tierney was hired to design a new stair/ramp entry structure. The design is a sensitive and compatible addition to the historic building. The design of the stair wall as an independent facade allows the new entry structure to appear to be separate from the historic building. The stairs are held off the building so that the integrity of the original course material is not disturbed or destroyed. If this entry structure "is removed in the future, the essential form and integrity of the historic property would be unimpaired". The Romanesque arch allows covered access to the handicap entry, which reflects the massing and scale of the heavy sandstone arch without competing with it. The new facade reflects the types of material that were used on the building, but since they are applied in a separate plane, the application and detailing translates as a new addition. The brownstone will be fire-finished, versus the original stone finish so that there will be no confusion between the new and the historic.

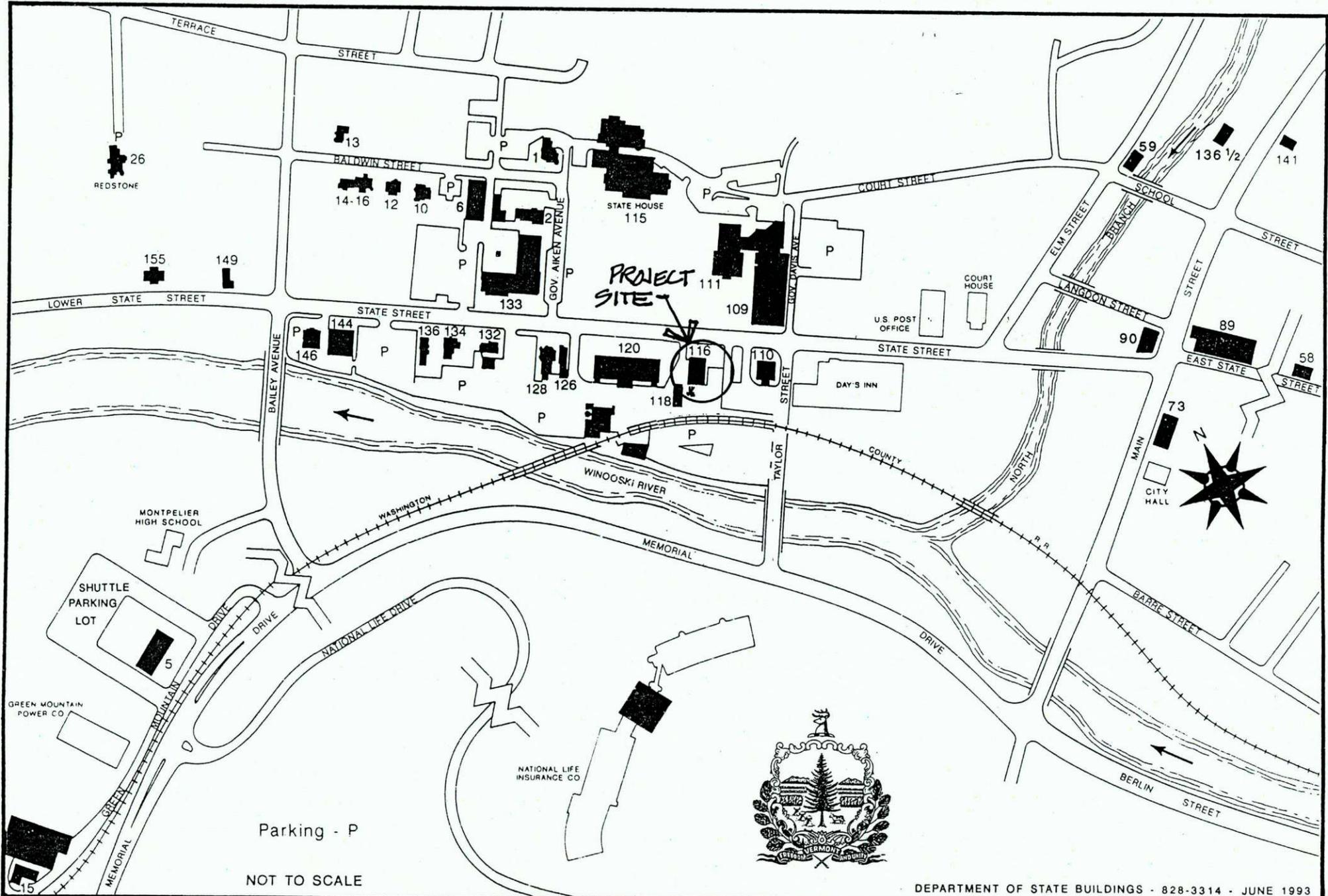
Please review the enclosed documents for approval by the Historic Preservation Advisory Board.

*BUILT IN 1891,*

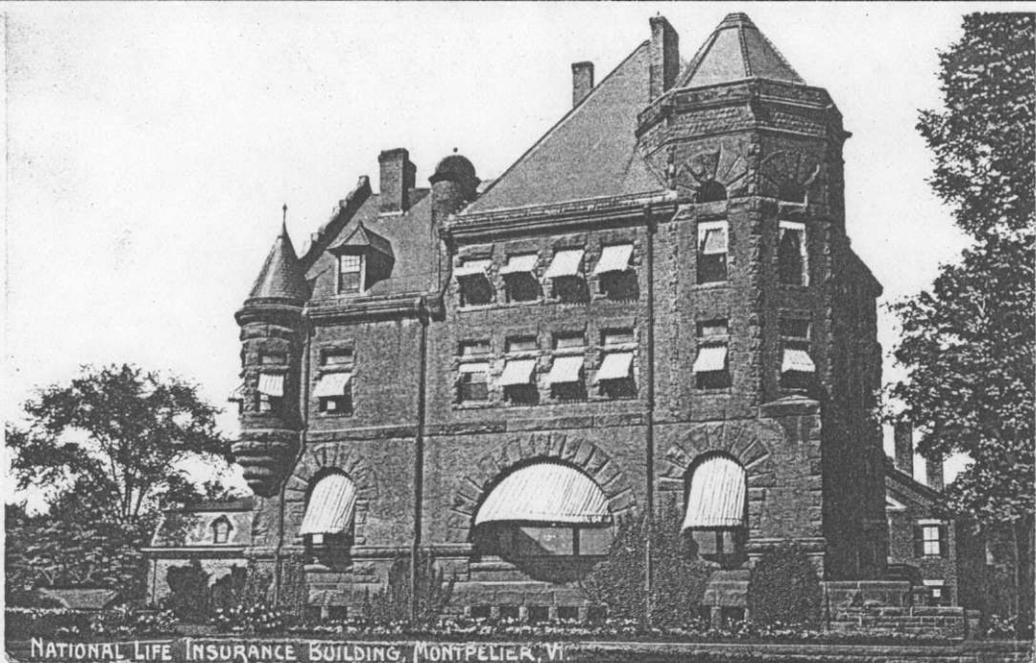
*ARCHITECT: ED TOBY OF BOSTON*

*STYLE: BROWNSTONE/GOthic*

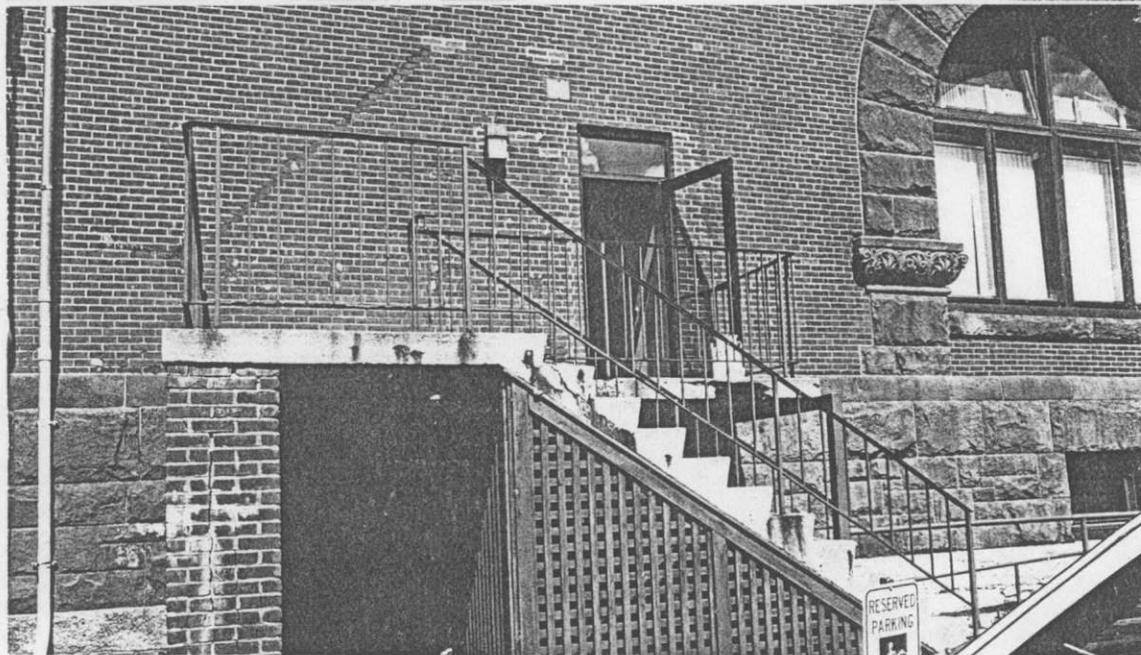
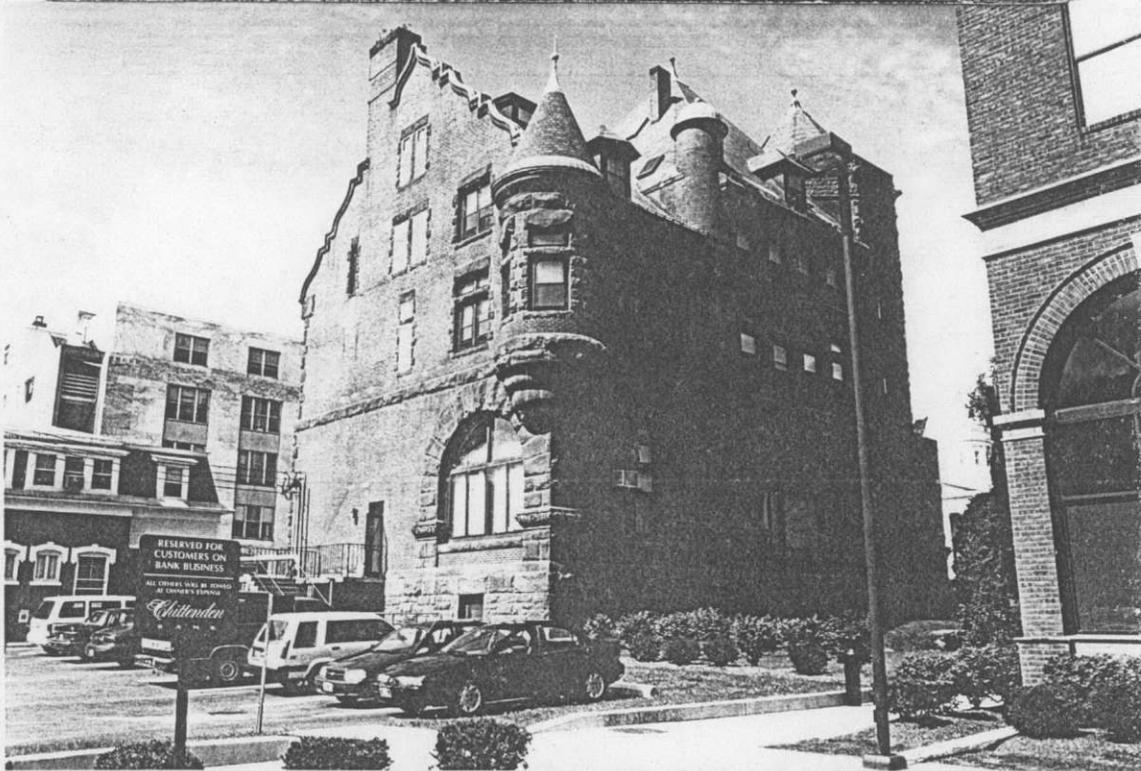
# LOCATION MAP FOR STATE OFFICES IN THE CITY OF MONTPELIER, VERMONT WITH BUILDING STREET NUMBERS SHOWN



**POOR QUALITY**  
**ORIGINAL\_\_\_\_\_**

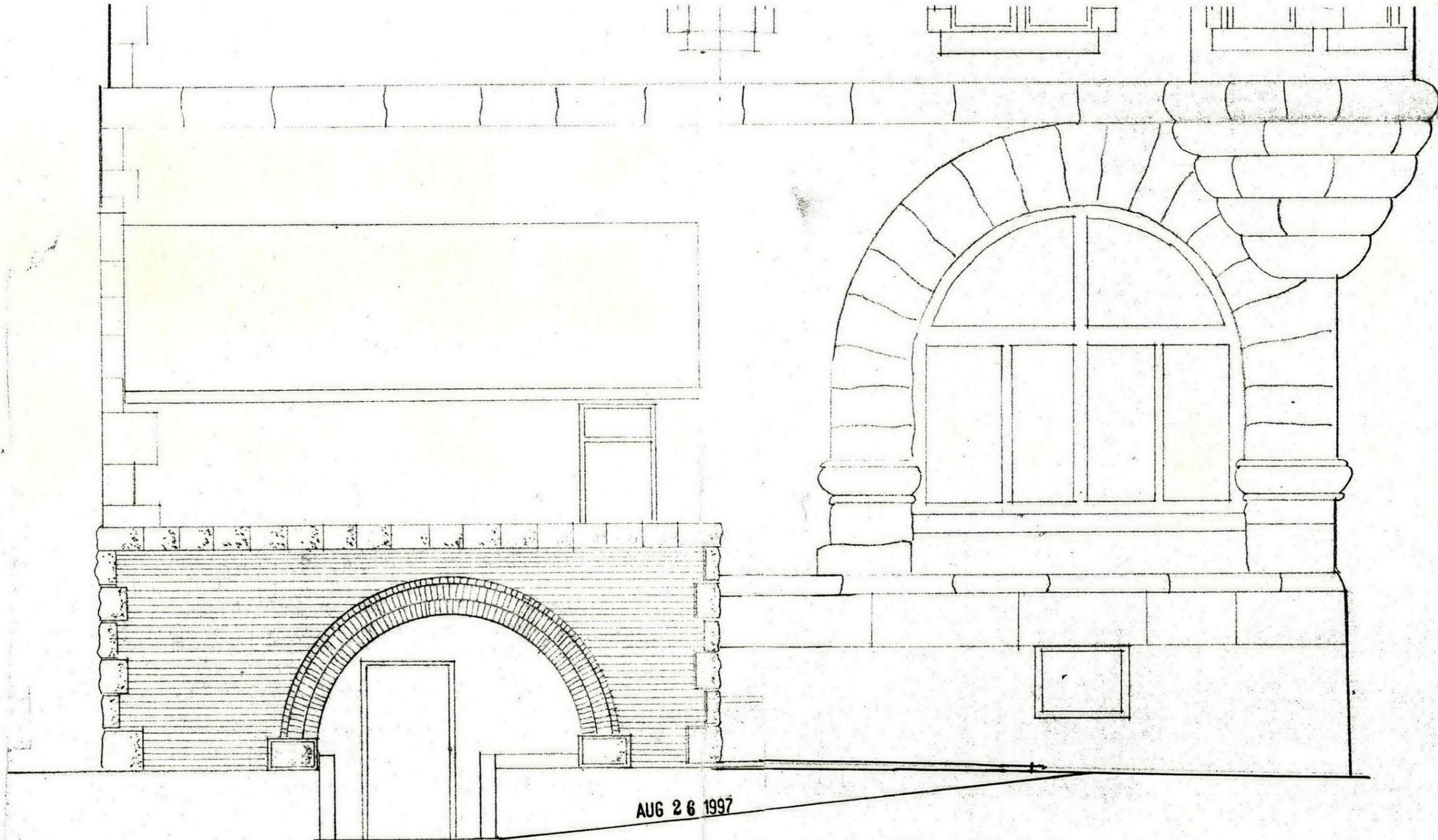


NATIONAL LIFE INSURANCE BUILDING, MONTPELIER, VT.



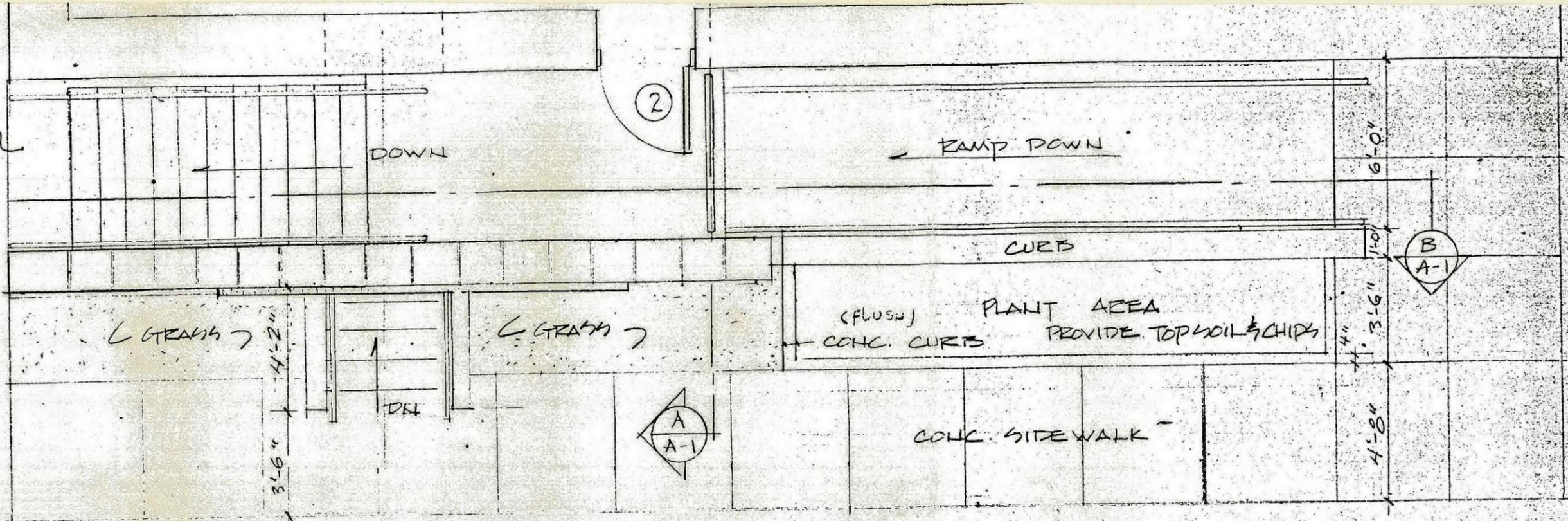
**POOR QUALITY**

**ORIGINAL** <sup>c/o</sup>  
Pgs 1-3



AUG 26 1997

MONT STATE AGRICULTURE BUILDING

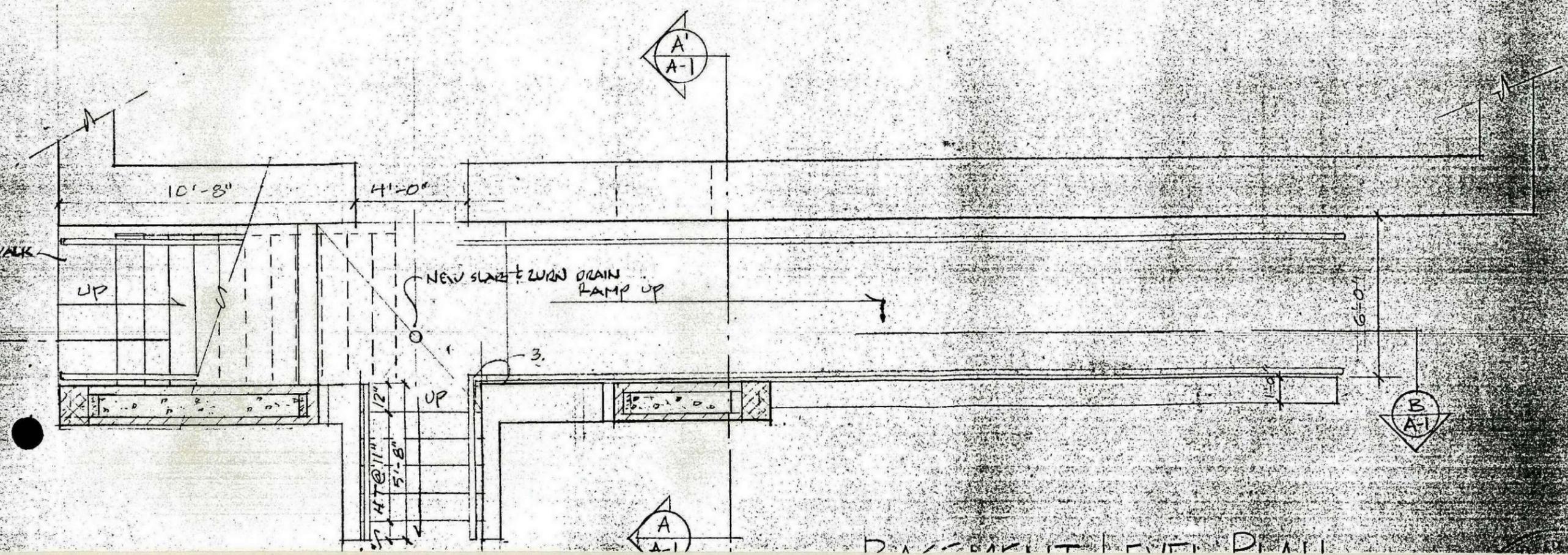


CUT LINE OF EXISTING PAVEMENT

EXISTING BLACKTOP

# FIRST LEVEL PLAN

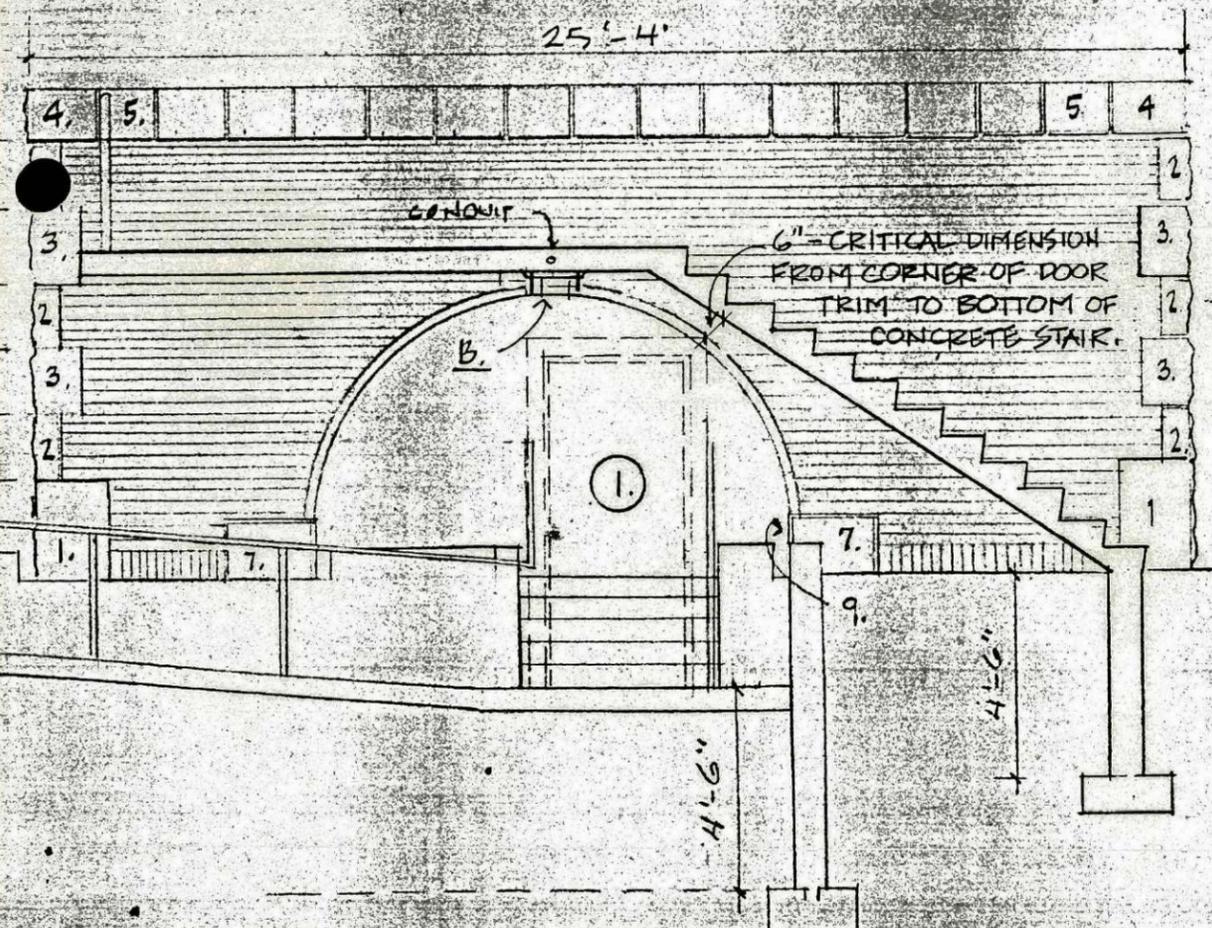
SCALE 1/4" = 1'-0"



Vermont Agriculture Building, Rear Stairs and Ramp.

116 State Street, Montpelier, Vermont 05602

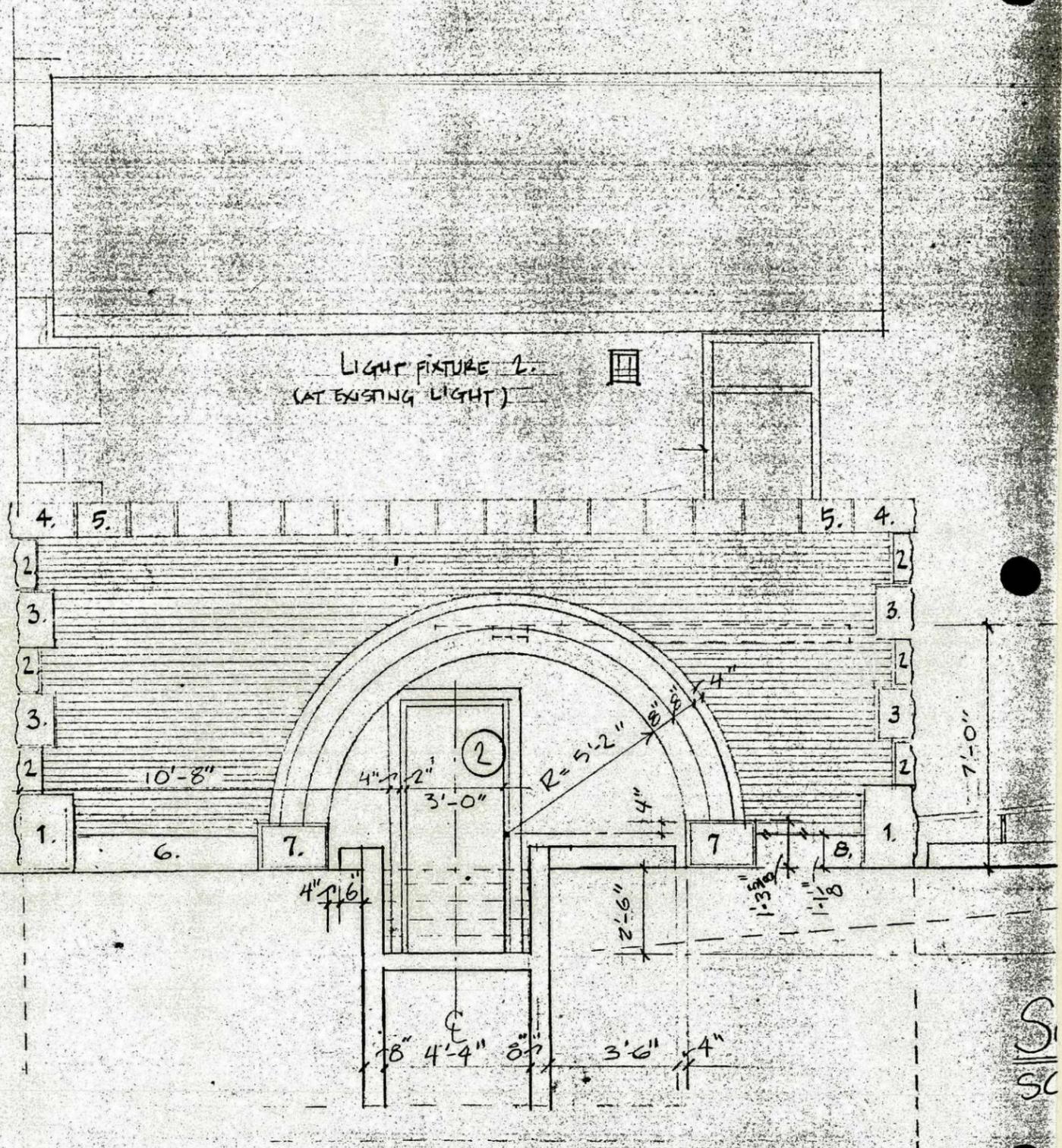
DRAWN BY [unclear] DATE [unclear]



42 COURSES @ 2 1/16" = 9'-5" 2 1/8"

12 RISERS @ 7 1/8" / R = 3'-7 1/8"

7'-0"



SECTION/ELEVATION B-B'





**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held May 20, 1998, from 9:00 a.m. to 3:30 p.m. in conference room A, National Life North Building, 6th Floor, Montpelier, Vermont.

**AGENDA**

- |      |  |            |
|------|--|------------|
| I.   | Minutes  | 9:00 a.m.  |
| II.  | Schedule Meeting Dates                               | 9:10 a.m.  |
| III. | SHPO Update  | 9:20 a.m.  |
| IV.  | Act 250  |            |
|      | A. Stone Railroad Bridge Abutment                    | 9:30 a.m.  |
| V.   | 22 V.S.A. §14 Review/Department of Education Funding |            |
|      | A. Morristown Graded School                          | 10:00 a.m. |
|      | B. Peoples Academy                                   | 10:15 a.m. |
| VI.  | Barn Grants  | 10:30 a.m. |
| VII. | Other  |            |



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**MINUTES  
May 20, 1998**

- Members Present: Thomas Keefe, Chair, Historic Architect  
Holly Groschner, Vice Chair, Citizen Member  
Glenn Andres, Architectural Historian  
David Donath, Historian (Arrived 9:25 a.m.)  
David Lacy, Prehistoric and Historic Archaeologist  
Kim Zea, Historian/Citizen Member (Left at 10:25 a.m.)  
William Finger, Citizen Member
- Staff Present: Emily E. Wadhams, SHPO  
Nancy E. Boone, Architectural Historian  
Lanora Preedom, Administrative Assistant  
Eric Gilbertson, Director/Deputy SHPO (10:50 a.m. - 3:05 p.m.)
- Others Present: Arthur LaFleur, Owner, West River Granite Co. (9:30 - 10:20 a.m.)  
Joseph Conti, Associate, West River Granite Co. (9:30 - 10:20 a.m.)  
Robert Taylor, Adjacent Property Owner (9:30 - 10:20 a.m.)  
Ernest Clark, Selectboard (9:30 - 10:20 a.m.)  
John Hemmelgarn, Architect, Black River Design (10:20 - 10:45)  
Alice Angney, Superintendent, Morristown School Dist. (10:20 - 10:45)  
George Cormier, Business Mgr, Morristown School Dist. (10:20 - 10:45)

The meeting was called to order at 9:05 a.m. by the Chair. With regrets Mr. Keefe tendered his resignation from the Council. He noted that given his active architectural practice in historic preservation, it is impossible to meet the National Park Service's interpretation of appropriate responses to potential conflict of interest situations. The members of the Council and Division Staff expressed their appreciation for the years of service Mr. Keefe has given the Council. The election for a new Chair will be held at the next meeting.

- I. Minutes - The minutes will be acted upon at the next meeting.
- II. Schedule Meeting Dates - June 16, Montpelier, July 28, Plymouth Notch, August, to be determined, September 11, Saratoga, New York (joint meeting with New York State).

III. SHPO Update - Ms. Wadhams reported on the following:

- The 4<sup>th</sup> Annual Historic Preservation Conference will be held at Castleton State College, June 5;
- The AOT Programmatic Agreement will be signed on Thursday;
- Act 250 Rules/State Funding are moving ahead. She asked the Council how much they want to be involved. The Council indicated they would like to see them. Ms. Wadhams will send the members a draft.
- The Conflict of Interest issue has not been resolved. There is a letter being drafted which will be signed by the Governor. Mr. Andres mentioned that he has been asked to serve on the Board of the Middlebury Opera House and asked what he should do. The Council suggested he talk to Tina Ruth, Attorney for the Department. Mr. Andres said that the conflict issue is becoming quite substantial.
- Ms. Wadhams said that the Council may have to testify at the Act 250 hearing regarding the Vallee Gas Station. She asked for a volunteer. Ms. Groschner suggested doing an affidavit from the Council. Ms. Wadhams said she will check with Ms. Ruth. Mr. Andres suggested using the form which the Council fills out under the premise that the Council may be requested to testify. Ms. Groschner said filing the minutes should take care of the matter.

IV. Act 250

A. **Stone Railroad Covered Bridge** - Mr. Arthur LaFleur, Owner, West River Granite Corp, Mr. Robert Taylor, adjacent property owner, Mr. Ernest Clark, member of the Selectboard, and Mr. Joseph Conti, Associate of West River Granite Corp. appeared before the Council to explain the project and their concerns. Ms. Boone passed out the Act 250 review sheets and explained that the Council needs to determine historic significance of the bridge abutment. Ms. Boone also explained that this project was sent to a subcommittee which did not reach a consensus. The Council received information prior to the meeting.

Mr. LaFleur showed the Council elevations and explained what the Granite Corporation does. He explained that the abutment was not part of and not considered in the original Act 250 request. Mr. LaFleur said they are not straightening the road and they had no intention of removing the abutment. Mr. LaFleur said he understood that the town requested the abutment be removed because it is a safety concern for the town. Mr. LaFleur agreed it is a safety concern because it is falling down.

Mr. Clark stated that he does not feel it is a safety concern issue. He said it is the last abutment from the West River Railroad passing through the town. Mr. Clark said that's all that's left of the railroad. Mr. Taylor submitted a letter with photographs to the Council. Mr. Taylor indicated he feels the quarries also have historic significance.

Ms. Boone stated that the abutment is not on the State or National Register. She went to the Vermont Historical Society library and researched the property and showed historic photos of the

bridge. Ms. Boone said she called the author of a recently published book on the West River Railroad and asked him how to value the abutment in relation to what is left of the West River Railroad. He told her that there are only three abutments left which could mark the path of the railroad and the service to the quarries and that he feels it is therefore historically significant. Ms. Boone also reported that the abutment is made from local granite from the quarry that the railroad served.

Mr. Lacy made the motion to find that the property is demonstrated to have sufficient integrity and is historically significant since it meets State Register Criteria 3, 5 and 6. Second by Ms. Zea. Discussion followed. Ms. Groschner asked what it means to start deeming parts of transportation systems historic. She asked if the Council's focus is to save everything or determine what's valuable. Mr. Donath said when talking about ruins, he feels the significance is when the object causes the person to pause and reflect on the past environment. Mr. Donath said that is where the value is. Ms. Groschner said local planning should be used to save significant areas in the landscape. There was further discussion on branch railroads throughout Vermont and Mr. Andres said they are a very significant part of history. Ms. Zea said she would like to see a historic context completed on component parts of transportation systems similar to the one on agriculture. The vote was 5 in favor, 1 abstention (Mr. Finger).

V. 22 V.S.A. §14 Review/Department of Education Funding

**Morristown Graded School** - Mr. John Hemmelgarn, Architect, Ms. Alice Angney, Superintendent, and Mr. George Cormier, Business Manager, Morristown School District appeared before the Council to explain the proposed changes to the Morristown Graded School and Peoples Academy. Ms. Boone told the participants that the Council received the information prior to the meeting. She said there was a subcommittee appointed which reviewed the graded school proposal prior to the meeting. There was discussion regarding the location, number, and color of the air grills. Mr. Hemmelgarn indicated that the grills would be located under the windows and the 11 grills would be painted the same color as the building. The property is on the State Register. The Council determined there is no adverse effect.

Mr. Keefe noted that in the future it would be better to say there is an adverse effect, but that it is not undue.

**Peoples Academy** - Mr. Hemmelgarn showed the Council a model and explained the project. They are proposing to demolish an existing non-historic addition which will be replaced by a three-story addition. The addition will not match the brick of the existing building but will complement it. The roof line will be kept below the existing roof line of the historic school building. The interior changes include classroom consolidation and subdivision, auditorium seating replacement and electrical wiring upgrade. Mr. Andres questioned the permanent placing of the auditorium seats. He said once they are put in there is no going back. The Council determined that the proposed changes and addition have no adverse effect.

VII. Other - Archeology Report - Mr. Lacy is preparing a report on an important site protection Conference held at Basin Harbor in May, which brought together archaeologists, government officials, law enforcement personnel, and prosecutors. Official sponsors were United States Attorneys from Vermont, Charles Tetzlaff and the Northern District of New York, Thomas Maroney. Senator Patrick Leahy opened the conference.

VI. Barn Grants - Mr. Gilbertson said there are 43 applications requesting \$220,000. Mr. Gilbertson showed the geographic distribution. There was discussion regarding scoring and Mr. Gilbertson explained that the sheet is used for consistency in scoring. He explained that the staff had reviewed and scored the applications and that he would present the top scoring projects to the Council for their review. The Council reviewed the grants criteria and scoring system. He showed one slide from each project so the Council could determine if they would like any projects put back which were cut in staff review.

Regarding #29, Grist Mill Shed, Corinth; Ms. Groschner noted that she and her husband are lifetime members of the Corinth Historical Society but have no potential to personally benefit from this project. The Council determined that no conflict exists.

Mr. Lacy asked if Martin Tierney had been sent a thank-you letter for his participation in the last grants round. Ms. Wadhams will send him one.

Mr. Andres made the motion to accept staff review, seconded by Mr. Lacy, and voted unanimously.

The Council then reviewed slides and project summaries for the following projects and scored each project. (A copy of the master score sheet is attached to the record copy of the minutes.)

Crosby Sky Farm, Jacksonville - Roof, ceilings, sills, structure. Mr. Donath asked what the use is. Mr. Gilbertson said it's vague, but appears to be used for storage. Mr. Gilbertson said it is not a landmark, that it's on a back road.

Old Pepper Place, Randolph - Frame and foundation. No discussion.

Hasbrook Farm, Fair Haven - Roof, structure, foundation, siding and site work. This property is on the State Register and is in use as a farm. It is a large complex of buildings. The owner wants to remove the small milk house. The Council will suggest that if they receive a grant the milk house be retained if feasible.

Thomas Farm, Guilford - Frame, piers, and foundation drains. This property is across from the fairgrounds and gets a lot of use.

Maplehurst Farm, Greensboro - Second floor beams and floor. The owners do tours on request. It is a local landmark.

Tate-Zeoli Barn, Middlbury - Foundation, roof, frame, structure and exterior. Mr. Keefe said he has a problem with the foundation repair. He said that stone in-fill is not historically correct. Mr. Gilbertson indicated that the owner is working with Mr. Parker.

Killdeer Farm Barn, Norwich - Roof, frame, repair, prime and paint siding, doors and hatches. Used as a vegetable farm and greenhouse. The property is visible from I-91. Mr. Keefe asked if they have a contractor estimate because the costs seem low. Mr. Gilbertson said he can't tell where the estimates come from.

South Mountain Farm, Bristol - Foundation, framing, metal roofing, site drainage, floor and exterior. It is a local landmark, in agricultural use and visible from Route 116.

Troianno, Gable Entry Bank Barn, East Hardwick - Foundation, site, drainage and removal of silo. There was discussion regarding the removal of the silo. The Council indicated it is a rare type square silo and the owner should try to stabilize. The Council also questioned adaptive reuse.

Caper Hill Farm Barn, Williston - Roof and frame. Mr. Keefe indicated that the need doesn't look bad.

Kempe/Gosnell Barn, Londonderry - Stone foundation and piers, site, metal roof, exterior, and silo. Mr. Keefe questioned the use of granite in the repair. The application also indicates that they do not have the funding in hand. The Council agreed that the granite, money and priorities were issues.

Bisson Dairy Barn, Orange - Windows, metal roof and frame. This is a working farm. There is a Charlie Parker report. The Council questioned need. Mr. Keefe feels the hay elevator can be stabilized.

Boyd Family Farm Horse Barn, Wilmington - Mr. Lacy questioned the interior work. The Council agreed that it's reversible.

Weiser Storage Barn, Westminster - Frame, structure, roof, exterior site and windows and doors. No discussion.

West Monitor Barn, Richmond - Frame, siding, trim, roof, interior floors, windows, highdrive and foundation. There was discussion regarding multiple grants in one year. They received a regular preservation grant from the previous round. Ms. Groschner sees no problem. There is local support and the barn appears worthy. Mr. Lacy feels it is "triple dipping". Mr. Donath indicated that he feels it's a great caliber barn which will have public benefit. The Council decided to review the project and score it accordingly.

The Council agreed that in the future, application materials should indicate that a property owner not receive grants from both programs in the same year. Mr. Gilbertson is getting more information on the new grant program from the Preservation Trust.

Mr. Keefe asked what the long-term use is. Mr. Gilbertson said it is vague in the application.

Torrey Horse Barn, Salisbury - Slate roof and cupola. This is a very visible, local landmark.

Round Barn, Enosburg Falls - Roof and structure. This is not in agricultural use.

Grist Mill Shed, Corinth - Foundation, frame and site. Mr. Keefe indicated that if they receive a grant their progress needs to be monitored.

Otter Creek Grange Building, West Rutland - Windows, exterior carpentry, slate roof, and masonry. The building is in use as a community center. Mr. Finger said that if they get a grant their progress needs to be monitored to make sure work is done properly.

Halifax Center Barn, Halifax - Sills, siding, foundation, site work, leveling. Mr. Finger questioned the budget. Mr. Keefe indicated it looks light to him.

Brook Farm Horse Barn, Cavendish - Foundations, sills, floor, exterior, cupola, and interior trim. Mr. Keefe asked if there is a consultant involved. Ms. Wadhams indicated that she thought Mr. Thomas Visser is involved.

Mountain View Farm Threshing Barn, East Burke - Roof. This farm is part of the Northeast Kingdom Agricultural Heritage Program, in conjunction with the Fairbanks Museum.

By-Rox Farm, Hathaway Barn, Rutland - Slate roof with "1881" in slate. The Council noted that they appear to have a planned maintenance schedule.

Mountain View Farm Wool House, North Hero - Roof, floor and frame, siding and trim, windows, and foundation. Mr. Andres questioned the history as a wool house. Mr. Gilbertson said that the owner had done the research.

Elm Tree Farm, Fairfield - Metal roof. No discussion.

Webster Farm, Charlotte - Foundation, exterior, roof, windows, doors and site work. The Council would like to make sure that in the letter Mr. Gilbertson explain that the work was not clearly explained.

Phillips Farm Horse Barn, Benson - Slate roof, floor framing and foundation, sliding door repair, windows top plate, site, siding and exterior. The Council noted that there is need.

Harvey Farm/Lawrence Barn, Waterbury Center - Roof, foundation, frame, structure, exterior, windows and doors. No discussion.

Edgecomb Cow Barn, Warren - Roof and foundation. Mr. Gilbertson noted that the fields are farmed.

The Council further discussed application BGA98-16, the Troianno Gable Entry Bank Barn. They indicated that they are funding preservation not property management and need more information about the silo.

Mr. Lacy made the motion that the following properties appear eligible for the National Register: South Mountain Farm, West Monitor Barn, Round Barn (Enosburg Falls), Elm Tree Farm, Grist Mill Shed, Maplehurst Farm, and Thomas Farm. Second by Ms. Groschner, voted unanimously.

Mr. Finger made the motion to accept the following list of awards:

Thomas Farm	Guilford	\$ 6,500
South Mountain Farm	Bristol	\$ 2,500
West Monitor Barn	Richmond	\$ 7,500
Torrey Horse Barn	Salisbury	\$ 7,500
Round Barn	Enosburg Falls	\$ 7,500
Grist Mill Shed	East Corinth	\$ 7,500
Threshing Barn	East Burke	\$ 7,500
Hathaway Barn	Rutland Town	\$ 2,750
Elm Tree Farm	Fairfield	\$ 2,500
Philips Farm Barn	Benson	\$ 4,275
Hasbrook Farm	Benson	\$ 2,450
Maplehurst Farm	Greensboro	\$ 5,250
Brook Farm	Cavendish	<u>\$ 3,775</u>
	TOTAL	\$67,500

seconded by Mr. Andres, voted unanimously.

The first alternate is to give additional funds to Brook Farm, up to their requested amount of \$7,500.

Mr. Lacy indicated that none of the projects seem to warrant archeology.

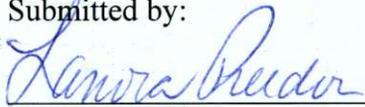
VII. Other

**State or National Register eligibility of the King George Farm.** The project was presented to the Council as an addition to the agenda. Ms. Boone explained that the North

American Boarding Schools propose to establish a private boarding school on this property in Sutton, Vermont. She explained that the project should be considered as a district. There was discussion regarding Act 250 review. The Council questioned if they are applying for the King George Farm or for the whole area, and they feel this needs to be confirmed by the applicant. The district needs to be defined. The Council feels if they are requesting the whole parcel then it may be eligible as a State Register District under Criteria 2 and 3. There was further discussion regarding the nomination as a district instead of as two farmsteads and a crossroads district. The Council feels they need more information to determine if it is eligible as a rural district. Mr. Andres said that all the buildings have been compromised and are marginal. He feels that about half of the buildings are non-contributing and there is not enough information to determine eligibility as a district. The Council requested that they be given more information regarding the proposed district's boundaries.

The meeting was adjourned by the Chair at 3:05 p.m.

Submitted by:



Lanora Freedom  
Division for Historic Preservation

Approved  
7/28/98  




**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held June 16, 1998, from 9:00 a.m. to 1:00 p.m. in conference room A, National Life North Building, 6th Floor, Montpelier, Vermont.

**AGENDA**

- |      |  |                    |
|------|--|--------------------|
| I.   | Schedule Meeting Dates                                       | 9:00 a.m.          |
| II.  | 22 V.S.A. §14 Review   |                    |
|      | A. 133 State Street, Montpelier (Architect's presentation)   | 9:05 a.m.          |
| III. | Act 250 Review - State Register Eligibility                  |                    |
|      | A. Windham Foundation, Grafton (Consultant presentation)     | 9:30 a.m.          |
| IV.  | 22 V.S.A. §14 Review - Demolition                            |                    |
|      | A. Jones Brothers Granite, Barre (Architect's presentation)  | 10:00 a.m.         |
| V.   | National Register Final Review                               |                    |
|      | A. Hartford Village Historic District, Hartford              | 10:30 a.m.         |
|      | B. Marshland Farm, Quechee, Hartford                         | 10:45 a.m.         |
|      | C. Fairlee Railroad Depot, Fairlee                           | 10:50 a.m.         |
| VI.  | 22 V.S.A. §14 Review   |                    |
|      | A. Town of St. Johnsbury (Parking Plan)                      | 11:00 a.m.         |
| VII. | National Register Preliminary Review                         |                    |
|      | A. 128-149 Colchester Ave. and 20 Fletcher Place, Burlington | 11:45 a.m.         |
|      | B. Burr and Burton Seminary, Manchester                      | 11:55 a.m.         |
|      | <b>WORKING LUNCH</b>   | 12:00 - 12:45 p.m. |
| VII. | Adjourn  | 1:00 p.m.          |



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Advisory Council on Historic Preservation  
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**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held June 16, 1998, from 9:00 a.m. to 3:30 p.m. in conference room A, National Life North Building, 6th Floor, Montpelier, Vermont.

**AGENDA**

- |       |   |                    |
|-------|---|--------------------|
| I.    | Election of Chair   | 9:00 a.m.          |
| II.   | Minutes   | 9:15 a.m.          |
| III.  | Schedule Meeting Dates  | 9:25 a.m.          |
| IV.   | Act 250 Review - State Register Eligibility                         |                    |
|       | A. Windham Foundation, Grafton (Consultant presentation)            | 9:30 a.m.          |
| V.    | 22 V.S.A. §14 Review - Demolitions                                  |                    |
|       | A. District 5 Transportation Garage - Salt Sheds (AOT presentation) | 10:00 a.m.         |
|       | B. Jones Brothers Granite, Barre (Architect's presentation)         | 10:30 a.m.         |
| VI.   | 22 V.S.A. §14 Review  |                    |
|       | A. 133 State Street, Montpelier (Architect's presentation)          | 11:00 a.m.         |
| VII.  | Archeology Report   | 11:30 p.m.         |
| VIII. | SHPO Report   | 11:45 p.m.         |
|       | <b>WORKING LUNCH</b>  | 12:00 - 12:45 p.m. |
| IX.   | State Register Final Review and Designation                         |                    |
|       | A. 110 South Main St., Barre City                                   | 12:45 p.m.         |
| X.    | National Register Final Review                                      |                    |
|       | A. Hartford Village Historic District, Hartford                     | 1:15 p.m.          |

**OVER**

- B. Marshland Farm, Quechee, Hartford 1:25 p.m.
- C. Fairlee Railroad Depot, Fairlee 1:35 p.m.
  
- XI. National Register Preliminary Review
  - A. Kempe-Gosnal Barn, Chester 1:45 p.m.
  - B. 565 Main Street, Burlington 2:00 p.m.
  - C. 128-149 Colchester Ave. and 20 Fletcher Place, Burlington 2:15 p.m.
  - D. Governor Prouty Inn, Newport (request for reconsideration) 2:30 p.m.
  
- VI. 22 V.S.A. §14 Review, cont'd
  - B. Town of St. Johnsbury (Parking Plan) 3:00 p.m.
  
- XIII. Old Business/other 3:30 p.m.



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**MINUTES  
June 16, 1998**

Members Present: Holly Groschner, Vice Chair, Citizen Member  
David Lacy, Prehistoric and Historic Archaeologist  
Glenn Andres, Architectural Historian  
William Finger, Citizen Member (Arrived at 10:00 a.m.)

Members Absent: Kim Zea, Historian/Citizen Member  
David Donath, Historian

Staff Present: Emily Wadhams, State Historic Preservation Officer  
Nancy Boone, State Architectural Historian  
Lanora Freedom, Administrative Assistant  
Elsa Gilbertson, National Register Specialist (12:00 - 12:30 p.m.)  
Gregory Brown, Deputy Commissioner (10:45 a.m. - Noon)

Others Present: John Winter, Buildings and General Services (BGS) (9:00 - 9:45 a.m.)  
Thomas Bodell, Architect, Gossens Bachman Architects, Inc. (9:00 - 9:45 a.m.)  
Richard Ewald, Consultant (9:30 - 10:15 a.m.)  
Steven Morse, Windham Foundation (9:30 - 10:15 a.m.)  
Thomas Keefe, Architect, Keefe & Wesner (10:00 - 11:00 a.m.)  
Marcia Davis, Barre Granite Museum (10:00 - 11:00 a.m.)  
Joseph Newell, Downtown Coordinator, St. Johnsbury (11:00 a.m. - noon)  
Reg Wakeham, Selectboard, and Chair Downtown Commission, St. Johnsbury (11:00 a.m. - noon)  
John Hall, Town Manager, St. Johnsbury (11:00 a.m. - noon)  
Dale Wells, Vice Chair, Planning Commission, St. Johnsbury (11:00 a.m. - noon)  
Gail Montanay, *Caledonia Record* (11:00 a.m. - noon)

The meeting was called to order by Vice Chair, Holly Groschner, at 9:16 a.m.

II. 22 V.S.A. §14 Review

A. **133 State Street, Montpelier** - Mr. John Winter from the Department of Buildings and General Services and Mr. Thomas Bodell Architect appeared before the Council. The Council received information before the meeting. Mr. Bodell explained where the building is located, and that it is occupied by the Agency of Transportation, among others. Mr. Bodell showed photographs and plans. He stated that this is a central stairway, interior renovation project at the request of the Department of Labor and Industry. Labor and Industry is requiring a two-hour fire rating. Mr. Williams indicated that they are adamant about this and if it's not done the building will not be able to be occupied above the second floor. Mr. Bodell said they are planning to put a two-hour rated casing within the existing frame. The transom section will have pyrostop glass and will be kept open. Ms. Boone suggested that they talk to the regional manager at Labor and Industry and the Historic Preservation Variance Board. The Division and Labor and Industry are working together and sometimes variances are given to historic buildings. Mr. Andres said that the glazing is very important. If the entrance is closed off it would be difficult to know where to go and what's out there. Mr. Andres made the motion that there is no adverse effect if they maintain the transparency in the doorway on the first floor and that if the project does not meet the budget they will get in touch with the Division and the Historic Variance Appeals Board. Voted unanimously. The Council thanked the Architect and BGS for doing such a great job on the plan and having the enclosure blend with the historic character of the building.

III. Act 250 Review - State Register Eligibility

A. **Windham Foundation, Grafton** - Mr. Richard Ewald, Consultant and Mr. Steven Morse from the Windham Foundation appeared before the Council. The Council received information prior to the meeting. Mr. Ewald showed a map and showed where the building is located. Mr. Ewald also showed slides representing the location of the building in relation to the other buildings. Mr. Ewald said the hedge will partially go. The Windham Foundation wants to build a wing on the existing building. The building will be used as retail space and an information center. The facade is clapboards, with shingles on the large dormer. Mr. Ewald showed slides of the accessory building which they are proposing to demolish. He explained that there have been so many changes to the interior of this building that the integrity has been lost. Mr. Morse clarified that they are before the Council to satisfy the environmental review process. Mr. Ewald suggested that the main building is eligible for the State Register under Criteria 16. Mr. Andres feels that criterion 2 and 14 also apply because it relates to a pattern of development of the community and extension of a district. Mr. Andres moved to consider the Daniels house in Grafton to be eligible for the State Register under Criterion 2, 14, and 16. Second by Mr. Lacy and voted unanimously. Mr. Lacy made the motion that building number two, the accessory building, is not historically significant due to lack of age and physical integrity. Second by Mr. Finger and voted unanimously. Mr. Ewald will present plans to the Division.

IV. 22 V.S.A. § 14 Review - Demolition

A. **Jones Brothers Granite, Barre** - Mr. Thomas Keefe, Architect, and Ms. Marcia Davis, representing the Barre Granite Museum explained that the project is a request to document and destroy parts of the original Jones Brothers Granite shed. The building as it stands today is a remnant of the original 27,000 square foot shed. Mr. Keefe explained that the appendages which will be documented and destroyed will be rebuilt on site. Mr. Keefe showed slides and explained that the roof and windows are in bad shape. He said he feels the windows cannot be saved. The siding does not appear to be in too bad shape. He also showed slides of the interior of the building. Mr. Keefe explained that it is their intention to stabilize the building, put on a temporary roof and tear down the three appendages which are identified in his report. Mr. Keefe said that the foundation appears to be in good shape which will be left, along with the concrete machine bases. He said that the contents of the small buildings which will be destroyed will be removed and stored. The documentation will be in original photographs, with a narrative, in report form and will be stored at the Division for Historic Preservation and at the Barre Historical Society. Mr. Lacy asked if they have period photographs so when they rebuild it will be accurate. Ms. Davis indicated that she found a lot in her research and passed around a few to the members of the Council. Ms. Groschner pointed out that the property is on the State Register, therefore what the Council is determining is impact. It was the consensus of the Council that the project will have an adverse effect because it is the demolition of part of a historic structure, which will be mitigated by documentation. Ms. Groschner recommended that Mr. Keefe review the Division's procedures for documentation. Ms. Boone asked Mr. Keefe if the documentation could be provided on velum which would be more easily stored at the Division. The Council requests that the Division review the documentation. The Council would also like to be provided with a schedule of the phases of the project. Mr. Lacy suggested that they work with an industrial archeologist and Mr. Keefe indicated he thought that was a good idea.

VI. 22 V.S.A. §14 Review

A. **Town of St. Johnsbury** - Representatives from the Town of St. Johnsbury introduced themselves as follows: Joe Newell, Coordinator of the Downtown Improvement; Reg Wakeham, Selectboard Chair; John Hall, Town Manager; Dale Wells, Vice Chair, Planning Commission; and Gail Montanay, *Caledonia Record*. Mr. Newell explained that St. Johnsbury has a parking problem. Mr. Newell showed the members blue prints of the proposal and an aerial view of the town to substantiate the need for parking. He said that there has been identified a need for 232 additional parking spaces in the town. It is their plan to eliminate four buildings which will give them 74 parking places.

Mr. Newell said that St. Johnsbury does not need additional low cost housing and that the town does not want to mothball the structures in question for adaptive reuse in the future. He said the cost would be prohibitive.

Minutes

June 16, 1998

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Ms. Groschner said she has heard differing opinions regarding how creating additional parking will help the viability of the downtown area. Mr. Wakeham said that Danson Associates (architects) has done a report, and that Berger and Associates did the most recent parking study. Mr. Hall, the Town Manager, said they are proud of their town and feel they know what's historic and what's just old. Mr. Hall said they are planning to do downtown revitalization and that St. Johnsbury is a historic downtown. Mr. Wells said that Rite Aid moved outside town because there was no parking.

Mr. Wells said that the four buildings in question to be demolished do not comply with ADA and most are vacant on the upper floors. Ms. Groschner clarified that the four buildings in question are the only buildings planned for demolition. Mr. Wells said if there is a need for more parking there are plans for a deck in the back.

Mr. Andres said the buildings are a rare building type in Vermont because they are planned tenement housing built by the well-known architect Lambert Parkard. He feels they are a very important landmark and hold down that section of town. Mr. Andres asked if they could look at plan 5.3A and perhaps leave the house and have a drive-thru. Mr. Newell and Mr. Wells said no because the grade is too steep and there is another house in the way. Mr. Andres said that house is being removed so there would be no barrier. Mr. Wells said they would need to build large retaining walls around the Estabrook house. Mr. Andres suggested getting rid of the one-story, non-historic section of the Grant building. Mr. Wakeham said that the Estabrook house is non-income producing, whereas the Grant building produces rent. He also indicated there are too many safety issues, especially lighting and signage.

It is the consensus of the Council that the demolition will have an adverse effect because it is the demolition of all or part of a historic structure. It is the recommendation of the Council that the town hire a preservation consultant to document the buildings according to the standards of the Division and the consultants recommendations. The documentation should be placed in an easily accessible place. The Council would also like to have an interpretive exhibit explaining the historic significance of these buildings as they relate to the architect Lambert Packard placed at various downtown locations as part of the streetscape. Ms. Groschner suggested that perhaps individual component parts might be sold for parts of other buildings.

There was discussion regarding the use of the upper floors of the remaining buildings and that the Council would like to have it remain as quality space.

Ms. Wadhams asked if the Rehabilitation Investment Tax Credit was considered as part of saving the building. Mr. Newell said that the owner has no interest or intention in saving the building at all.

Ms. Boone will draft a letter to the town and attach a list of architectural consultants. It was clarified that the recommendations of the Council were made to the Agency of Commerce and Community Development. Mr. Brown, Deputy Commissioner, Department of Housing and

Community Affairs noted that this project anticipates the use of state funds and the money would come from the Downtown Program.

V. National Register Final Review

The Council received copies of the National Register nominations in the mail before the meeting.

**A. Hartford Village Historic District, Hartford** - Ms. Gilbertson passed around photographs and read verbatim an owner objection letter from Mr. Robert Small. Ms. Gilbertson said that the CLG supports this nomination and they would like criterion B to be added. Ms. Gilbertson feels it is not eligible under that criterion because there is not enough information in the statement of significance. Mr. Finger made the motion that the Hartford Village Historic District be approved under Criterion A and C, seconded by Mr. Andres, voted unanimously. Mr. Lacy noted that there was a lot of archeological potential which he feels was missed.

**B. Marshland Farm, Quechee, Hartford** - Ms. Groschner questioned the interior and said that it appears a lot has been added to the outside. There was discussion regarding adding criterion B, but it was decided there was not enough significance. Mr. Lacy made the motion to approve Marshland Farm under criterion A and C, seconded by Mr. Finger, voted unanimously.

**C. Fairlee Railroad Depot, Fairlee** - Ms. Gilbertson passed around photographs to the Council. Mr. Andres made the motion to approve the Fairlee Railroad Depot under criterion A and C, seconded by Mr. Lacy, voted unanimously.

VII. National Register Preliminary Review

**A. 128-149 Colchester Avenue and 20 Fletcher Place, Burlington** - Ms. Gilbertson passed around photographs for the Council to review. Ms. Groschner said she feels they need more contextual information. The CLG reviewed and also feels there is not enough information. Ms. Groschner recommended that they should advise the property owner that the property appears to have insufficient individual merit but could possibly be part of a broader district and could possibly have merit as an early 19<sup>th</sup> Century building. The Council also advises that the property owner should hire a consultant.

**B. Burr and Burton Seminary, Manchester** - Ms. Gilbertson passed around photographs and indicated that it is not part of the historic district. Ms. Gilbertson indicated that it is clearly eligible on its own merits under the Education MPDF. Mr. Andres said that the gym is very elegant and that it should be included in the nomination. Ms. Gilbertson said she would amend the nomination. It is the consensus of the Council that this property appears eligible for nomination to the National Register.

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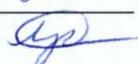
Other - (not on agenda) - **Vallee Gas Station** - Ms. Wadhams said that there have been developments and the Council needs to provide testimony by affidavit stating that the buildings were determined to be eligible for the State Register to the District Commission. The Division will also provide testimony. She said that the Division is now talking about undue adverse effect because the grading is changing significantly and that the view of the barn will be partially obscured. The Division will recommend mitigation which will be to use the barn as the store and to move the pumps to the south so the house and the barn still read as a complex.

The meeting was adjourned by the Vice Chair at 12:30 p.m.

Submitted:



Lanora B. Preedom

APPROVED: 9/11/98  


A Report To:

The Vermont Advisory Council on Historic Preservation

Project Information  
Regarding Proposed Renovations At:

# 133 State Street Office Building

Montpelier, Vermont

June 1, 1998

Owner:

STATE OF VERMONT  
DEPARTMENT OF BUILDINGS & GENERAL SERVICES  
TOM TORTI  
COMMISSIONER  
2 Governor Aiken Ave.  
Montpelier, VT 05633-5801

HOWARD DEAN, M.D.  
GOVERNOR

Prepared by:

GOSSENS BACHMAN ARCHITECTS, INC.  
85 Granite Shed Lane  
Montpelier, VT 05602  
(802) 229-1664  
(802) 229-4822 fax

1. PROJECT DESCRIPTION

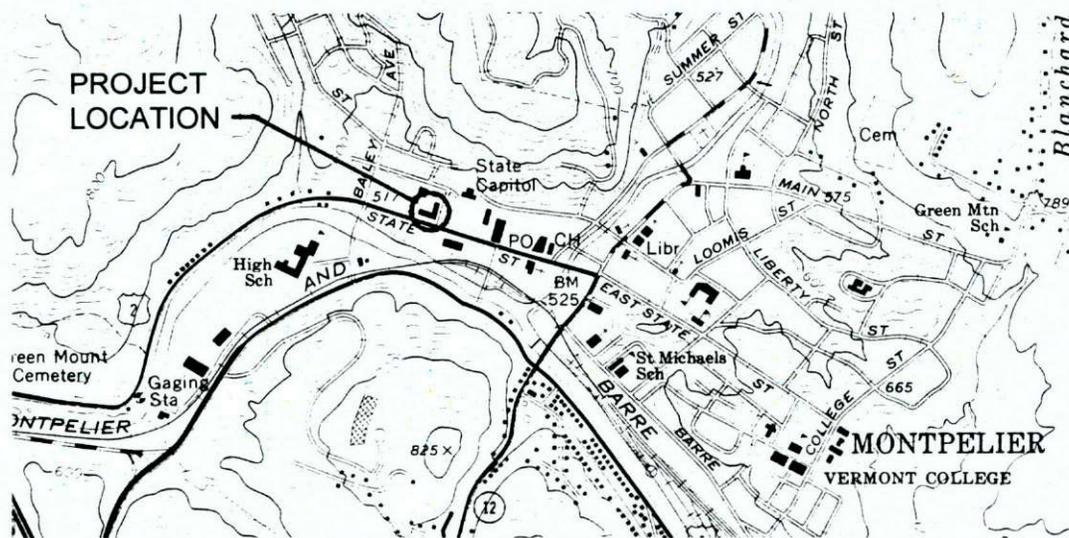
The project consists of interior renovations to the state-owned office building at 133 State Street. The purpose of the project is to provide life safety improvements mandated by the Vermont Department of Labor and Industry in a way which is compatible with the character of the building's original interior. Each floor of the building (excluding the penthouse level) has its own lobby adjacent to the central stair and elevator which is, at present, open to the corridors of the building. There is, therefore, no impediment to the spread of fire or smoke from other parts of the building to the central stair.

The renovation will provide this separation by adding a two hour fire-rated wall with a pair of fire-rated doors within the existing marble-cased openings separating each lobby from the adjacent corridor. The doors, which will be on electromagnetic door holders, will swing open into pockets in the side walls. The fire-rated side walls will be clad in mahogany veneer panels and the doors will be true stile and rail mahogany veneer doors to match the existing doors throughout the building. The stair lobby at the main level of the building will have a variation of this design, which will substitute fire glass sidelights for the side walls and have either a fire glass or mahogany-paneled transom within the existing arched opening between the stair lobby and the building's main lobby. Limited relocations of existing walls and doors will be required in order to provide door swing clearances from the new separation walls. Existing doors will be reused at these locations and finishes will be patched to match existing. Also part of the project will be additions and retrofits to the fire alarm system, required largely because of the above-described renovations. Typical architectural plans, elevations and details are attached at the end of this report.

2. PUBLIC BENEFIT

As mentioned above, there is no fire-rated separation preventing the spread of fire or smoke from the corridors to the central stair - the major means of egress in the case of an emergency. This arrangement does not meet current life safety code and the Department of Labor and Industry has made the correction of this situation a mandatory issue. The proposed renovations will provide a significant benefit in terms of the life safety of the building's occupants.

3. LOCATOR MAP



#### 4. HISTORIC IMPORTANCE

The following summary is excerpted from the National Register nomination form, a copy of which is attached at the end of this report:

"Granite, five stories over high basement, flat roof. This large Beaux Art building was constructed 1921-22 by National Life Insurance Company as their sixth home office building. The architects were Crane and Ferguson of Boston; L.D. Willcutt and Sons of Boston were the contractors. The building was designed to have a later addition on the left side to mirror the right side. It is constructed from granite from the Boutwell, Milne and Varnum Rock of Ages Quarry in Barre. The interior is finished in marble from the Vermont Marble Company of Proctor; the lower corridors, however, are finished in marble from Italy and Tennessee."

#### 5. FEDERAL FUNDS, LOANS, PERMITS OR LICENSE

No federal permits or licenses are required for this project, and federal funds or loans, if applicable, will not be applied for by the owner.

#### 6. GRAPHIC DOCUMENTATION

See the photocopies attached to the end of this report for images of the exterior and interior of this building (the only one affected by the project.)

7. & 8. Not applicable - no other structures are affected.

#### 9. POTENTIAL ADVERSE EFFECTS

The proposed improvements have been designed to be in keeping with the character of the building's interior, and therefore are not expected to have an adverse effect on the character of the historic building. New doors will be custom-manufactured to match the style and species of the existing wood doors. New wood trim will be made to custom profiles to match the existing wood or marble trim of adjacent openings. The fire separations have been designed to be constructed within the original marble openings so as to preserve their appearance. Existing finishes which will be affected by the proposed renovations are to be patched with new finishes to match the existing ones. Some fasteners will be required, however, which will need to be drilled into the existing marble (see below.)

#### 10. MITIGATION OF ADVERSE EFFECTS

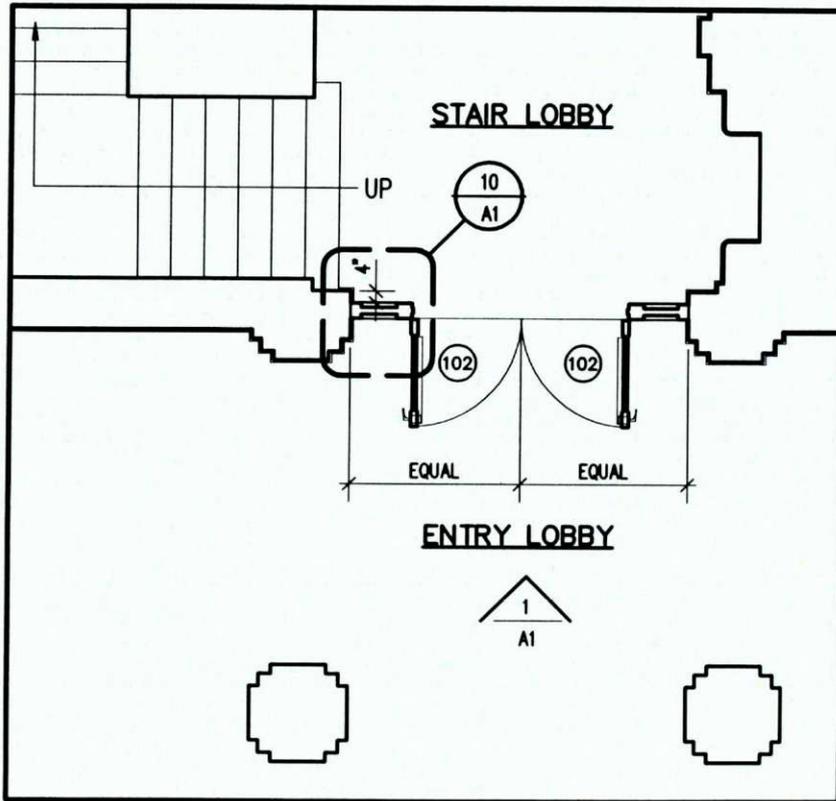
It is expected that the new fire separations will become a permanent part of the building. However, in the event that they are removed at some future date, they have been designed to be fastened with drilled expansion anchors at a minimum number of strategic locations. This approach was deemed to be preferable to using powder-actuated (Hilti or Ramset) fasteners, which would cause more damage to the existing marble, or construction adhesives, which may be difficult to remove and may stain the marble. When removed, these anchors would leave a neatly drilled hole which could be patched with a stone resin patching compound to match the original marble color.

#### 11. ECONOMIC ANALYSIS

Not applicable - this project is not considered to have an adverse effect on the building's historic character.

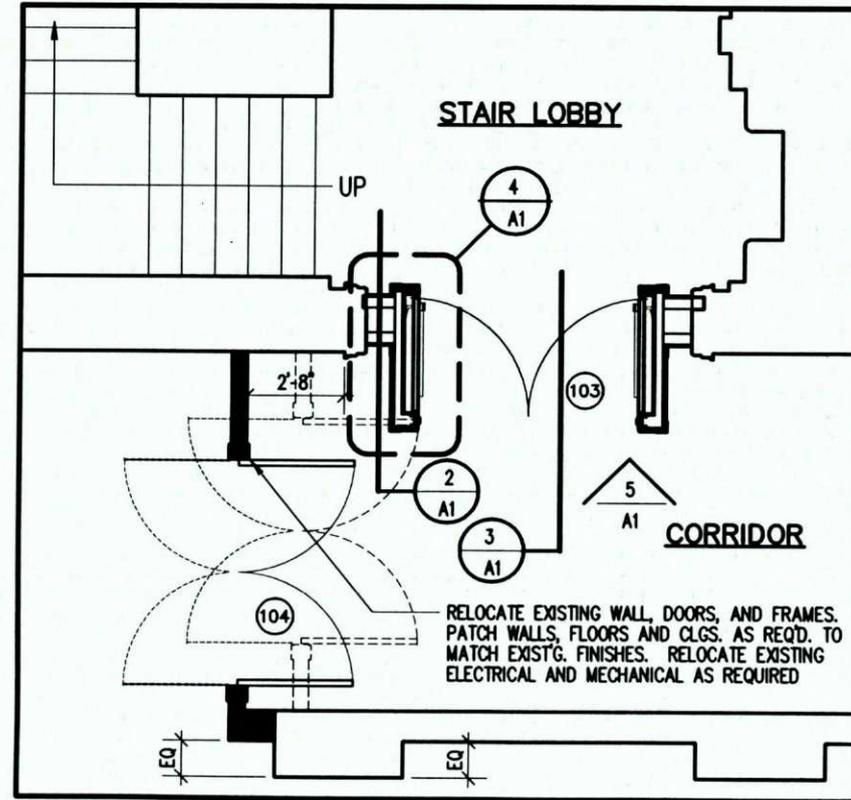
SUPPLEMENTAL INFORMATION

Architectural Drawings  
National Register Nomination Form  
Photographs



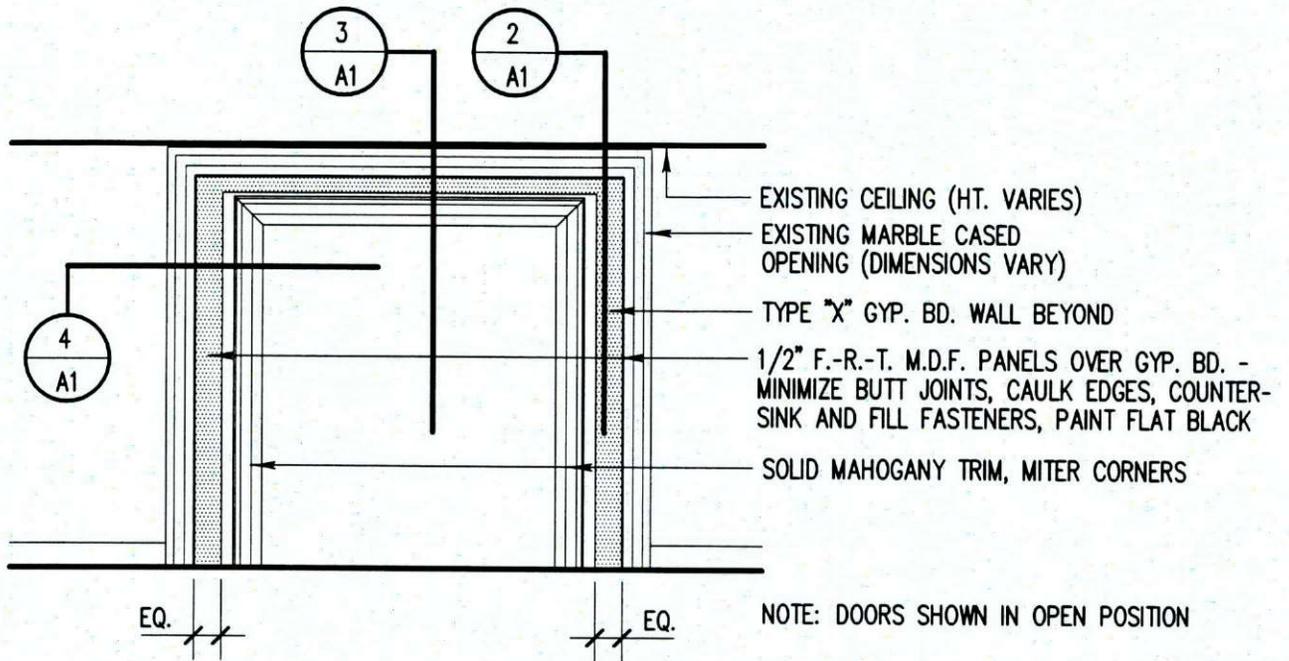
**FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"



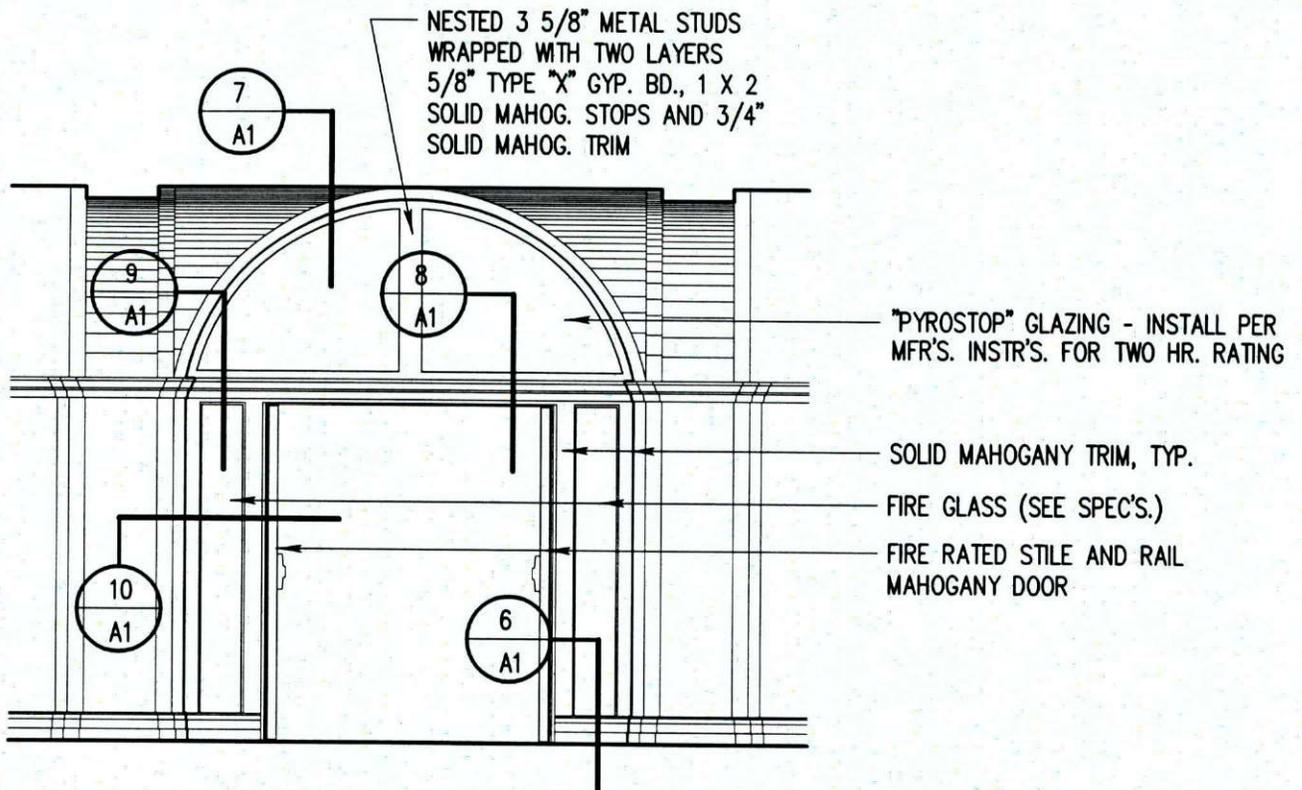
**SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



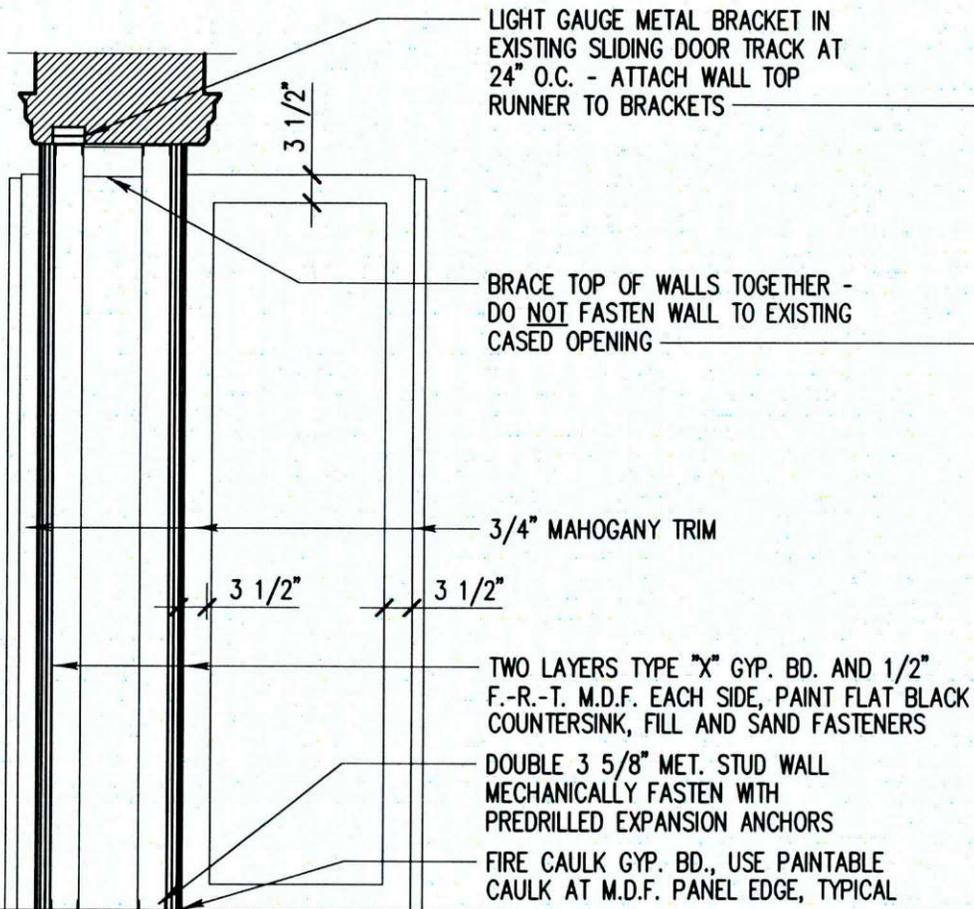
**5** TYPICAL ELEVATION

SCALE: 1/4" = 1'-0"



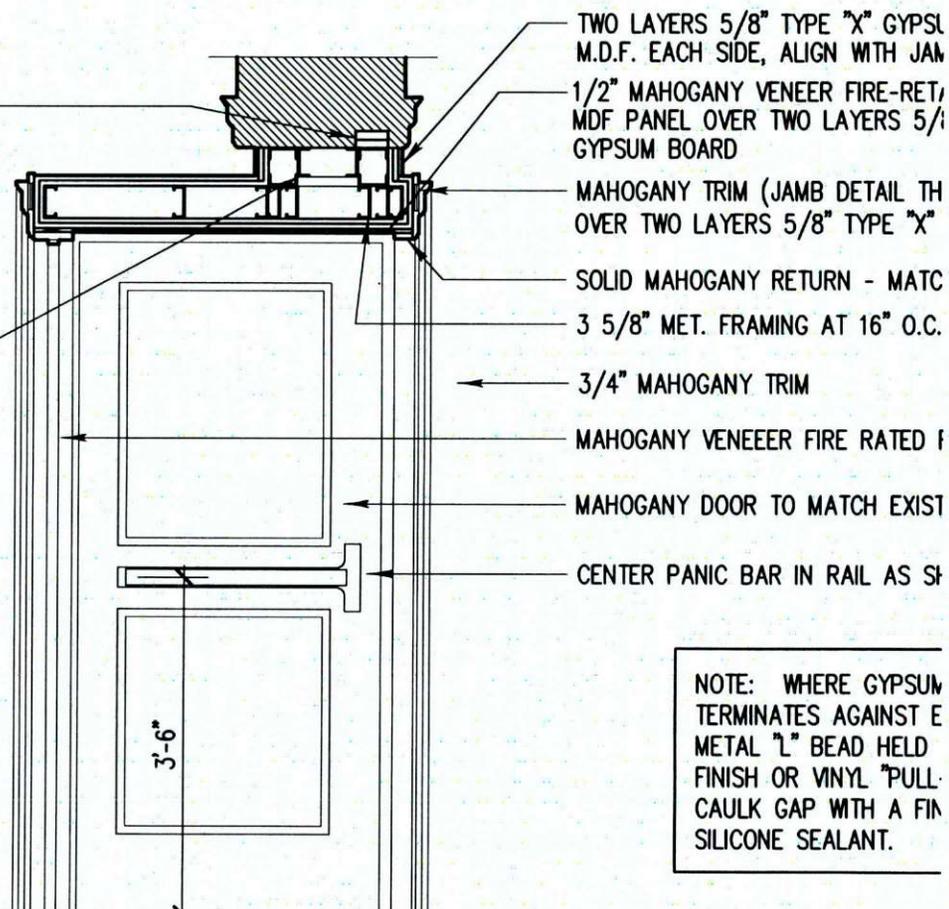
**1** FIRST FLOOR ELEVATION

SCALE: 1/4" = 1'-0"



② OUTSIDE SECTION

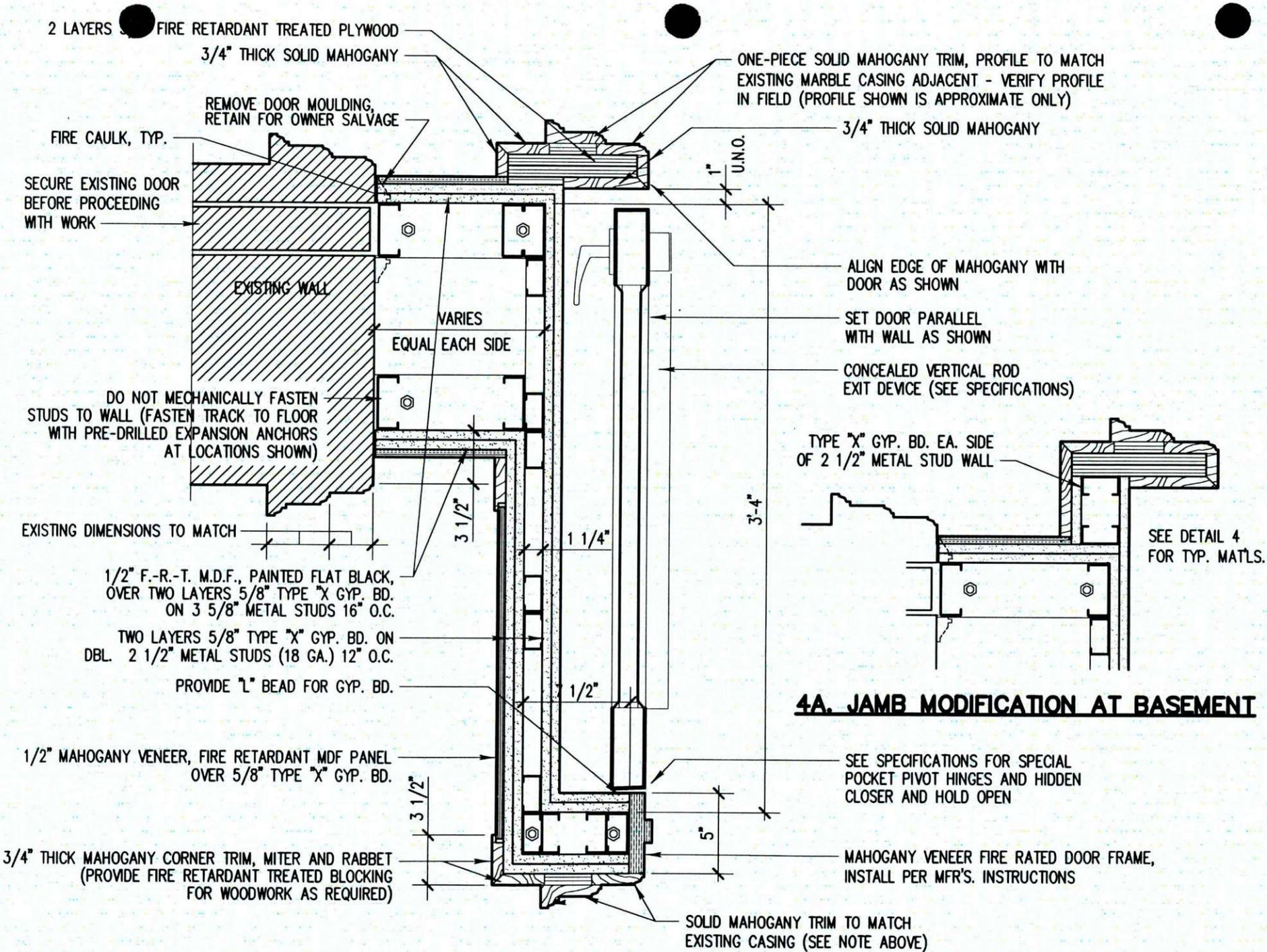
SCALE: 1/2" = 1'-0"



NOTE: WHERE GYPSUM TERMINATES AGAINST E METAL "L" BEAD HELD FINISH OR VINYL "PULL-CAULK GAP WITH A FIN SILICONE SEALANT.

③ INSIDE SECTION

SCALE: 1/2" = 1'-0"



**4A. JAMB MODIFICATION AT BASEMENT**

4

**JAMB WALL DETAIL**

SCALE: 1 1/2" = 1'-0"

ENTRIES IN THE NATIONAL REGISTER

STATE VERMONT

Date Entered NOV 3 1978

Name

Montpelier Historic District

Location

Montpelier  
Washington County

Also Notified

Honorable Robert T. Stafford  
Honorable Patrick J. Leahy  
Honorable James M. Jeffords

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED

CONTINUATION SHEET 90

ITEM NUMBER 7

PAGE 91

503. 145 State Street, First Church of Christ Scientist, non-contributory.

built in 1972. The original 2-1/2 story house, with large central fireplace chimneys, was moved in quarters in 1971 by Admiral Perkins to Waitsfield, Vermont.

504. 139 State Street, New England Guaranty Insurance Company, Inc. c. 1958 non-contributory

505. 133 State Street

Granite, five stories over high basement, flat roof. This large Beaux Art building was constructed 1921-1922 by National Life Insurance Company as their sixth home office building. The architects were Crane and Ferguson of Boston; L. D. Willcutt and Sons of Boston were the contractors. The building was designed to have a later addition on the left side to mirror the right side. It is constructed from granite from the Boutwell, Milne and Varnum Rock of Ages Quarry in Barre. The interior is finished in marble from the Vermont Marble Company of Proctor; the lower corridors, however, are finished in marble from Italy and Tennessee.

506. 7 Baldwin Street

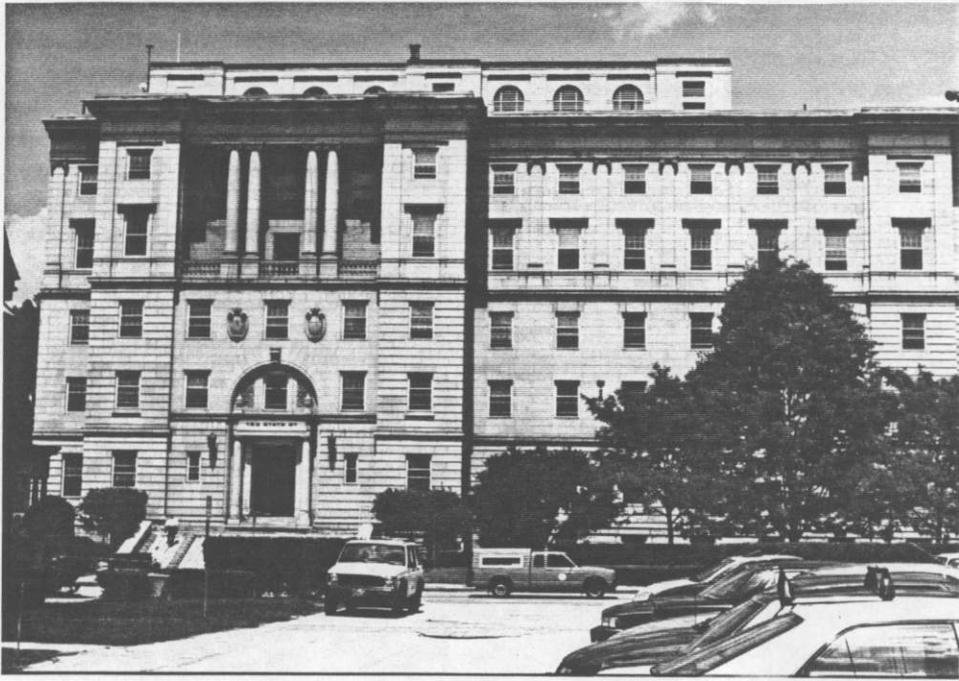
Wood frame, wide aluminum clapboard siding, three stories, mansard roof sheathed in asphalt. This large French Second Empire house has a paired bracketed cornice and is "T" shaped with one wing swelled to form a six-sided bay. There is a two-story flat roof rear wing connecting onto a two-story gable front carriage barn. The left side porch has been infilled to create an additional room; the right side porch is original.

507. 9 Baldwin Street

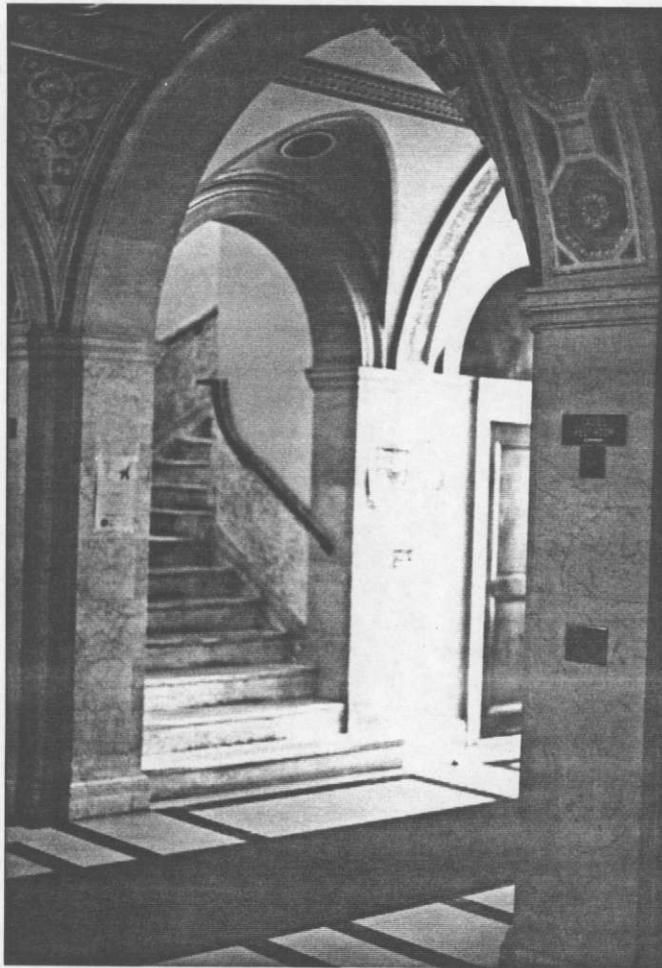
Wood frame, clapboarded, two stories, flat roof. This Italianate style house, c. 1870, has a three-bay Italianate porch across its facade, pedimented window surrounds and a paired bracketed cornice.

508. 11 Baldwin Street

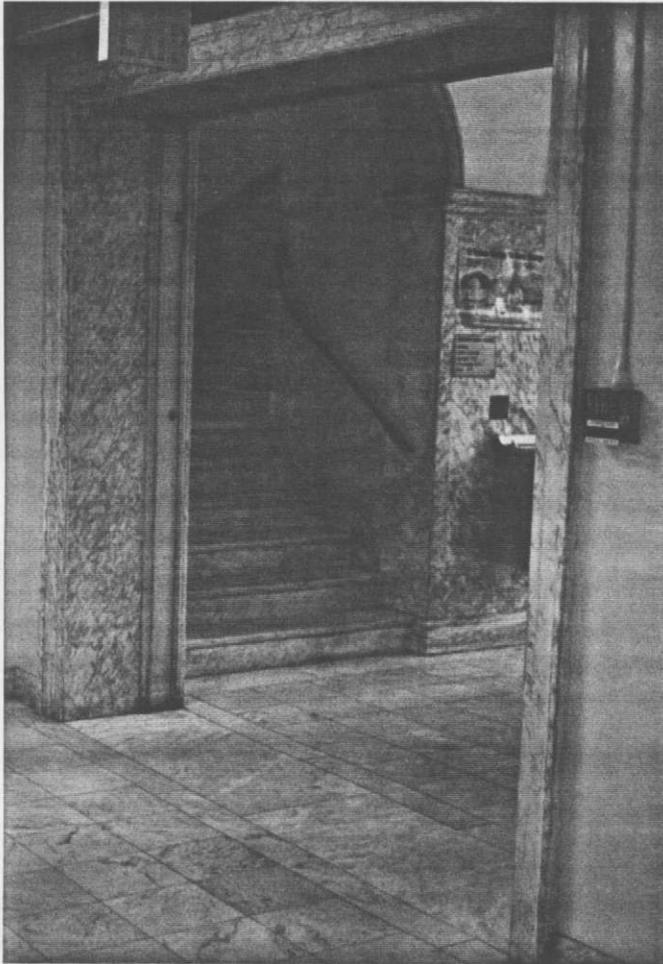
Wood frame, clapboarded, 2-1/2 stories, gabled roof sheathed in slate, five-bay facade. The front center door of this Colonial Revival house has leaded glass sidelights and an elliptical fanlight. The house has a gabled porch entry, with arched soffit and fluted Ionic columns. A two-story bay window is on the right side of the house.



State Street Facade



Arched Opening from Main Lobby to Stair Lobby



Opening from Corridor to Stair  
Lobby, Typical Floor



Typical Existing Wood Doors

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

BEMIS HILL ROAD  
WESTMINSTER WEST

RFD 3 BOX 895  
PUTNEY, VERMONT 05346

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**TO: Vermont Advisory Council on Historic Preservation**  
**RE: Windham Foundation, Proposed Visitors Center Phase II**

1. The proposed project involves the creation of an information center and retail store.

Phase I involves the conversion of a private residence more than 50 years old. The Division previously concluded that Phase I would not have an undue adverse effect on historic resources.

Phase II involves the construction of a wing attached to the rear gable end of the former residence, and the removal of an accessory building most recently rented out as a studio and art gallery. The new wing will be subsidiary to the former residence and will be compatible with it in design, scale, massing, and materials. The new wing will be attached to the rear gable end of the residence, which is the most previously-altered facade on the building. (Modern additions to the rear gable end will be removed before adding the wing.) The intent of new construction is to be consistent with the Secretary of the Interior's Standards for Rehabilitation.

The accessory building, which apparently is less than 50 years old, has lost whatever historic integrity it might have had.

2. The proposed project does not have the potential to include federal funds, loans, permit, or license.

3. Slides will be presented at the meeting of the VACHP on June 16, 1996

4. See enclosed site plan, building plan, and two perspective views.

5. See enclosed potential district map.

6. The former residence is a 1 1/2-story, 3 x 4 bay, vernacular Greek Revival-style residence, oriented with its east-facing gable end toward Townshend Road, and having a sidehall plan. The front entrance includes a fanlight surmounted by a splayed wood lintel. It has 12-over-12 double-hung sash on the first and second floors, and 6-over-6 sash in two single-bay dormers asymmetrically placed in the north roof plane and also in a nearly full-length dormer in the south roof plane. (The sash appears to date from the first half of the 20th century.) On the west (rear) gable end is a set of sliding glass doors beneath a relatively flat-pitched gable patio roof which is itself surmounted by a small gable-roofed screened-in porch at the height of the second story. The roof of the residence is covered

with asphalt shingles and includes two apparently modern chimneys.

The residence is sheathed in wood clapboards except for wood shingles which cover both the large dormer in the south roof plane and the rear gable end. The shingles may have been applied during exterior alterations said to have been carried out in the 1950s when, it is said, a rear addition to the house was removed and relocated, or reassembled, as the accessory building. (Reassembling seems the more likely scenario -- the accessory building is 30'-10" wide and the residence is 28' wide.)

The accessory building is a 1 1/2-story, 4 x 2 bay structure covered with both wood clapboards and shingles and having windows of several types and periods of construction. There is a one-story, full-length, shed-roofed wing on the south eaves facade. The accessory building appears to have been used as a garage before it was converted to a studio and art gallery. While it contains some old materials (pole rafters and beadboard wainscotting, for example) the accessory building does not retain whatever historic integrity it might have had.

The property is about 225 feet south of Main Street and the Grafton Historic District, listed on the State Register. It is in a potential district of about 27 structures (plus at least three non-contributing structures), including residences, former residences converted to commercial uses, barns and sheds, a former Grange Hall, and a covered bridge. The structures mostly date from the mid- to late-19th century, and many are examples of continuous architecture, with ellis and wings that date from the historic period as well as more recent times. The predominant architectural style is vernacular Greek Revival. Most buildings are painted white and have black or green shutters. The potential district also includes tennis courts and extensive public and private gardens. In both the Grafton Historic District and the potential district, residences converted to commercial purposes largely retain their integrity, and subsequent additions are compatible with the historic character of their surroundings.

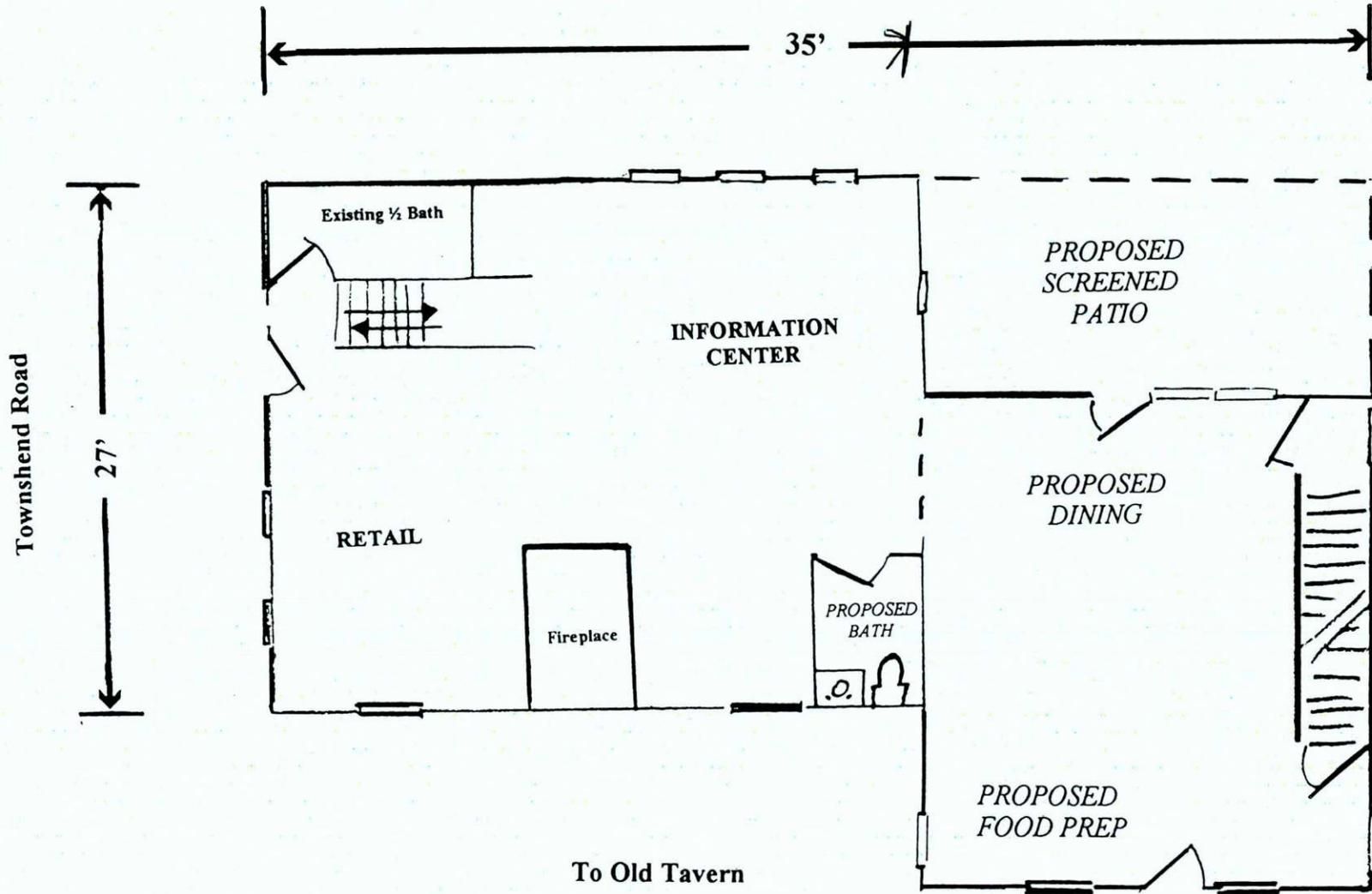
7. The property with c.1840 residence recently was purchased by the Windham Foundation from Marlene Whitacre, eighth owner in a chain of title that dates back to a transfer of the property in 1845. Lucy Daniels (owner from 1925-1937) called the place "Greenacre." By contemporaneity and proximity, the property shares with the village and Historic District associations with the development of the village in its second location, pre-Civil War Merino sheep farming, soapstone quarrying, the growth and success of the 1801 Grafton Inn, summer tourism, and during the modern period, the development and stewardship of Grafton properties by the Windham Foundation.

8. The residence appears eligible for the State Register of Historic Places. While slightly altered over time, it retains its integrity of location, design, setting, materials, workmanship, feeling and and association. It appears to meet Criterion 16, being a site which is associated with events that have made a significant contribution to the broad patterns of our history.

A handwritten signature in blue ink that reads "Richard Ewald". The signature is written in a cursive style with a large initial "R" and "E".

Richard Ewald  
June 9, 1998

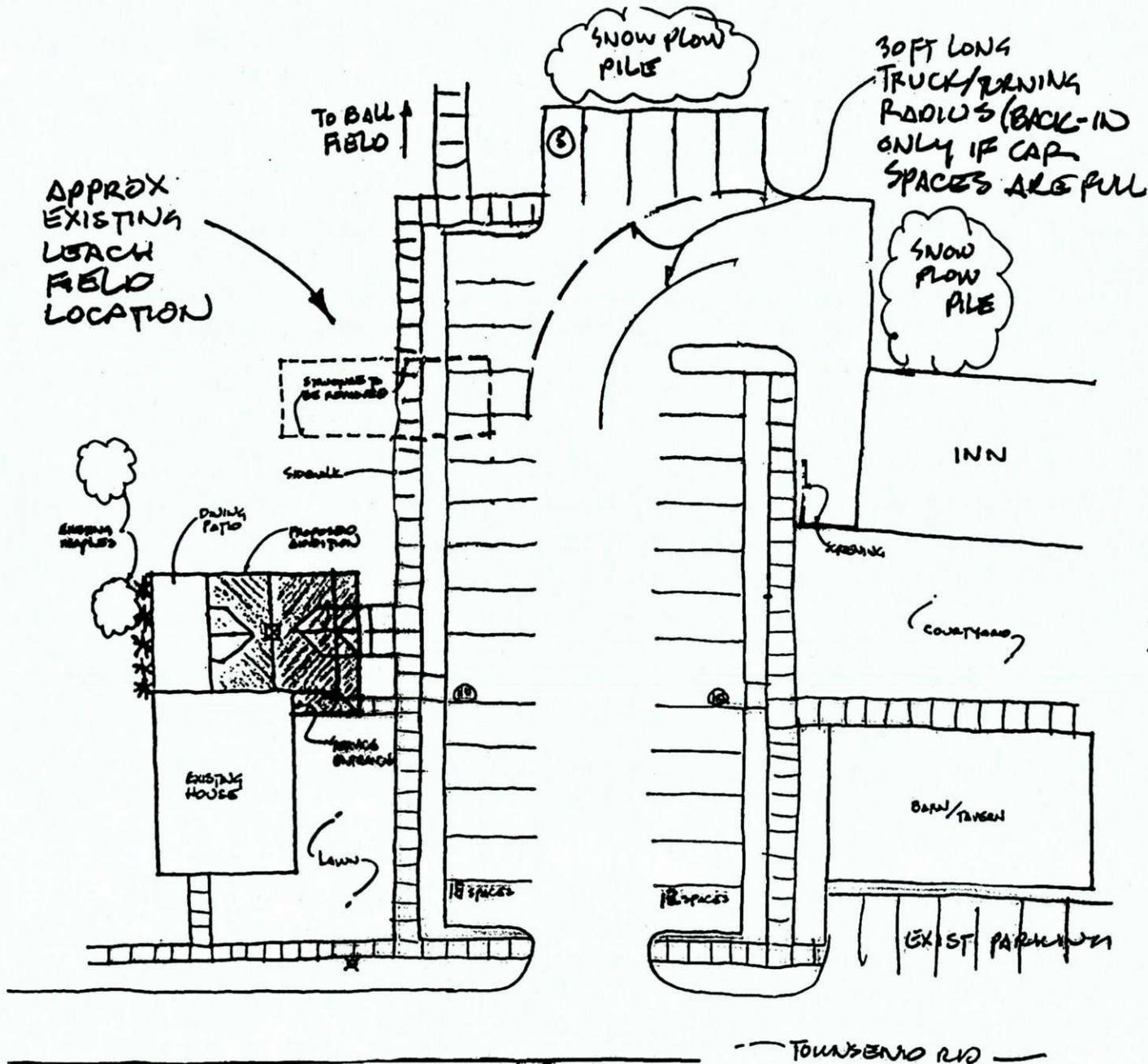
# Daniel's House



To Old Tavern



*New addition - 24x26*



SKETCH  
SITE PLAN  
SC. 1" = 20 FT.

PROPOSED:  
WINDHAM FOUNDATION  
VISITOR CENTER

---

LOCATED:  
TOWNSEND ROAD  
GRAFTON, VERMONT

---

Mark R. McManus  
**ARCHITECT**

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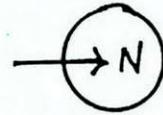
Box 1204  
Middletown Springs, VT 05757  
802-235-2518

HINCKLEY BROOK RD.

MIDDLETOWN RD.

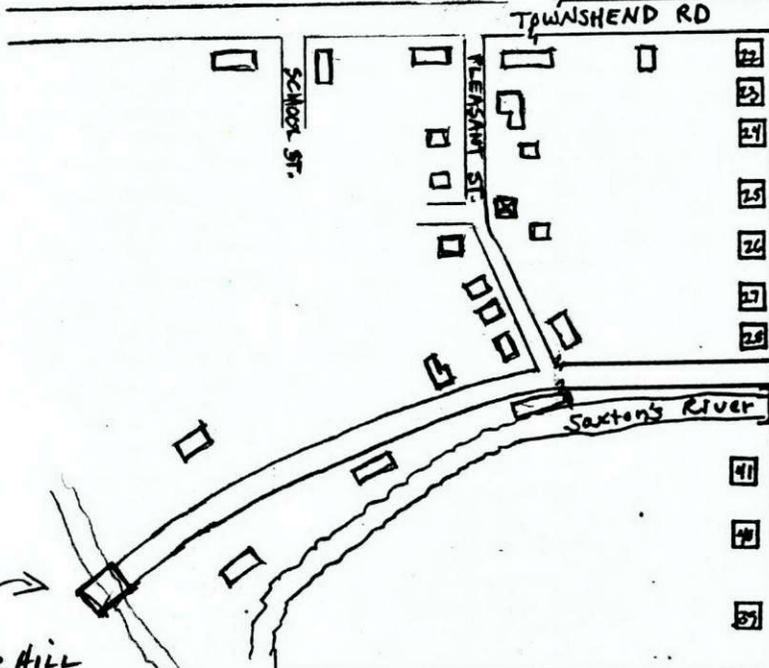
MAP: (1. Indicate NORTH in circle. 2. Represent each structure as an open box. 3. Number each structure inside of its box.)

POTENTIAL DISTRICT  
SOUTH OF  
GRAPTON HISTORIC DISTRICT  
(STATE REGISTER)



FORMER GRANGE

PRESET SITE



BOUNDRY DESCRIPTION:

See following page.

RECORDED BY:  
Anne Derry

ORGANIZATION:  
Wintham Regional Commission

DATE RECORDED:  
8/74



FRONT PERSPECTIVE VIEW

NO SCALE

R 4.29.98 / REVISED / MEM:  
1.5.98 / mm

PROPOSED:  
WINDHAM FOUNDATION  
VISITOR CENTER

---

LOCATED:  
TOWNSHEND ROAD  
GRAFTON, VERMONT

Mark R. McManus  
ARCHITECT

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Box 1204  
Middletown Springs, VT 05757  
802-235-2518



REAR PERSPECTIVE VIEW  
NO SCALE

PROPOSED:  
WINDHAM FOUNDATION  
VISITOR CENTER

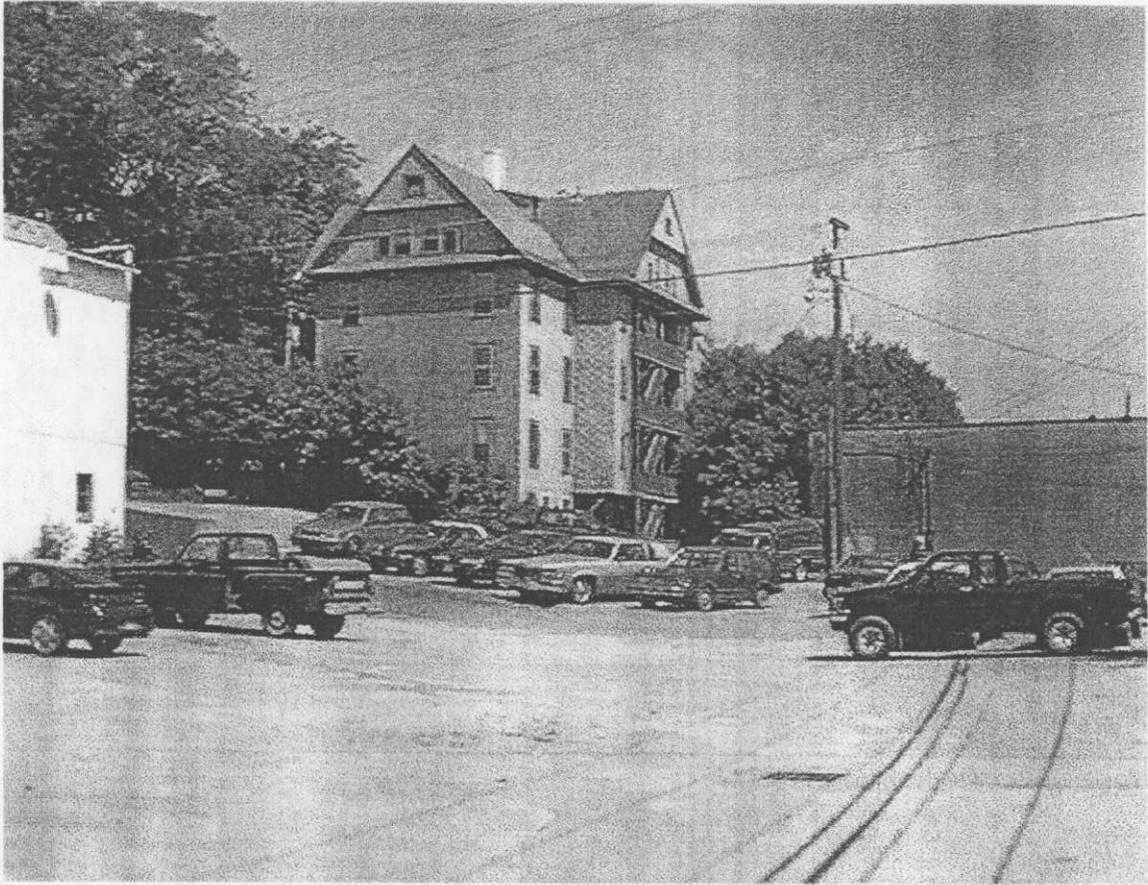
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LOCATED:  
TOWNSHEND ROAD  
GRAFTON, VERMONT

4.29.98/RS/MSO/MRM.  
1.5.98/MRM

Mark R. McManus  
**ARCHITECT**  
Box 1204  
Middletown Springs, VT 05757  
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**POOR QUALITY**  
**ORIGINAL\_\_\_\_\_**



Looking north towards Pearl Street and Estabrook House from private parking area



Looking south along Pearl Street



State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501

NOTICE

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held July 28, 1998, from 9:00 a.m. to 3:30 p.m. in the School House at the President Calvin Coolidge State Historic Site in Plymouth Notch, Vermont. **NOTE:** You can park at the Visitor Center. The School House is located up the hill on the right past the Homestead and the Cheese Factory.

AGENDA

- |       |  |                   |
|-------|--|-------------------|
| I.    | Election of Chair  | 9:00 a.m.         |
| II.   | Meeting dates and review of 1998 calendar  | 9:15 a.m.         |
| III.  | Minutes - April 14, 1998 and May 20, 1998  | 9:30 a.m.         |
| IV.   | New Business   |                   |
|       | A. Summary of Vermont Historic Bridge Program - Robert McCullough  | 9:45 a.m.         |
|       | B. Other   |                   |
| V.    | 22 V.S.A. §14 Review   |                   |
|       | A. District 5 Transportation Garage - Salt Sheds and windows on industrial buildings ( <b>this information was included in the June meeting material</b> ) - Robert McCullough | 10:15 a.m.        |
|       | B. AOT - Springfield TH2-9412 - widen Main Street and Mill Road, N. Springfield - Robert McCullough  | 10:45 a.m.        |
|       | C. Knight Point Tavern, North Hero   | 11:15 a.m.        |
| VI.   | Archeology Report  | 11:45 a.m.        |
| VII.  | <b>LUNCH</b> - at Wilder House and tour of the Historic Site given by William Jenney, Site Administrator   | 12:00 - 1:00 p.m. |
| VIII. | National Register Final Review   | 1:00 p.m.         |
|       | A. <i>O.J. Walker</i> , Burlington   |                   |
|       | B. <i>General Butler</i> , Burlington  |                   |
|       | C. <i>Phoenix</i> , Colchester   |                   |

OVER

- D. Jenne Block, Derby
- E. Derby House Hotel, Derby
  
- IX. National Register Preliminary Review
  - A. Kempe-Gosnal Barn, Chester 1:30 p.m.
  - B. Lake Runnemedede Dam, Windsor - Judy Hayward 1:40 p.m.
  
- X. State Register Review and Designation
  - A. 110 South Main Street, Barre City 2:00 p.m.
  
- XI. State Register Review for Act 250 - de-listing 2:15 p.m.
  - A. Fox Run Golf Course, Ludlow
  
- XII. SHPO Report 2:45 p.m.
  
- XIII. Old Business 3:00 p.m.
  - A. Town of St. Johnsbury (parking plan) - wrap up
  - B. Brief review of priority list
  - C. Other



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**MINUTES  
July 28, 1998**

Members Present: Holly Groschner, Vice Chair, Citizen Member  
Glenn Andres, Architectural Historian  
Kim Zea, Historian/Citizen Member  
David Lacy, Prehistoric and Historic Archaeologist  
David Donath, Historian

Member Absent: William Finger, Citizen Member

Staff Present: Emily Wadhams, State Historic Preservation Officer  
Nancy Boone, State Architectural Historian  
Lanora Preedom, Administrative Assistant  
Elsa Gilbertson, National Register Specialist  
John Dumville, Historic Sites Operations Chief  
William Jenney, Regional Site Administrator

Others Present: Robert McCullough, Agency of Transportation  
Richard Hosking, Agency of Transportation  
Craig Whipple, Agency of Natural Resources  
Scott Gurley, Agency of Transportation  
Alec Portalupi, Agency of Transportation  
Representative Donna Sweaney  
Judith Hayward, Historic Windsor  
Liz Pritchett, Consultant, Okemo Mountain Resort  
Michael Kraatz, Okemo Mountain Resort  
Timothy Mueller, President, Okemo Mountain Resort  
Daniel Potraska, Vice Chair, Resort Planning

The meeting was called to order at 9:15 a.m., in the School House at the President Calvin Coolidge State Historic Site, Plymouth, Vermont, by Holly Groschner, Vice Chair.

I. Election of Chair - Mr. Lacy nominated Ms. Holly Groschner as Chair, seconded by Ms. Zea. Voted unanimously. Mr. Andres nominated Mr. David Donath as Vice Chair, seconded by Ms. Groschner, voted unanimously.

II. Meeting dates and review of 1998 calendar - August 18, 1998, possibly in North Bennington. Suggested locations included Hildene, Bennington Museum, and Southern Vermont Arts Center. September 11, 1998 in Saratoga which will be a joint meeting with New York State. October 13, 1998, location not determined.

There was a brief discussion regarding the appointment of a new member. Ms. Wadhams indicated that a name has been suggested to the Governor and hopefully they will be appointed by the August meeting.

There was also discussion regarding a celebration for the outgoing Chair, Thomas Keefe. It was decided to invite him to the August meeting. Arrangements will be made by Mr. Lacy and Mr. Andres

III. Minutes - Mr. Andres moved to accept the April 14, 1998 minutes, seconded by Ms. Zea and voted unanimously. Mr. Donath made the motion to accept the May 20, 1998, minutes, seconded by Mr. Andres. There are two corrections on page 7: change the location of the Torrey Horse Barn from Brandon to Salisbury, and do a tally for the grant amounts. Voted unanimously.

IV. New Business

A. **Summary of Vermont Historic Bridge Program** - Ms. Boone explained that Mr. Robert McCullough who presently runs the bridge program will be leaving the Agency of Transportation. The Council discussed having input into the hiring process. Ms. Wadhams will talk to the AOT Secretary about the importance of finding and compensating a highly qualified individual.

Mr. McCullough appeared before the Council and summed up the Historic Bridge Program as a program to preserve Vermont's historic metal truss, covered wood and concrete arch bridges. He explained the results of the Lichtenstein Study on metal truss bridges and the provisions of the Bridge Programmatic Agreement.

V. 22 V.S.A. §14 Review

A. **District 5 Transportation Garage - Salt sheds and windows on industrial buildings.** The Council received information in the mail prior to the meeting. Mr. Richard Hosking and Mr. Robert McCullough from the Agency of Transportation appeared before the Council. Mr. McCullough explained that AOT owns the district garage at Ft. Ethan Allen and that two of the buildings are being used as salt sheds. He explained that the buildings are part of a National Register Historic District. Mr. Hosking explained that the buildings have been substantially changed to be used as salt sheds. He said that the two buildings are unsafe and he feels they cannot be repaired. The consensus of the Council is that demolition of these buildings

would be an adverse effect. The Council suggested mitigation following the division's guidelines for document and destroy on buildings number 11 and 12.

Mr. Hosking told the Council that the windows in building #1 are not repairable from the inside because of the insulation. There was discussion regarding repair of the windows. It was suggested that Mr. Hosking contact the division about repair of the windows and to find out if they can be caulked from the outside. AOT is trying to sell the property which includes buildings 1 - 17, of which only buildings 11 and 12 are being demolished and building 1 has window problems. Ms. Boone pointed out that any contributing buildings that would be rehabbed would be eligible for the RITC. Ms. Groschner suggested that the Council request the owner to repair the roof on building 16. Mr. Hosking said that Buildings and General Services has no money to repair. He also noted that the use of the building after the sale would guide how the roof should look.

The Council suggested there should be a covenant on building #1 requiring the Advisory Council to review and comment prior to any demolition. Mr. Donath suggested putting a covenant on all remaining contributing buildings. He said the covenant should include the fair market value and indicate that any rehab needs to follow the Secretary of the Interior Standards. Mr. Donath made the motion to approve demolition of buildings #11 and #12. In addition the Council recommends that VAOT include preservation covenants in the deed of sale that would require; (1) that any rehab for contributing buildings meet the Secretary of the Interior Standards, (2) there be a designated third party as the beneficiary with rights to enforce the covenant, (3) all contributing buildings at the site be documented by October 31, 1998, and (4) that the Agency of Transportation work with the Division for Historic Preservation to draft the covenant. Second by Mr. Andres and voted unanimously.

**C. Knight Point Tavern, North Hero** - Mr. Craig Whipple from the Agency of Natural Resources explained to the Council where Knight Point Tavern is located. He explained that it is a 1790's wood frame structure. Mr. Whipple told the Council that in 1975 ANR tore down the historic ell in violation of Act 250. As mitigation they were required to rebuild the ell as a replica. They rebuilt it but did not rebuild the small mud room. ANR is requesting permission from the Council to add a porch to the flat side of the ell which is exposed to the weather. Mr. Whipple explained that they would like it to be different from the original mudroom. The roof line would be the same, but the porch would allow for more sunlight. Mr. Donath made the motion that the addition meets the Secretary of the Interior Standards and will not have an adverse effect. Second by Ms. Zea and the vote was unanimous.

**B. AOT-Springfield TH2-9412 - widen Main Street and Mill Road, N. Springfield** - Mr. Alec Portalupi and Mr. Scott Gurley from the Agency of Transportation appeared before the Council to explain the project. AOT would like to make improvements to TH740 and TH6. To do this they need to remove the bridge and widen the road. Mr. Portalupi explained there will also be sidewalk reconstruction. Mr. Gurley explained that he surveyed the

area and that it does fall within the Historic District. The issue would be loss of greenspace and trees which would change the character and have a potential adverse effect. Ms. Groschner asked what's affected on the other side of bridge #59. Mr. Gurley said there is nothing contributing on the other side. Ms. Groschner asked if widening so much would create a wide feeder. Mr. Gurley said no, because it narrows at it gets closer to VT 106, and Main Street is wider than that. Mr. Gurley indicated he feels there is no noticeable difference in the widening of the road. Mr. Portalupi said that the width of the bridge is the same as width of the road. Mr. Lacy moved that this undertaking will not have an adverse effect, seconded by Ms. Zea. The vote was unanimous.

VII. Lunch - the Council members were given a wonderful and informative tour of the President Calvin Coolidge State Historic Site by Mr. William Jenney, Site Administrator and Mr. John Dumville, Historic Sites Operations Chief. During lunch the Archaeology Report was also given by Mr. Lacy as follows:

VI. Archaeology Report - Mr Lacy reported on the just-completed "Relics and Ruins" archaeological field school that the Forest Service co-sponsored with the educational non-profit Hayes Foundation. This two-week camp for ages 9-13 incorporated art, research, lab work, creative writing and archaeology at a turn-of-the-century mill village in Wallingford, VT. Mr Lacy suggested that this approach to public archaeology was highly successful and enjoyable, and that it is becoming increasingly popular in Vermont as indicated by similar efforts by Doug Frink in the greater Burlington area, and Sheila Charles in Rutland County. The value of archaeology and the stewardship ethic are conveyed not only to the campers, but to their parents as well. Copies of the camper-produced "Aldrichville Gazette" were distributed to AC members.

IX. National Register Preliminary Review

**B. Lake Runnemedede Dam, Windsor** - Representative Donna Sweaney and Ms. Judy Hayward from Historic Windsor appeared before the Council to explain the history of the dam and the recent events. Ms. Hayward explained that the dam was built by the Everts family in the 1880's and that recently the dam has been breached. Ms. Hayward explained that the dam has been purchased by the town. She noted that the lake is surrounded by a lot of National Register property. Ms. Hayward went on to further explain the significance of the property, the pond and the National Register District. Ms. Hayward is requesting that the Council extend the boundaries of the District and that Historic Windsor will be the one preparing the application. Mr. Andres remarked that lake and surrounding area is a planned landscape. It is the consensus of the Council that this property appears eligible as an amendment to the Windsor Historic District.

XI. State Register Review for Act 250 - de-listing

**A. Fox Run Golf Course, Ludlow** - Mr. Michael Kraatz, from Okemo Mountain Resort, Mr. Timothy Mueller, President of Okemo Mountain Resort, Mr. Daniel Potraska, Vice

President of Resort Planning, and Ms. Liz Pritchett, Architectural Consultant appeared before the Council. Ms. Pritchett explained that Okemo would like determination of State Register eligibility of the buildings on the Okemo Resort property. Ms. Pritchett indicated to the Council that she feels the setting has been altered and that it does not read as agricultural any longer.

Ms. Wadhams explained that the Act 250 District Commission is requesting a specific recommendation from the Council.

There was discussion regarding the town plan and that the property is a significant historic building in the town. Ms. Pritchett showed photographs. She explained that the buildings in question are about 1.5 miles from the Village of Ludlow.

Mr. Andres indicated that his sense is that it is/was very marginal. He said that if you know what you're looking for it could read as a ghost of a farmstead. Mr. Lacy commented that document and destroy would not be necessary if the property is not significant. Ms. Boone commented that there is an overwhelming context of what it is.

Mr. Lacy made the motion that this property is no longer eligible for the State Register and should be removed due to lack of stylistic integrity and context. The motion was seconded by Ms. Zea and voted unanimously.

#### VIII. National Register Final Review

**A. *O.J. Walker, Burlington, B. General Butler, Burlington, C. Phoenix, Colchester* -** The Council received information in the mail prior to the meeting. Ms. Gilbertson explained that the two preserves in Burlington Bay have gone before and are supported by the CLG Commission. Ms. Wadhams explained that she recently attended an Underwater Preserve Management Meeting. She said there are presently 7 underwater preserves open to the public; 5 in Vermont and 2 in New York. The commission feels there is potential for 25-30 sites. There was no discussion. Mr. Andres moved to nominate the *O.J. Walker* to the National Register under Criterion A and C, seconded by Mr. Lacy and voted unanimously. Mr. Andres made the motion to nominate the *General Butler* to the National Register under Criterion A and C. Second by Ms. Zea, voted unanimously. Mr. Lacy moved to nominate the *Phoenix* to the National Register under Criterion A and C, seconded by Mr. Andres and voted unanimously.

**D. *Jenne Block, Derby* -** The Council received information in the mail prior to the meeting. Ms. Gilbertson passed around photographs for the Council to review. Ms. Zea made the motion to nominate the *Jenne Block* to the National Register under Criterion A and C. Second by Mr. Andres. There was discussion regarding the potential to become a district. Ms. Boone and Ms. Gilbertson both agreed the potential is there but they presently are not in a position to pursue. Mr. Andres noted that this block is important to the historic character of the village. He said this is a commercial building which was built to be a commercial building and is a monumental example of the period. The vote was unanimous.

**E. Derby House Hotel, Derby** - The Council received information on this property prior to the meeting. Ms. Gilbertson indicated it appears to be eligible under Criteria A. Mr. Andres moved to nominate the Derby House to the National Register under Criteria A, seconded by Ms. Zea and voted unanimously.

IX. National Register Preliminary Review

**A. Kempe-Gosnal Barn, Chester** - Ms. Gilbertson passed around information and showed slides to the Council. She read excerpts from a letter from the owner. There was discussion regarding the amount of information which was presented to the Council. They feel there is not enough information on the house. It is the consensus of the Council that this property appears eligible for the National Register. However, this is contingent upon receiving more photographs of the house showing more detail if they wish to nominate the property as a farmstead.

X. State Register Review and Designation

**A. 110 South Main Street, Barre City** - Ms. Gilbertson passed around photographs to the Council. They received information on the house prior to the meeting. Ms. Zea made the motion to place the Shadroui House at 110 South Main Street, Barre City on the State Register under Criteria 1. Second by Mr. Andres. There was no discussion. The vote was unanimous.

XII. SHPO Report - Ms. Wadhams reported on the following:

- The 75<sup>th</sup> Anniversary celebration of Calvin Coolidge's Inaugural will be held at Plymouth this weekend.
- Mr. George Turner, Architect from Norwich, has been recommended to the Governor as the replacement for Thomas Keefe.
- Requested that special grants be removed from the grants program. After a brief discussion it was determined that they could be removed.
- Rule making is continuing - hope to have a draft for the Council to review in September.
- The Downtown Bill Guidelines have been written and will be going before the Downtown Board this fall.
- The United State Postal Service problem areas are Warren, Arlington, and Pittsford. Representative Sanders is organizing a meeting to establish standards.

XIII. Old Business

**C. Other** - The Council discussed the September meeting in Saratoga and came up with a proposed agenda.

Minutes  
July 28, 1998  
Page 7

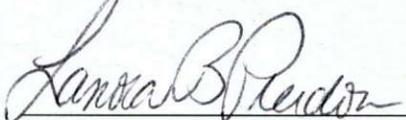
Ms. Groschner questioned the status of the Vallee Gas Station. Ms. Wadhams and Ms. Boone said they were to testify before the District Commission, however the hearing was discontinued and new plans have been submitted. She will keep the Council informed.

**A. Town of St. Johnsbury** - Ms. Boone said the letter with the Council's recommendations is being drafted. Ms. Boone said she looked at the survey and found that the building near the Estabrook House is in the survey but not on the State Register. Ms. Boone and Ms. Groschner discussed the situation and the letter was approved to be sent.

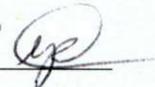
Items for the August Agenda: The Council would like a brief/concise budget presentation. They would also like to discuss the priority list, the calendar, and how review of school projects is regulated.

The meeting was adjourned by the Chair at 4:15 p.m.

Submitted,



Lanora B. Freedom

APPROVED: 9-11-98 

## **The significance of the dam and dike to the Windsor Village Historic District**

The houses and related buildings of the former Evarts Family Compound comprise much of the significance of the North Main Street portion of the Windsor Village Historic District. It is hoped that the existing boundary of the historic district can be amended to include the dam and dike constructed by Charles Butler Evarts for William M. Evarts between 1883 and 1884.

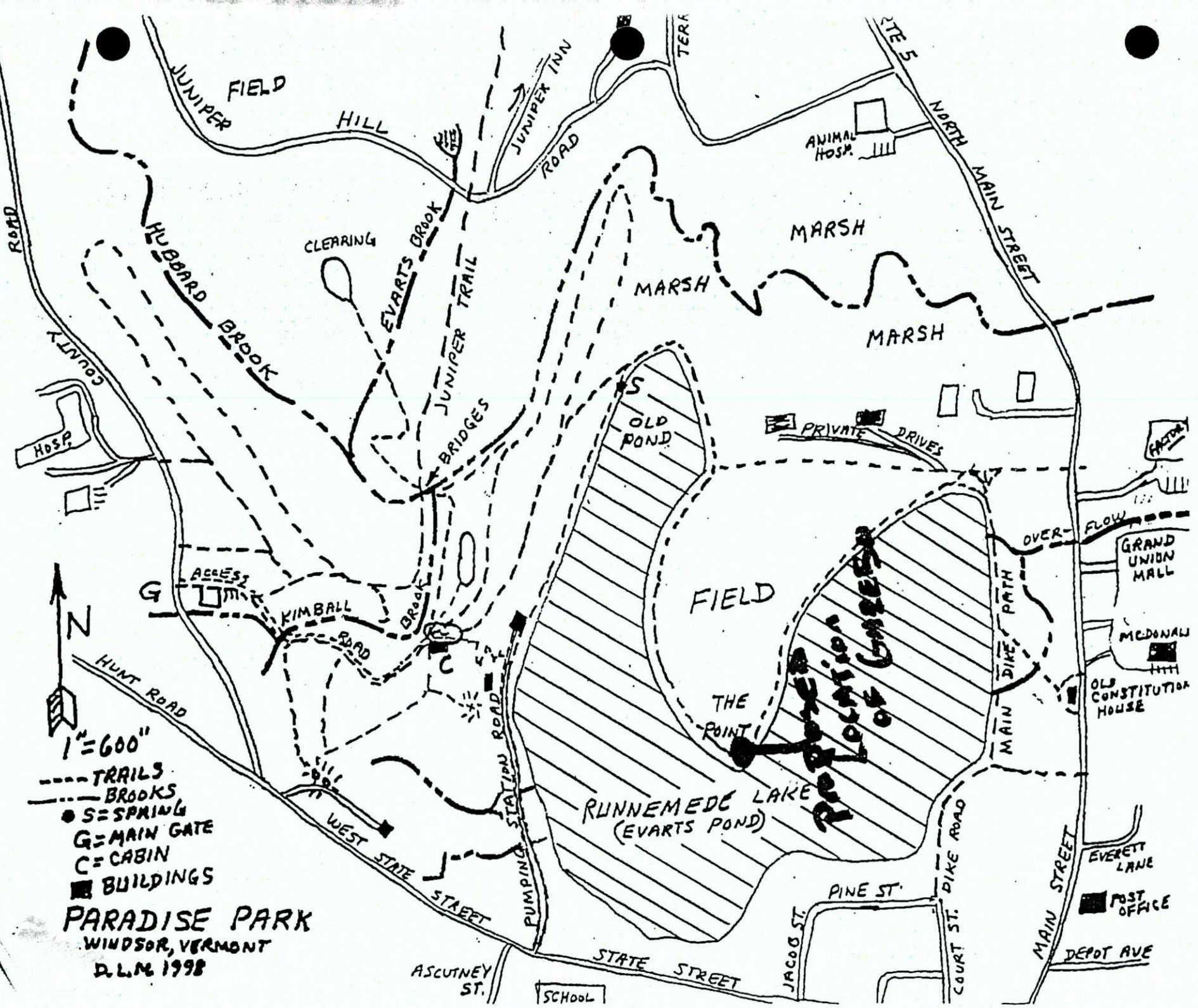
The dam and dike are earth filled structures with dressed granite sluiceways and concrete gates featuring cast iron controls. I observed a dry laid stone core in the vicinity of the sluiceways. Some dressed granite and wooden decking is found along the path. The dam is approximately 1,150 feet long and the dike is about 680 feet long. The dam has a maximum height of 15 feet and an irregular crest of 12 to 16 feet. One sluiceway is 4 feet wide and the other is 5.4 feet wide. The dike embankment has a maximum height of 4.1 feet.

The dike and dam feature a path originally used for walking and driving carriages and wagons between various properties owned by the Evarts Family. A trail linking the Evarts Family compound in Windsor Village to the former home of Maxwell Evarts, now known as Juniper Hill Inn, is still accessed via the path on the dam and dike today. Juniper Hill Inn was listed on the National Register in 1988.

The Evarts family distinguished itself in the fields of law, politics, publishing and education throughout the 19th and 20th centuries. William Evarts (Maxwell's father) served as Attorney General for President Andrew Johnson and Secretary of State under President Rutherford B. Hayes. His land holdings grew to more than 1,000 acres. The marriage of his sister Hettie to Charles Beaman, a New York attorney who owned more than 1,000 acres in Cornish, NH, created a real estate dynasty that established the Cornish Colony of Artists. The Colony attracted writers and politicians to settle in the region well into the 1930's. Windsor was the mercantile and travel center for this circle of late 19th and early 20th century national leaders. The recreational abundance of the Evarts' properties in the form of Runnemede Lake and "Paradise" park were enjoyed by all--from vacationing intellectuals, politicians, and artists to the growing Slavic population fleeing political upheaval in Europe for a new life in the factories of Windsor. Evarts family cousins who lived or summered in the family compound included editor Maxwell Perkins, author Louise Saunders Perkins, and Watergate prosecutor, Archibald Cox, Jr.

Charles Butler Evarts studied civil engineering at the Columbia School of Mines. He built the dam and dike for his father. Charles Evarts was seriously injured in the Battle of Shenandoah and had become the family property manager after the Civil War. His construction of the dam and dike typify the interests of 19th century American families; who after having achieved some measure of financial success, undertook improvements to land and water for purposes of recreation, flood control, and experimental farming. The Evarts family compound featured elaborate gardens and a greenhouse. Runnemede Lake became a man made 47 acre pond that served as a recreational focus for residents and visitors. Three presidents, Theodore Roosevelt, Woodrow Wilson and Calvin Coolidge, visited here. Please see the enclosed documentation of historic photographs, news articles, and postcards.

Judy L. Hayward, Historic Windsor, Inc. 7/27/98

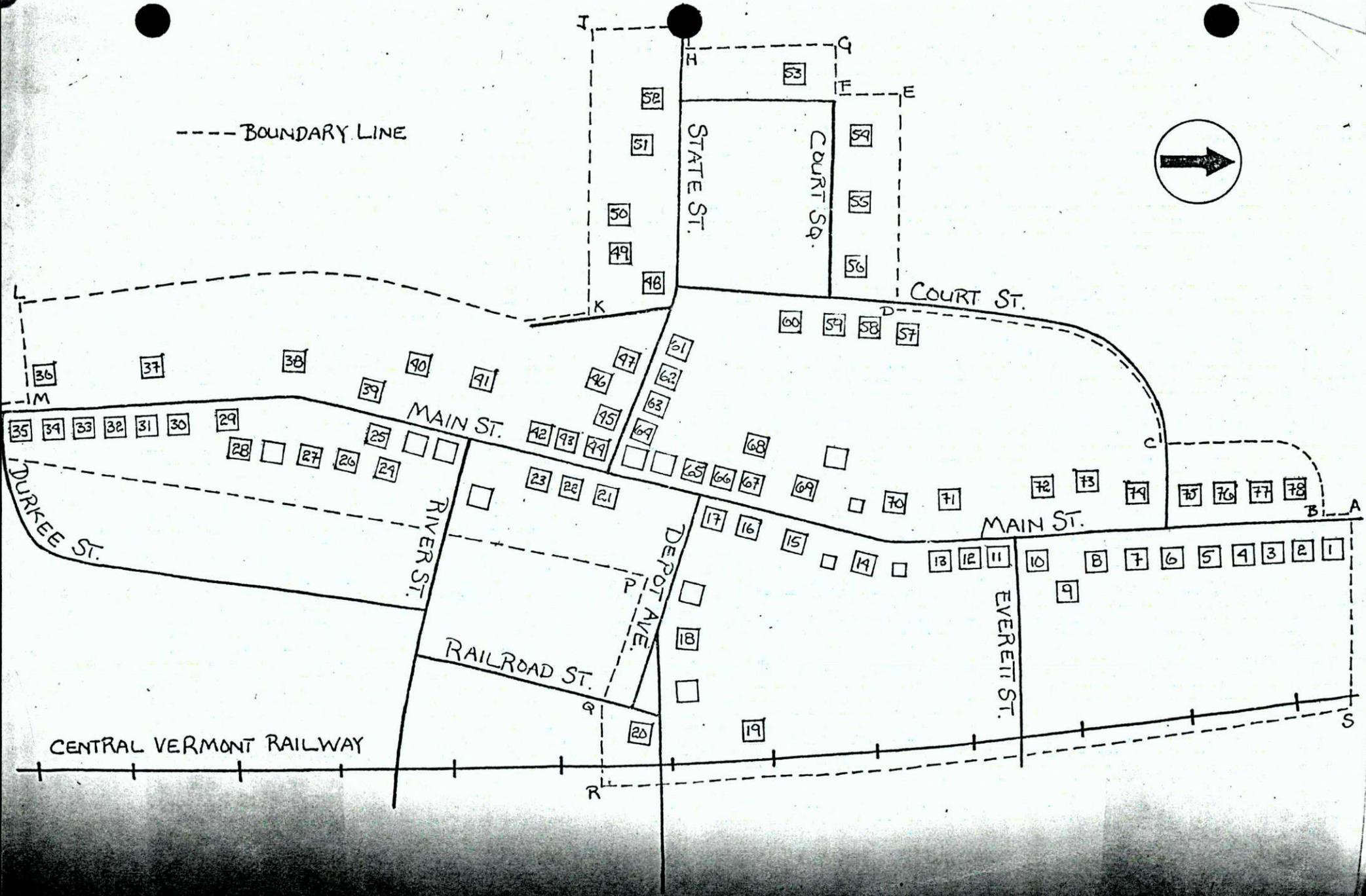
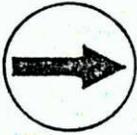


- TRAILS
- BROOKS
- S = SPRING
- G = MAIN GATE
- C = CABIN
- BUILDINGS

**PARADISE PARK**  
 WINDSOR, VERMONT  
 D.L.M. 1998

**Location of Cancers**

--- BOUNDARY LINE



STATE OF VERMONT  
Division for Historic Preservation  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

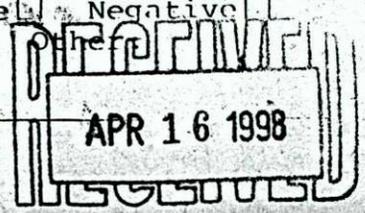
COUNTY: Washington  
TOWN: Barre  
LOCATION:  
110 S. Main St.  
COMMON NAME:  
FUNCTIONAL TYPE: Dwelling  
OWNER: Richard Shadroui  
ADDRESS: 110 S. Main St.  
ACCESSIBILITY TO PUBLIC:  
Yes  No  Restricted   
LEVEL OF SIGNIFICANCE:  
Local  State  National

SURVEY NUMBER:  
1201-67  
NEGATIVE FILE NUMBER:  
81-A-119 #7  
UTM REFERENCES:  
Zone/Easting/Northing  
U.S.G.S. QUAD. MAP:  
Barre 7.5'  
PRESENT FORMAL NAME:  
Shadroui House  
ORIGINAL FORMAL NAME:  
PRESENT USE: house  
ORIGINAL USE: house  
ARCHITECT/ENGINEER:  
BUILDER/CONTRACTOR:  
PHYSICAL CONDITION OF STRUCTURE:  
Excellent  Good   
Fair  Poor   
STYLE: Italianate Revival  
DATE BUILT:  
c. 1890

GENERAL DESCRIPTION:  
Structural System  
1. Foundation: Stone  Brick  Concrete  Concrete Block   
2. Wall Structure  
a. Wood Frame: Post & Beam  Balloon   
b. Load Bearing Masonry: Brick  Stone  Concrete   
Concrete Block   
c. Iron  d. Steel  e. Other:  
3. Wall Covering: Clapboard  Board & Batten  Wood Shingle   
Shiplap  Novelty  Asbestos Shingle  Sheet Metal   
Aluminum  Asphalt Shingle  Brick Veneer  Stone Veneer   
Bonding Pattern: Other:  
4. Roof Structure  
a. Truss: Wood  Iron  Steel  Concrete   
b. Other:  
5. Roof Covering: Slate  Wood Shingle  Asphalt Shingle   
Sheet Metal  Built Up  Rolled  Tile  Other: Asphalt  
6. Engineering Structure:  
7. Other:  
Appendages: Porches  Towers  Cupolas  Dormers  Chimneys   
Sheds  Ells  Wings  Bay Window  Other:  
Roof Style: Gable  Hip  Shed  Flat  Mansard  Gambrel   
Jerkinhead  Saw Tooth  With Monitor  With Bellcast   
With Parapet  With False Front  Other:  
Number of Stories: 2  
Number of Bays: 2x3  
Approximate Dimensions: 25x30  
Entrance Location: front right bay

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

LOCAL ATTITUDES:  
Positive  Negative   
Mixed  Other:



**POOR QUALITY**  
**ORIGINAL** O/L

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Italianate Revival - 2 two story block with hip roof ~~and~~ and bracketed deck; 2 story hip roof wings. Corner pilasters and entablature with bracketed cornice frame the block; a one story, five sided bay window with bracketed cornice graces the (left) Ayres St. side; a front porch with bracketed cornice on chamfered posts shades the doorway.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

This house exemplifies the <sup>very common</sup> Italianate Revival style in Barre. All the essential features are displayed here - the corner pilasters, heavy bracketed cornice, bracketed deck, bay window and front porch, each with bracketed cornices of their own.



e)

SURROUNDING ENVIRONMENT:

- Open Land  Woodland   
Scattered Buildings   
Moderately Built Up   
Densely Built Up   
Residential  Commercial   
Agricultural  Industrial   
Roadside Strip Development   
Other:

RECORDED BY:

SM

ORGANIZATION:

DWP

DATE RECORDED:

Feb. 1981

TO: Members of the Vermont Advisory Council on Historic Preservation

FROM: Bob McCullough, Historic Preservation Coordinator 

DATE: May 28, 1998

SUBJECT: District 5 Transportation Garage - Salt Sheds

## 1. PROJECT DESCRIPTION

The Agency of Transportation's District 5 Office and Garage at the Fort Ethan Allen Complex in Colchester will be relocated to a new regional office, scheduled for construction to begin in 1999. Buildings at the current site will be sold. The office, garage, and various related buildings are part of the Fort Ethan Allen Historic District, which is listed on the National Register of Historic Places.

Three of the buildings at the present site have been the focus of recent concern due to their deteriorated condition. A large portion of one, an equipment shed (No. 10), collapsed and was demolished after consultation with the Vermont Division for Historic Preservation. Demolition was justified due to the dangerous condition of the site.

Two other buildings (No. 11 and No. 12), both salt sheds, have also deteriorated, and the Agency of Transportation has planned to demolish them as well. Both buildings are considered contributing in the historic district. Both were built c. 1941, possibly as early as 1938, and both appear on aerial photographs taken in 1942.

A fourth building (No. 1), originally built as an industrial shop, and its related boiler house (No. 2), will be preserved. This large building with a monitor roof may have also been used as a hangar by the Air Force National Guard during the 1950's.

## 2. HISTORIC IMPORTANCE OF BUILDING NO. 11 AND BUILDING NO. 12

Both buildings were probably used as equipment sheds at the time they were built and continued serving that function when the Air Force National Guard occupied part of Fort Ethan Allen.

Both buildings are simple stud frame structures with horizontal weatherboard exterior. Gable roofs are supported by primitive roof trusses. Both buildings are in poor condition, and roof trusses have failed (see photographs). The ridge lines

for both buildings are sagging. A copy of our engineer's report, dated February 24, 1998, is attached.

On the one hand, the buildings are part of a complex of utilitarian structures that served a military function. As such, they contribute, albeit in a limited way, to our overall understanding of the physical form of military bases. This physical form is part of the evolving history of Fort Ethan Allen

By nature, however, these buildings were economical in conception, spare in quality of materials, were built to accommodate heavy use, and have received little or no maintenance. Over the decades, these factors have taken a toll on the historic integrity of both buildings. While both are physically capable of being salvaged, the more practical question is whether that is an economically sound alternative given their limited contribution to the complex.

### 3. FUNDING

Only state funds will be used to remove Building No. 11 and Building No. 12.

### 4. FINDING OF EFFECT

Removal of the buildings will have an adverse effect. VAOT will mitigate loss of these buildings by including covenants in any deed of sale for Building No. 1 (Shop/Hangar), requiring that any changes to the building conform to the Secretary of Interior's Standards for Rehabilitation and be reviewed by the VAOT Historic Preservation Coordinator.

In addition, Building No. 11 and Building No. 12 will be documented with 35mm black and white film printed and developed on archivally stable paper is an acceptable form of mitigation.

### 5. SCHEDULE OF EXHIBITS

- (A) National Register of Historic Places Registration Form (See Page 8), including map of Historic District.
- (B) Engineer's Report for Building No. 11 and Building No. 12
- (C) Photographs

rlm:hs

# United States Department of the Interior National Park Service National Register of Historic Places Registration Form

EXHIBIT A

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Fort Ethan Allen Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Vermont Route 15 and Barnes Road N/A not for publication  
city, town Colchester, Essex N/A vicinity  
state Vermont code VT county Chittenden code 007 zip code 05446

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>141</u>	<u>28</u> buildings
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>6</u>	<u>2</u> structures
	<input type="checkbox"/> object	<u>148</u>	<u>30</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official

Date

Vermont State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

**6. Function or Use**

Historic Functions (enter categories from instructions)

DEFENSE/ military facility  
DOMESTIC/ institutional housing  
DEFENSE/ arms storage

Current Functions (enter categories from instructions)

COMMERCE/TRADE/business  
COMMERCE/TRADE/warehouse  
EDUCATION/education-related housing  
DOMESTIC/single dwelling

**7. Description**

Architectural Classification

(enter categories from instructions)

Colonial Revival  
Queen Anne  
Romanesque

Materials (enter categories from instructions)

foundation granite  
walls brick  
weatherboard  
roof slate  
other wood

Describe present and historic physical appearance.

**8. Statement of Significance**

SECRET/STRICTLY CONFIDENTIAL

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Military

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance

1893-1944

\_\_\_\_\_

\_\_\_\_\_

Significant Dates

1894

1904-06

1939-44

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

Significant Person

N/A

Architect/Builder

U.S. Army

\_\_\_\_\_

\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

**9. Major Bibliographical References**

UNIVERSITY OF VERMONT

See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University (of Vermont)
- Other

Specify repository:

Univ. of Vermont Land Records Office

**10. Geographical Data**

Acreage of property 138 ±

UTM References

A 

1	8
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6	4	8	0	0	0
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4	9	2	9	3	8	0
---	---	---	---	---	---	---

  
 Zone Easting Northing

C 

1	8
---	---

6	4	6	4	6	0
---	---	---	---	---	---

4	9	2	9	5	8	0
---	---	---	---	---	---	---

B 

1	8
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6	4	6	7	8	0
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4	9	2	8	8	8	0
---	---	---	---	---	---	---

  
 Zone Easting Northing

D 

1	8
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6	4	7	2	4	0
---	---	---	---	---	---

4	9	3	0	0	0	0
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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title See continuation sheet

organization \_\_\_\_\_ date 1988; revised 1995

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Fort Ethan Allen Historic District  
Colchester and Essex  
Chittenden County, VermontSection number 7 Page 1

The Fort Ethan Allen Historic District is an excellent example of the American military presence in Vermont, both in its architecture and overall organization. Located on approximately 138 acres on Vermont Route 15 in the towns of Colchester and Essex Junction, the Fort is situated on a flat plateau that rises to the east above the Winooski River Gorge, overlooking Mt. Mansfield and the western slope of the Green Mountains to the south. It was established in 1894 as a military residential complex for cavalry, and is organized around a semicircular 35-acre parade ground fronting Route 15. The majority of the buildings are in the Colonial Revival style, but a variety of styles and changing uses mark the history of the Fort as first, a self-sufficient military post and later, a mixed residential-commercial district. Today, a number of private businesses and state offices housed in former military structures keep the Fort economically viable. Although specific uses may have changed, the Fort retains its visual integrity. The majority of the pre-1940 buildings are well preserved and on their original sites. Only 30 of the 178 buildings are noncontributing to the district, and they are primarily at the back or off to the side, leaving intact the architectural and spatial effect envisioned in the 1894 design. Fort Ethan Allen is significant for its overall design and relatively intact examples of military domestic architecture, which highlight significant periods in American architectural history and delineate the various levels of the military hierarchy.

Fort Ethan Allen occupies a large, triangular property of approximately 138 acres in the towns of Essex and Colchester, Vermont. The site is a flat plateau that rises to the east above the Winooski River Gorge and overlooks Mt. Mansfield and the western slopes of the Green Mountains to the south. Bounded on the south by Vermont Route 15 and surrounded by the Camp Johnson National Guard Base, the district is segregated visually by its density and uniformity in an otherwise open and varied landscape. The original structures stand straight and tall as soldiers upon the flat landscape.

The Fort is organized around and its overall design is dictated by the elliptical, 35-acre parade ground bounded across the front by Vermont Route 15. Gates at either end open onto a drive that curves in an undulating arc around the rear of the parade ground. Succeeding rows of tree-lined streets form concentric circles behind the parade ground, as one steps down

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the flat landscape.

The Fort is organized around and its overall design is dictated by the elliptical, 35-acre parade ground bounded across the front by Vermont Route 15. Gates at either end open onto a drive that curves in an undulating arc around the rear of the parade ground. Succeeding rows of tree-lined streets form concentric circles behind the parade ground, as one steps down the military hierarchy. The officers' housing is in the front row (Dalton Drive, also called Officers' Row), with enlisted men's barracks on the next road back (Ethan Allen Avenue) and the stables and warehouses behind that (on Hegeman Avenue). The successive rows of buildings are separated by large open yards. On each road, roughly centered, are the important public buildings--the drill hall (#55), chapel (#66), and hospital (#84). The resulting layout--a half-moon parade ground with rows of housing in concentric arcs behind it and a bisecting axis of public buildings--offers physical testimony to the military hierarchy and the social implications of daily life in the Fort.

The Fort was built in 1894, with later periods of expansion --accomplished through construction of infill between existing buildings, rather than by increasing its boundaries--as the military's needs changed and grew. During the first phase of construction, 1894-1895, building was concentrated in the eastern part of the fort; a major expansion in 1904-1906 filled out the western half. Other major additions were made in 1939-1941. The original buildings are in a very restrained Colonial Revival style, with evidence of Queen Anne influence, especially in some of the porches.

Most of the buildings that have been added through the years were constructed by the military and have maintained the original style and feeling of association of the Fort. Only one building in the district, a civilian dwelling, is noncontributing due to alterations. The others are noncontributing due to age. Because most of the buildings were built from plans supplied by the Office of the Quartermaster General, and to Army standards, the quality of both the design and workmanship is excellent.

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Throughout the Fort, the contrast between the regular and repetitive brick facades and the curving roads separated by wide yards (some with their original slate sidewalks intact) gives the district its special character. And the consistent use of common building materials on buildings of all types and styles provides a sense of overall unity and proportion to the Fort as a whole. Foundations, many of which reach four or five feet above ground level, are made of rough-faced stone laid in a random ashlar pattern. Red brick is the predominant material for walls, although various bonds were used. Most windows and doors have granite lintels and sills and only a few buildings have had their slate roofs replaced. The brick, slate, and granite used in the Fort's construction have the further distinction of being made in Vermont itself.

For the first 50 years of the Fort's history, there was a remarkably constant use of the Colonial Revival style in buildings of all types. Although the residences on Officers' Row have the most classical detailing--pediments with denticulated cornices, porches with Doric or Tuscan columns, and Palladian windows--architectural detail is relatively consistent throughout the Fort. Windows and doors have segmentally arched openings--sometimes flat or semicircular--and the window sash range from one over one to two over two to six over one to six over six. There are some gambrel and some flat roofs, but hipped and gable roofs are most common. The stables and machine and repair shops are built of the same materials as, but are much simpler than the dwellings. Buildings intended for other uses, such as the drill hall (#55) and hospital (#84), were constructed of the common materials, but distinguished through the use of other architectural styles, the Richardsonian Romanesque and Queen Anne.

Today, the large parade ground provides a much-needed buffer between the residences and the traffic on busy Route 15. Trees shield the grounds from the road, covering five acres at the western and two acres at the eastern ends, leaving the middle open. A centrally placed gazebo (#151A) and flagpole (#151B) dating to the 1890s, have been joined by tennis courts (#151C)

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and a children's playground (#151E). A handsome gate (#151D) marks the entrance at the Fort's eastern end. At diagonally opposite corners of the Fort are areas set apart for supply and maintenance. The supply depot, with its dominating stone water tower (#102), the only building at the fort over three stories tall, is located at the southeast corner, where ready access to rail lines is available. A maintenance area is out of the way at the back, northwest corner.

The row of buildings that fronts the parade ground along Dalton Drive (Officers' Row), the most public face of Fort Ethan Allen, consists primarily of officers' housing, with two public structures--the main administration building (#141) and the officers' club (#142)--midway among the housing units. Although careful study reveals many differences among the buildings in such details as side or end gables, fenestration, and the exact configuration of porches, the overall impression is one of uniformity. Groups of two or four residences tend to be exactly alike, and the identical materials, symmetrical massing, center-gabled pavilions, and one-story porches tend to mask the differences. At the eastern end of Officers' Row are three brick duplexes (#146-148) that were built in 1898, a few years after the original construction. They have central double gables and second-story clapboarding. The end building (#149), built in 1904, is a long barracks for single officers with a two-tiered porch.

At each end of Dalton Drive and slightly behind it (along Barnes Street to the west and Ethan Allen Avenue to the east), are single and double houses (#78-90, 124-127) built in different periods, from 1894 to 1939, to house noncommissioned officers. These end groups form the transition onto Ethan Allen Avenue, the second street back from the parade ground, which contains the large, two-story barracks that housed the enlisted men. The four at the west end (#56-59) of Ethan Allen Avenue are noticeable for their two-tiered front porches. Opposite them is a modern, modular housing complex (#60) built for the University of Vermont in 1970.

At the other end of Ethan Allen Avenue is more housing for

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enlisted men (#50, 51, 53, 54) and a guard house (#52). Several public buildings occupy the space between the two types of barracks and across from the eastern group. These include the drill hall (#55), the post exchange (#62), a theatre (#67), and a chapel (#66); an administration building (#64), no longer standing, was among this group. The drill hall is the single most impressive building on the Fort. Its bulk, Romanesque arches, and central position in the plan signal its importance to the complex. Although these public buildings were built at different times, from 1894 to 1933, their use of similar materials and their scale allow them to blend in with each other and with the rest of the Fort. A large base hospital (#84) is set apart somewhat to the east of this group, close to the housing at the eastern end of Ethan Allen Avenue.

On the original base plan, the next street back (Hegeman Avenue) was occupied by stables (#22-28) for the cavalry. These large, 3- by 23-bay brick structures have monitors and carriage entrances centered on one side. A step back from them is the veterinary hospital (#18), built in 1908. In 1904, a group of carriage house/stables (#29-32) was built to the west of the earlier stables. These also have monitors and a full length of carriage entrances on one side as well. After World War I, all the stables were converted to use for horseless vehicles as the Army made the transition from horse to motor. In 1939, a row of one and a half story brick buildings (#41-44) were built on the south side of Hegeman Avenue as garages and repair shops (today converted to serve a variety of uses).

Three other areas are part of the Fort, but somewhat separate. One area, now used by the State Highway Department, was once the rifle range; it includes two 1904 artillery workshops (#14, 15), two large buildings (#11, 12) constructed during World War II, and several modern buildings constructed since 1960 by the Highway Department. To the east is a section now part of Camp Johnson (the National Guard base) that has several powder magazines (#153, 1904; #156, 1926; #157, 1930), a 1928 wireless station (#154), and a 1940 gas chamber (#152).

In the north central area of the Fort, along its

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northwestern border, are a group of wooden houses and apartments (#20, 71-75). Most are believed to have been built to house either civilian employees or the construction crew when the Fort was being built. There is one modern intrusion in this area.

At the eastern end of the Fort, near Route 15, is the former supply depot. It was built next to the rail lines, which are now gone, and contains storehouses (#105-107, 110, 114-116), shops (#91, 93, 96, 108, 109), a pumping station (#104), a scale house (#113), a variety of stables and sheds (#92, 94, 99, 100, 101, 111), a powder magazine (#98), and the tall stone water tower (#102). The stables and sheds are long, low, wooden buildings, but the rest of these structures are of the same granite foundation, brick wall, and slate roof construction as the rest of the Fort. This area has been adapted to a variety of commercial uses and does contain two large noncontributing buildings.

Of the 178 buildings in the district, 147 contribute to its historic character. Those few that are noncontributing, either because of alterations or age, are primarily in the back or off to the side. Some buildings are known to have disappeared from the site, primarily because of fire. These include four double stable guard houses (similar to #47-48), two stables similar to #30-35, a stable between #27 and #28, a 1927 ice house in the supply depot, some small garages (#117, 118), and a large administration building (#64). The spaces left by these buildings have usually been filled in as the facility needed more buildings, so there are few gaps in the density and rhythm of the streetscapes.

Today, Fort Ethan Allen is in mixed use. It is the home of Officers' Row, an award-winning moderate-income housing project, many small businesses, and state and university offices. The general condition of the buildings is good to poor with most of the deterioration due to neglect and lack of maintenance. The functions of many of the buildings changed after they were sold in the 1960s, but the exterior changes made were minimal.

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1. Industrial Shop, c.1941

This large, rectangular, steel-sided structure, probably built as an industrial shop c.1941 during World War II mobilization, is one story tall with a roof monitor that runs the length of the building. The long side of the structure and monitor are punctured by continuous rows of large 16-, 20-, 24-, or 30-light industrial windows. The gable ends have large, centered garage doors flanked by sets of multi-light industrial windows. The gable ends of the monitor contain one centered set of multi-light, industrial windows. The building was probably used as a hangar by the Air Force in the 1950s.

2. Incinerator, c.1941

To the north of the industrial shop/hangar (#1) is this c.1941 incinerator. It is a small, one story, shed-roofed building covered with corrugated metal siding. Running across the bottom half of the south wall, which has two nine-light windows, is a short, brick structure with an angled hatch door on the nearly flat roof. Just outside the southwest corner is a tall, circular, brick chimney.

3. Shed, c.1941

This small, square, storage building sits on a concrete foundation and has corrugated metal walls and roof. The door is in the center of the east side, and there are four over four sash in the north and south sides.

4, 5, 6, 7, 8. Salt Sheds, c.1960

These five long structures, one story high, with gable roofs of corrugated metal and exposed rafter tails, are identical. They are built of thick, flush boards, which are supported by wooden piers along the side elevations. The south, gable front facade consists of one large opening. These structures are used as salt storage sheds by the State of Vermont Highway Department. They are noncontributing due to age.

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9. Shed, c.1941

This shed, constructed c.1941, is exactly like building #3, which is described above. This shed was demolished by the Highway Department c.1990.

10. Garage, c.1941

This rectangular, one-story, wood frame and gable-roofed structure has novelty siding, synthetic roofing, and six double-door garage bays on the east elevation and four six over six windows on the north gable end. On the east side of the northeast corner is an entrance door.

11, 12. Sheds, c.1941

These identical, one-story, flush board structures are one bay wide and eight bays deep, have medium-pitched gable roofs and concrete foundations. The roofs are covered with asphalt sheeting and have boxed eaves. The east gable front facades are large, square openings. There originally were eight windows in each side elevation, but only two remain in each building, located on either side near the front and consisting of a nine-light window with wooden sills. The others were covered with flush board to match the original walls. There are plain corner boards, and metal rain spouts that run across the front facade.

13. State Highway Department Office, c.1963

This c.1963 office, used by the State Highway Department, is a four- by seven-bay, gabled, single-story ranch house with entrances on the west and south sides. It has a poured concrete foundation, wood clapboards, one over one sash, rolled steel hoods over the windows, and asphalt shingles on the roof. It is noncontributing due to age.

14. Artillery Workshop, 1904

This small, one and a half story, gable-roofed brick building sits with its eaves front parallel to Troy Avenue. Although the entrance was probably originally on the Troy Avenue (east) side of the building, it is now on the west side, facing into the

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State Highway Department area. Built in 1904 as an artillery workshop, the building sits on a foundation with a lower section of uncoursed, rock-faced, ashlar redstone and above that uncoursed, rock-faced granite, the top edge of which is beveled. The brick walls are running bond, with tinted red mortar. The gable roof is slate covered, with wide eaves and scrolled, exposed rafter tails. There is a simple, corbelled chimney on the ridge south of center.

All but one of the building's openings have segmentally arched tops. Window sills are of granite on the gable ends and concrete on the eave sides. The fenestration on the gable ends consists of a single window with six over six sash and a rectangular louver in the gable. Although probably not original, the openings on the west facade of the building are consistent in shape and material with other 1904 buildings at the fort. The fenestration is symmetrical, with doors in the outside bays, then eight over eight sash, then a proportionally large solid central space. The doors are wooden, with diagonal plank panels. Open wooden steps lead to a shed-roofed platform in front of the north door. There are no steps leading to the south door platform. In the center of the wall an oil tank sits on a similar wooden platform.

In the southern bay of the Troy Avenue side is a set of wooden double doors, similar in design to the doors on the west side, topped by a square steel lintel. In the center bay is evidence of an original smaller doorway, which has been bricked in. The north bay originally had double doors like those in the south bay, but now has a window with a six over six sash.

In 1942 the building was rehabilitated for use as an ordnance warehouse. It is now used by the State Highway Department as a carpenter shop.

**15. Artillery Workshop, 1904**

This small, one and a half story, gable-roofed brick building, an artillery workshop built in 1904, was originally identical to building #14 (described above), with its redstone and granite foundation, running brick bond, tinted mortar, slate roof,

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scrolled exposed rafter tails, and segmentally arched openings. It is three bays wide and one bay deep. All sash is six over six. The original windows have granite sills, while the east side replacement windows have concrete sills.

The west side of the building has a central doorway with plywood double doors and evidence of a former porch roof, with windows to either side. On the east side there are evenly spaced windows, replacing the original double-door, single-door, double-door configuration.

Rehabilitated for use as an ordnance warehouse in 1942, it is now used as a hot mix field lab by the State Highway Department.

16. Maintenance Shop, c.1941

A series of large, 21- to 63-light windows dominates the 18-bay length of this large, 3-bay wide, low, gable-roofed, wood frame building on a poured concrete foundation. The roof has monitor-like ventilators. Overhead garage doors have replaced the original gable end sliding doors (a single central door on the south end and two doors in the center and west bays of the north end).

Built as a maintenance shop c.1941, it is now used as a storage shed by the State Highway Department.

17. Shop, c.1941

This one and a half story, gable-roofed structure is one bay wide and nine bays deep with a small, single-story, shed-roofed addition intersecting the main block on the west facade. A large garage door is centered in the south gable end; the east and west facades have triple-hung, eight-light windows. Asphalt roofing and clapboards cover the building.

It is now used by the State Highway Department as a paint shop.

18. Veterinary Hospital, 1908

This T-shaped, one and a half story veterinary hospital, built in 1908, has a gable-sided main block that is 7 bays wide and 2 bays

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Fort Ethan Allen is significant for its architecture and landscape design as well as for its contribution to military history. Established during an important era of US Army reorganization, the Fort is a pristine example of the standardized building plans issued by the Quartermaster's Office beginning around 1890. (In this it is similar to several other military installations built or refortified during the same period--Fort Crook in Nebraska, Fort Sheridan in Illinois, Fort Screvan in Georgia, and Madison Barracks in Sackets Harbor, New York--all listed on the National Register of Historic Places.) The strong site plan--concentric roadways rippling out from an elliptical parade ground with buildings arrayed in descending order from "Officers' Row" to barracks to stables and shops--reflects the military's concern for both rank and efficient operation. The consistent use of style (the Colonial Revival almost exclusively), material (brick, granite, and slate), and massing in all buildings regardless of use combines with the landscape design to create a striking architectural statement that remains intact today. And although the Fort never fulfilled the purpose for which it was built--defense of the northern boundary from naval attack--it remained in active service for more than 50 years, evolving along with changes in technology and military strategy, and playing a role in each major war. As the only military establishment of its size and import in the state, it played a significant role in Vermont history, especially the economic and social life of the surrounding area. Fort Ethan Allen retains its integrity of location, design, setting, materials, workmanship, feeling, and association and is being nominated under criteria A and C.

A number of factors--practical and political, national and local--converged in the last decade of the 19th century to lead to the building of Fort Ethan Allen in the towns of Colchester and Essex Junction, Vermont. The changing needs of the US Army, the growing role of the United States in the international arena, the strategic importance of Lake Champlain, the presence of

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influential Vermonters in Washington, the site's access to rail lines and proximity to Canada, and the availability of donated land all contributed to the establishment of the Fort.<sup>1</sup>

In December 1890, the Sioux were defeated at the battle of Wounded Knee, signaling the end of the Indian Wars and the imminent closing of the many small Army forts scattered throughout the Western states. The Army wanted to both concentrate its troops in larger encampments for economy of supply and training and to distribute them "more generally among the states."<sup>2</sup> In 1885, there were more than 75 forts of various sizes west of the Mississippi and fewer than a dozen--all small--east of it. Ten years later, several of the largest forts were located in the North Atlantic states and the number west of the Mississippi had been reduced by a third.<sup>3</sup>

At the same time, the United States was emerging as a world power, with a need for a well-organized, standing army. As the country began to "flex its international muscles and assume an imperialistic stance,"<sup>4</sup> the relatively unprotected northern border emerged as a major concern. And, as it had been since Samuel de Champlain first challenged the Iroquois in 1609, Lake Champlain was of strategic military importance. It had been the corridor of battle in previous wars and offered a direct route to the Great Lakes and the American heartland. Protecting it was crucial. A fort near the Lake would enable the calvary to make "a prompt dash upon the canal system of Canada . . . to prevent the British from sending gunboats . . . into the Great Lakes."<sup>5</sup>

Not long after his appointment as Secretary of War in 1889, Vermont's Redfield Proctor began devising plans for a permanent military post in his state. Vermont Representative John Stewart brought the issue to the House in December 1890, while prominent Vermont Senator Justin Morrill took it to the Senate in January 1891. Both men met with strong debate on the issue and the proposed legislation failed to pass, despite general agreement on the need for protection of the northern frontier.<sup>6</sup>

In 1891, Redfield Proctor resigned his cabinet position to fill a vacant Senate seat. He introduced a bill placing a fort in Vermont in December that passed on March 8, 1892. Vermont's new

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Representative William Gout had a more difficult time getting his bill through the House. Gout's final solution was to drop the word "Vermont" from the proposed legislation, stipulating instead that the location would be chosen by the Secretary of War. Each hoping that the fort might be located in his own state, Gout's opponents voted for the bill.<sup>7</sup>

The proposed fort was originally planned for the Swanton-Highgate area, but the location in Colchester and Essex was chosen instead for its proximity to the Central Vermont Railroad. Though designed to defend against naval attack, access to rail lines was necessary for easy transport of men, equipment, and supplies. All the posts built or refortified during this era were located near transportation centers.<sup>8</sup> Political considerations also influenced the decision to locate the fort further south. While proximity to Canada was of strategic necessity, building a large new military post right on her border would be an affront to a friendly neighbor.<sup>9</sup> And the War Department wished to make it clear that "We do not fortify against Canada."<sup>10</sup>

The one prerequisite to building the fort in Vermont, required by the legislation, was that the land be donated to the federal government. When the location of the fort was announced in 1892, it was determined that 600 acres would be needed. Dr. W. Seward Webb of Shelburne contributed \$8,500 toward the purchase of land and another \$3,000 came from the Central Vermont Railroad. Both donations, however, were contingent on the people of Vermont raising an additional \$8,000. In September 1892 a meeting at the Burlington YMCA yielded nearly \$10,000 in pledges and subscriptions.<sup>11</sup>

The government named the soon-to-be-built fort for Ethan Allen, leader of Vermont's Green Mountain Boys. In March 1893, bids for the first phase of construction, to include barracks for 120 men (#53), two double sets of officers' quarters (#137, 138), a guardhouse (#52), two cavalry stables (#24, 25), a bakery (#69), a storehouse (#92), and a scale house (#113) were invited. The construction contract was awarded to James McFarren of West Troy, New York, on a bid of \$99,000. Captain Guy Howard of the US Army Quartermaster Corps supervised the project and Charles A.

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Woodbury, a Burlington civil engineer and son of Vermont Governor Urban Woodbury, oversaw the engineering.<sup>12</sup>

Before the first phase of construction was completed, the War Department ordered a new round of bids for additional buildings--a hospital (#84), a five-forge blacksmith shop (#91), and two double sets of noncommissioned officers' quarters (#78, 79). In April, rail links to the nearby Central Vermont Railroad were in place; the stone water tower (#102) was under construction by July and by the end of 1893, the roads and walkways were finished. During these initial phases of construction, a powerhouse (no longer standing), pump house (#104), and canteen (no longer standing) were also built. Work continued at such a steady pace that by the summer of 1894, the Fort was ready to accommodate four troops of cavalry,<sup>13</sup> and a total of 26 buildings was standing by the end of the year.

In September 1894, Troops C, E, F, and G of the Third US Calvary were given orders to transfer to the Fort. "Two trains of cars arrived at Fort Ethan Allen yesterday," noted the Burlington Free Press on September 29, "the first bringing horses, the second the officers, men and baggage . . . These troops have seen as much service as any command in the Army . . . from the Texas border . . . to Fort Riley during the opening of the Cherokee strip . . . to Chicago to put down the rioting strikers." In addition to this long and varied service, F Troop was a mounted exhibition drill team--the pride of the US Calvary--that performed throughout the northeast while stationed at the Fort.

Local citizens who had campaigned for and donated funds to the Fort were not disappointed. The tremendous quantity of brick used in the construction was supplied by Drury's Brickyard in nearby Essex Junction. A limestone quarry was opened east of Route 7 to provide crushed stone for the roads.<sup>14</sup> Granite for the foundations, sills, and lintels came from Vermont quarries as did the blue slate for the roofs. The demand for lumber, hay, grain, and other supplies was also met by the surrounding communities. Perhaps as important as this contribution to the local economy, however, was the addition the soldiers made to the local social scene. One author has commented that during their first month in

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Vermont, "the social activities of the officers must have fatigued them more than the mounted drill."<sup>15</sup> The Fort became an integral part of the community, providing entertainment and numerous activities for troops and townspeople alike. Warm Sunday afternoons brought bandstand concerts on the parade ground, and polo, baseball, and football matches as well as horse shows.

The next major development at the Fort came in 1898 on the eve of the Spanish-American War. The Third Cavalry had been transferred and the Fort became a mobilization point for the Vermont National Guard, which had been recruited to maximum strength and put on war alert. Although 12 companies of the Vermont regiment left by train, they were detained in Georgia and never saw service in Cuba.<sup>16</sup> Another small burst of construction also took place in 1897-1898 with the erection of two cavalry stables (#22-23), a band barracks (#46), double guardhouse (#48), more housing for officers (#146-148) and noncommissioned officers (#81), a storehouse (#105), and the bandstand (#151a).

The next period of real expansion occurred in 1904-1906 to provide facilities for artillery units that had been assigned to the post. Five double (#129-132, 134) and two single (#128, 133) officers' quarters, a barracks for single officers (#149), and four barracks for enlisted men (#56-59) were built as were an addition to the bakery (#69), an office building (#64), five artillery stables (#29-32, 35), the post exchange (#62), and several shops (#14-15, 28). In the supply depot, the steel water tower (no longer standing), storehouses (#106, 111, 115), and oil houses (#97a,b,c) were built. In 1905, the Fort was electrified; it had previously been powered by natural gas.

By 1906, the end of the second major period of construction, the nucleus of the Fort had been built and it had taken on its distinctive layout, architectural style, and land use plan, all of which have been maintained to this day. The building of Fort Ethan Allen coincided with the Army's adoption of standardized plans for its new posts. This had a defining influence on how the Fort was built and is the source of its architectural significance.

Criticism of how America's troops were housed had been heard

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for years, but intensified in the 1880s. Public health officials were especially critical of provisions for sanitation, heating, and ventilation.<sup>17</sup> At the same time, rising construction costs coupled with inadequate budgets were putting a real strain on the ability of the Quartermaster's office to complete all its construction projects.<sup>18</sup>

Attempts to deal with these problems led to a major program of standardization in building design from 1890 to 1917.<sup>19</sup> Multiple plans for barracks, headquarters, gymnasiums, storehouses, and post exchanges were issued and in 1909, Congress placed limits on construction costs for officers housing. These spending caps--\$15,000 for generals' quarters, \$12,000 for field officers, and \$9,000 for company officers<sup>20</sup>--clearly reflected the military hierarchy as did building design. Plans betrayed a direct relationship between rank and space allocation. Designs were consistent in the number of rooms per unit, but would vary in size from 14 feet by 14 feet for lieutenants, for example, to 16 feet square for captains.<sup>21</sup>

The majority of the buildings at Fort Ethan Allen--especially those from the initial 14-year period (1892-1906)--were built from these plans issued by the Quartermaster's office. The dominant architectural style is the Colonial Revival, a style that was becoming popular at the time of the Fort's construction. Some of the most striking examples can be found on Officer's Row (#128-141), built between 1893 and 1904. While employing many classical motifs, such as keystone lintels, denticulated cornices, rolled roof flashing, and Palladian windows, a certain restraint predominates, underlining the relative austerity of the military plans.

In addition to style, the use of standardized plans also contributed to a consistency in scale and materials. The buildings at the Fort are all relatively large, but maintain a pleasing relationship of scale one to another. While design details provide a level of variety, the consistency of materials--granite foundations and sills, brick walls, and slate roofs--is almost absolute. Even the stables, shops, and storehouses employed the same solid materials and workmanship as housing for

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the officers. These buildings may have been located at the edges of the Fort, but they were not neglected in terms of quality of construction. Forts built during this period were criticized by contemporaries as "monotonous,"<sup>22</sup> but are valued today for their feeling of coherence and unity.

Military social structure is expressed at the Fort in plans for individual buildings, but especially in the layout of the grounds and how buildings are grouped in relation to each other. In keeping with the Army's ideas of efficient organization and hierarchy, the officers were separate from the enlisted men and the stables and support buildings were on the periphery. The parade is the center around which everything else revolves and distance from it is a reflection of rank. Fronting it are the largest, most detailed residences for officers. Housing for noncommissioned officers and enlisted men's barracks follow, each in its own arc. At the rear are the stables and shops and, segregated to one side, the supply depot. Public buildings--the drill hall, chapel, and post exchange--are clustered in the middle. This original site design and land use plan was so strong that it has determined the style, materials, and locations of new construction as well as the use of existing buildings ever since.

Landscaping also contributed to the sense of symmetry and hierarchy, while providing an example of popular taste during the Fort's period of initial construction. The tree-lined streets (especially along Officers' Row), large lawns around residences and administrative buildings, and slate sidewalks all contributed to the overall design. And as the Fort expanded over the years, this continuity of design was maintained. Many of the original open areas are now gone, however, since, as more space was needed, new structures were built as infill rather than by expanding the Fort's boundaries.

Like other American military posts, Fort Ethan Allen was the scene of much activity with the advent of World War I in 1914. Over a four-year period, about 8,000 men<sup>23</sup> were trained at the Fort, pushing housing facilities and camping space to overflowing. There was little construction during this period of intense training, however; the fire station was built in 1916 and

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two shops (#101, 108) were built in 1918.

During World War I, new technology and methods of warfare changed the role of the cavalry troops forever. Motorized vehicles and tanks, as well as sophisticated weaponry replaced the soldier on horseback with his hand-held gun. The era of the cavalry was drawing to a close in the 1920s, and as a result, many of the cavalry stables (#22-27) were converted to garages and other support facilities. Numerous officers' garages--usually simple, wooden structures designed to house from 3 to 16 vehicles--were constructed in various locations around the Fort. A small number of horse soldiers remained at the Fort, participating in parades and, occasionally, guard duty. In 1934, the last of the heavy draft horses were sold and their stables redesigned for automobiles.

In the 1930s, Fort Ethan Allen began to assume a wider variety of roles. It was a focus of Depression relief in the New Deal years. From 1933 to 1938, the Fort was headquarters for the Vermont Civilian Conservation Corps. Temporary barracks, no longer in existence, were built along the southern borders of the reservation, to provide housing for the trainees prior to their assignment to one of the 37 CCC companies established in the state. The Corps built roads, bridges, and flood control dams; improved forest land; and installed miles of telephone lines. Under the auspices of the Federal Art Project, Vermont artist Stephen Belaski painted a mural in the Officers' Club (#142); it has since been painted over.

The years from 1939 to 1941 marked another period of intense growth at the Fort, in anticipation of possible involvement in World War II. In 1940, the federal government allocated \$1 million for the construction of several 40-bunk barracks and other buildings between Camp Johnson and Fort Ethan Allen to house the National Guard units being trained for potential service.<sup>24</sup> Numerous garages and repair shops (#41-44, 65, 70, 93) were built during this period to accommodate the expanding fleet of motor vehicles, and eight sets of quarters for noncommissioned officers constructed in 1939 (#85, 88-90, 124-127) may have been taken from standardized plans issued by the Quartermaster's

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office.<sup>25</sup> Local civilians employed by the Works Progress Administration were given jobs in the construction of the new buildings. The next two years, during which 5,000 men from all over the country arrived at the Fort, mark the peak of its military role.

In 1944 the Fort was declared inactive, although it continued to serve as a storage depot for search lights, generators, and other equipment. Many of the dwellings were allocated to the Public Housing Authority for civilian occupancy.<sup>26</sup>

The 134th Fighter Interceptor Squadron of the Vermont Air National Guard arrived at the Fort in 1951 and the next year, it was renamed Fort Ethan Allen Air Force Base. Rumors circulated as to what kind of missile would be based in Vermont, and in 1958 a \$13.5 million goose missile program was announced, only to be cancelled by the Air Force the same year. A second missile project was then begun, again to become obsolete before completion.

In 1960, despite much protest at the state and local level, the Air Force announced the closing of the base. A military committee was created to explore further possible uses of the Fort, including a missile stockpile, jet repair and maintenance center, and cold weather missile research. Civilian groups proposed an international refugee center and a Peace Corps training center. No workable alternative was found and in 1961, 787 acres of land were transferred back to the US Army. A year later the remainder of the base, including 170 buildings, was declared surplus property to be disposed of by the General Services Administration.<sup>27</sup>

In 1962, private commercial and residential use of the Fort began. The Vermont State Police established its headquarters in 1963 on part of the 20 acres purchased by the state. In 1964, the University of Vermont and St. Michael's College each signed 20-year agreements to gradually assume ownership of specific buildings and land (ca 40 acres each), on a 5 percent per year basis. Other available parcels were purchased by private individuals. This conversion from military to civilian ownership

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did not noticeably alter the landscape at the Fort, however. The design of the original buildings and land use plan were so strong that new owners adapted their needs to the Fort and not vice versa. Officers' quarters and enlisted men's barracks remained in use as residences, with the hierarchy now reflecting income level rather than rank. And the stables and other large storage and shop buildings were converted for compatible industrial and commercial purposes. A minimum of new construction has kept the original feeling and association of the Fort almost entirely intact.

In October 1987, the University of Vermont announced its intention to sell 21 buildings and 30 acres of land, including Officers' Row and the parade ground to a private developer, signalling the last major phase of development to take place at the Fort. Concerned for the future of the Fort, the town of Colchester asked the University to delay any sale until study and planning could be accomplished. The Colchester Community Development Corporation then assembled a team of planners, architects, historians, and community leaders to draft a master plan meeting four goals: to provide affordable housing, to maintain open space, to preserve historic structures, and to insure fiscal responsibility to the two towns (Colchester and Essex Junction).<sup>28</sup> The study concluded that the lay out and land use at the Fort were well thought out and functional by current planning standards and should be retained.<sup>29</sup>

Although numerous political barriers had to be overcome, the Vermont Housing Finance Association ultimately purchased the Officers' Row buildings and in conjunction with the Vermont Home Conservation Board, renovated them for moderate-income housing in 1990. Two-thirds of the total units created were slated for sale to buyers at or below the state's median income level and special financing packages were developed to make the purchases possible.<sup>30</sup> This award-winning project not only preserved the most architecturally significant buildings at the Fort, but also brought the first significant breach in the hierarchy of the site plan by making it possible for moderate-income Vermonters to live on Officers' Row. Other buildings have also been the focus of

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recent preservation efforts. Vermont Public Radio is renovating the veterinary hospital (#18) for studio and office space and one of the artillery stables (#29) is being rebuilt after being heavily damaged by fire.

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2. Captain Guy Howard, "Fort Ethan Allen." *The Vermonter* 1(August 1895):76.
3. John Buechler, "Fort Ethan Allen: A Post on the Northern Frontier." *Vermont History* 35(January 1967):3.
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6. Buechler, op cit, p 4-5.
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11. Buechler, op cit, p 9.
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14. Ruth Wright, *History of the Town of Colchester: From Ice Cap to Interstate*. Burlington, Vt, 1963, p 112.
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17. Bethanie C. Grashof, *A Study of US Army Family Housing Standardized Plans, 1866-1940, Vol I, Introduction*. Atlanta, Ga:Center for Architectural Conservation, Georgia Institute of Technology, 1986, p 11, 28.
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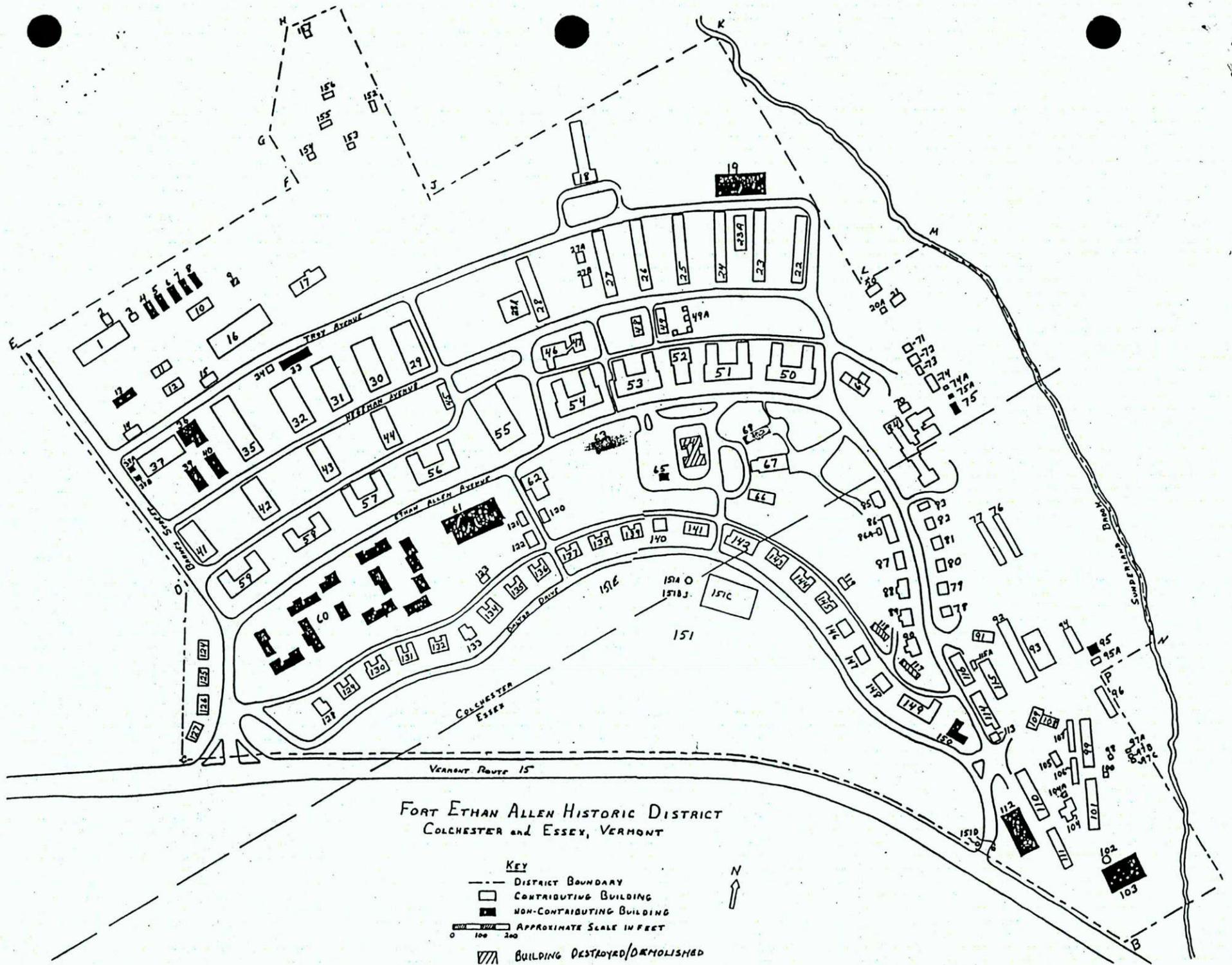
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19. Ibid.
20. Grashof, op cit, p 33.
21. Grashof, op cit, p 20.
22. Grashof, op cit, p 40.
23. Boyd, op cit, p 48.
24. Boyd, op cit, p 51.
25. See, for example, photos of plan NCO-9 in Vol 5 (1917-1940) of Grashof, op cit.
26. Boyd, op cit, p 51.
27. Boyd, op cit, p 56.
28. Boyd, op cit, p 97.
29. Boyd, op cit, p 99.
30. Boyd, op cit, p 107-108.



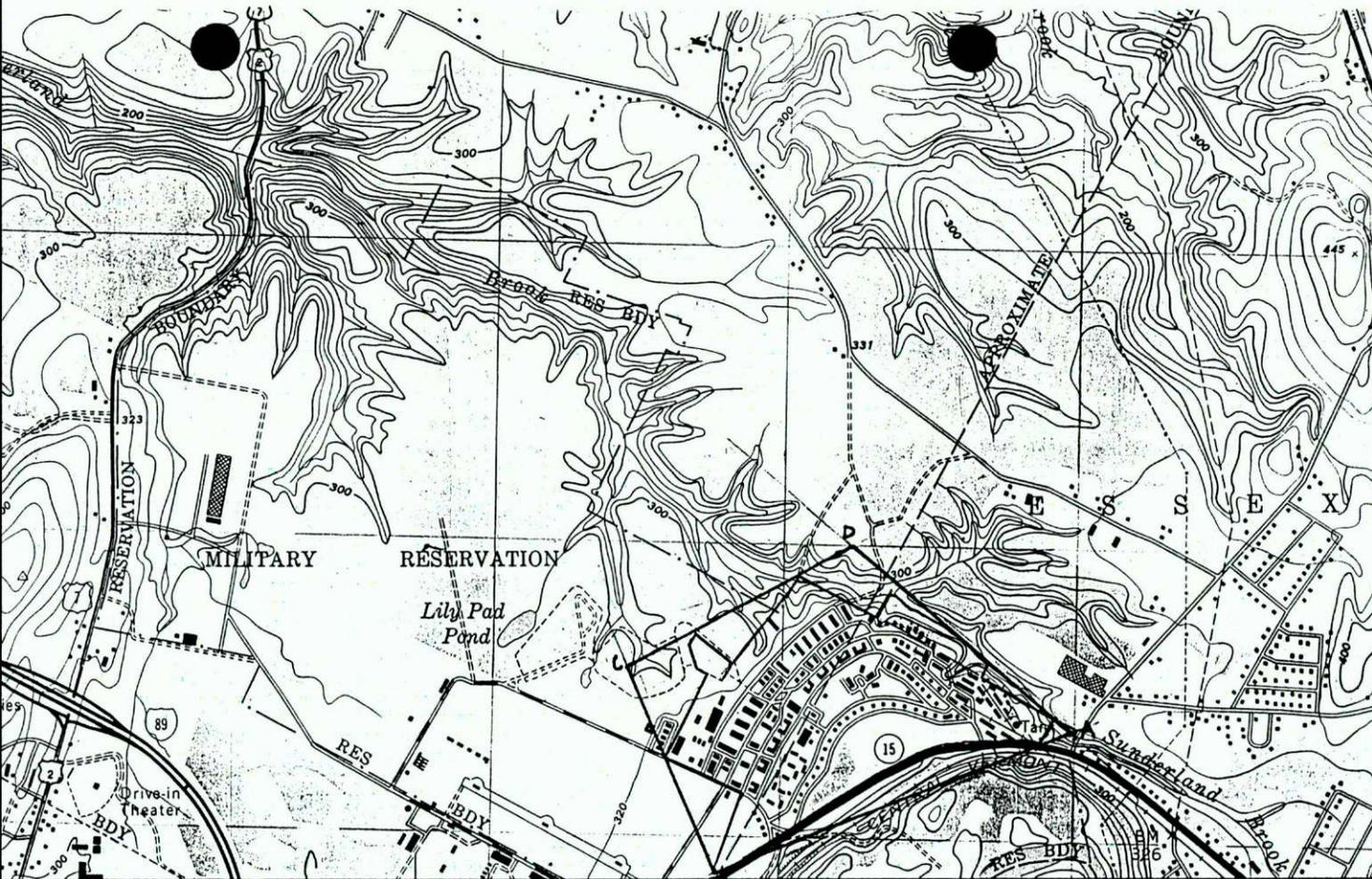
FORT ETHAN ALLEN HISTORIC DISTRICT  
COLCHESTER and ESSEY, VERMONT

**KEY**

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- CONTRIBUTING BUILDING
- NON-CONTRIBUTING BUILDING
- ▨ BUILDING DESTROYED/DENOLISHED

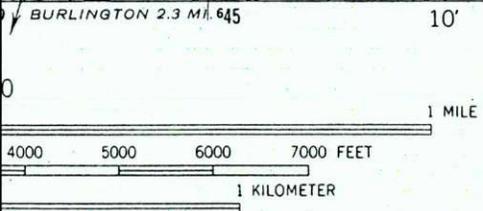
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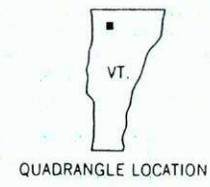
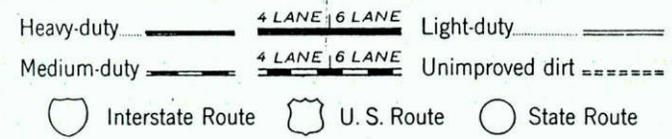
Fort Ethan Allen  
 Historic District  
 Colchester and Essex,  
 Chittenden County, VT

UTM References:  
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 B: 18/646780/4922880  
 C: 18/646460/4929580  
 D: 18/647240/4930000



WINDOSKI 1.9 MI. BURLINGTON 3.5 MI. ESSEX JUNCTION 1.2 MI. 4.1 MI. TO U.S. 2

ROAD CLASSIFICATION



COLCHESTER, VT.  
 (FORMERLY FORT ETHAN ALLEN)  
 SW/4 MILTON 15' QUADRANGLE  
 N4430-W7307.5/7.5

1948  
 PHOTOREVISED 1972  
 AMS 6373 II SW-SERIES V813

MAP ACCURACY STANDARDS  
 Y, WASHINGTON, D. C. 20242  
 SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled by the Geological Survey from  
 aerial photographs taken 1972. This information not field checked  
 Purple tint indicates extension of urban areas

ESSEX JUNCTION 2.4 MI.  
 5.3 MI. TO U.S. 2

4930000m N.

44°30'

73°07'30"

(ESSEX JUNCTION)  
 6372 1 NE

**Fort Ethan Allen Historic District**  
**Colchester and Essex, Chittenden County, Vermont**

List of Buildings

\* = non-contributing to the district due to age or alteration

<u>Bldg. #</u>	<u>Name/Type of Building</u>	<u>Construction Date</u>
1	Industrial Shop/Air Force Hangar	c.1941
2	Incinerator	c.1941
3	Shed	c.1941
4 *	Salt Shed	c.1960
5 *	Salt Shed	c.1960
6 *	Salt Shed	c.1960
7 *	Salt Shed	c.1960
8 *	Salt Shed	c.1960
9	Shed (demolished c.1990)	c.1941
10	Garage	c.1941
✓11	Shed	c.1941
✓12	Shed	c.1941
13 *	Office	c.1963
14	Artillery Workshop	1904
15	Artillery Workshop	1904
16	Storage Shop	c.1941
17	Paint Shop	c.1941
18	Veterinary Hospital	1908
19 *	Warehouse	1970
20	Civilian Dwelling	1900
20a	Shed/Dove Cote	1900
21	Civilian Dwelling	c.1894
22	Cavalry Stable	1897-98
23	Cavalry Stable	1897-98
23a	Storage Facility	c.1990
24	Cavalry Stable	1894
25	Cavalry Stable	1894
26	Cavalry Stable	1894
27	Cavalry Stable	1894
27a *	Storage Shed	c.1970
27b *	Storage Shed	c.1970
28	Ordnance Storehouse and Shop	1904
28a	Garage	c.1990
29	Cavalry Stable	1904
30	Artillery Stable	1904
31	Artillery Stable	1904
32	Artillery Stable	c.1904
33 *	Garage	c.1987
34	Shed	c.1945
35	Artillery Stable	1904

EXHIBIT B

**AGENCY OF TRANSPORTATION**

**OFFICE MEMORANDUM**

**DISTRICT 5**

**TO:** Bob McCullough  
**FROM:** Richard Hosking P.E. District Transportation Administrator  
**DATE:** February 24, 1998  
**SUBJECT:** Visual Analysis of Salt Sheds and Storage Garage

On February 24, 1998, I performed a visual analysis of 3 buildings at the District 5 Colchester Maintenance facility located at 5 Barnes Ave Colchester, VT. These buildings consisted of 2 former salt sheds and a storage garage. The results and conclusions of my visual analysis are summarized below.

**Salt Sheds**

There are two salt sheds adjacent to each other and both are of the same construction. These buildings are three sided with the east end open. Construction consists of 2 x 4 vertical stud walls on a concrete foundation wall. The exterior sheathing consists of 1 x 6 horizontal boards. The original windows have been removed and the window openings have been studded and board sheathing installed. A secondary interior wall has been built. This wall consists of 6 x 6 rough sawed vertical timbers on 8 foot centers with 2 x 6 rough sawed horizontal planks. The north and south walls are tied together at the truss points with woven wire rope to prevent the walls from tipping outward.

The roof system consists of 2 x 6 trusses on 8 foot centers with a 2 X 4 roof frame covered with 1 x 6 boards. The boards are then covered with an asphaltic roofing system. In addition to the original trusses, intermediate trusses have been installed to try and prevent the roof from failing.

Many of the roof trusses have failed causing the roofs to start to collapse. Failure is mostly in the bottom chords and looks to be from contact with equipment used to remove the salt from these sheds.

It does not appear that these sheds can be repaired. The walls need to be strengthened and many of the studs need to be replaced. The roof system has failed with the broken bottom chords on the trusses causing the roofs to sag. The northerly salt shed is the worst of the two and could collapse under a heavy snow load. The only thing preventing collapse is the woven wire rope wall ties. In my opinion these 2 buildings are beyond repair. The original design of the buildings has been changed with their conversion to salt sheds and I recommend that they be demolished before they collapse.

**Storage Garage**

The garage consist of two equipment bays and a small storage room. Wall construction on three walls is 2 x 4 studs with 1 x 6 decorative board siding. The interior walls have various materials on the stud frame. The south wall consists of vertical built up wood columns 12 foot on center with wooden double out swinging doors in the equipment bays. This covers 90 % of the south wall with the remaining 10% traditional 2 x 4 stud wall construction.

The roof system consists of built up 2 x 6 trusses 12 foot on center with 2 x 6 (or 8) purlins covered with boards. An asphaltic rolled roofing system tops off the roof. There is a hung ceiling suspended from the roof system. Due to the unsafe condition of the roof and ceiling, I was unable to verify exact sizes of the members. There is evidence of rot in the roof system. One truss has failed causing the roof adjacent to the truss to sag 2 feet. There is a hole in the roof on the north side of the building.

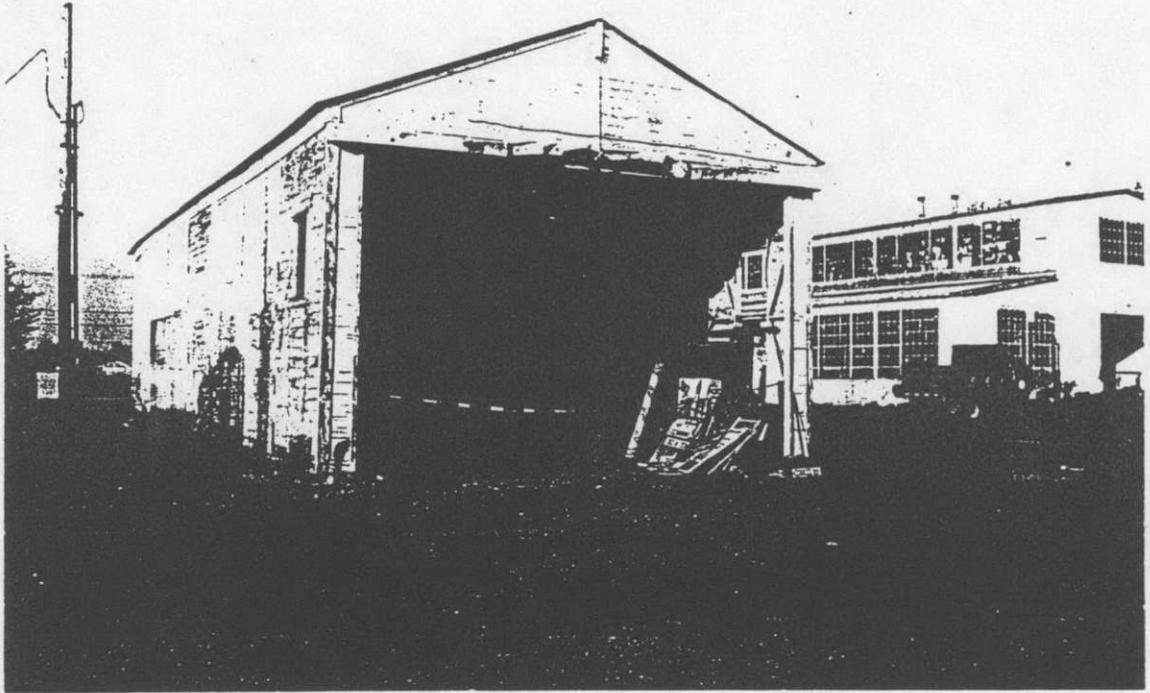
The existing roof system can not safely be repaired and must be removed and replaced. The columns on the south wall should be replaced before a new roof system is installed. The existing design of the roof system should be checked to see if it meets current building codes. In my professional opinion, the cost to remove and replace the roof system and replacing the existing columns is not cost effective. The historic value of a traditional designed storage building has to be weighed against the cost to replace the roof system understanding that the roof

**POOR QUALITY**

**ORIGINAL\_\_\_\_\_**

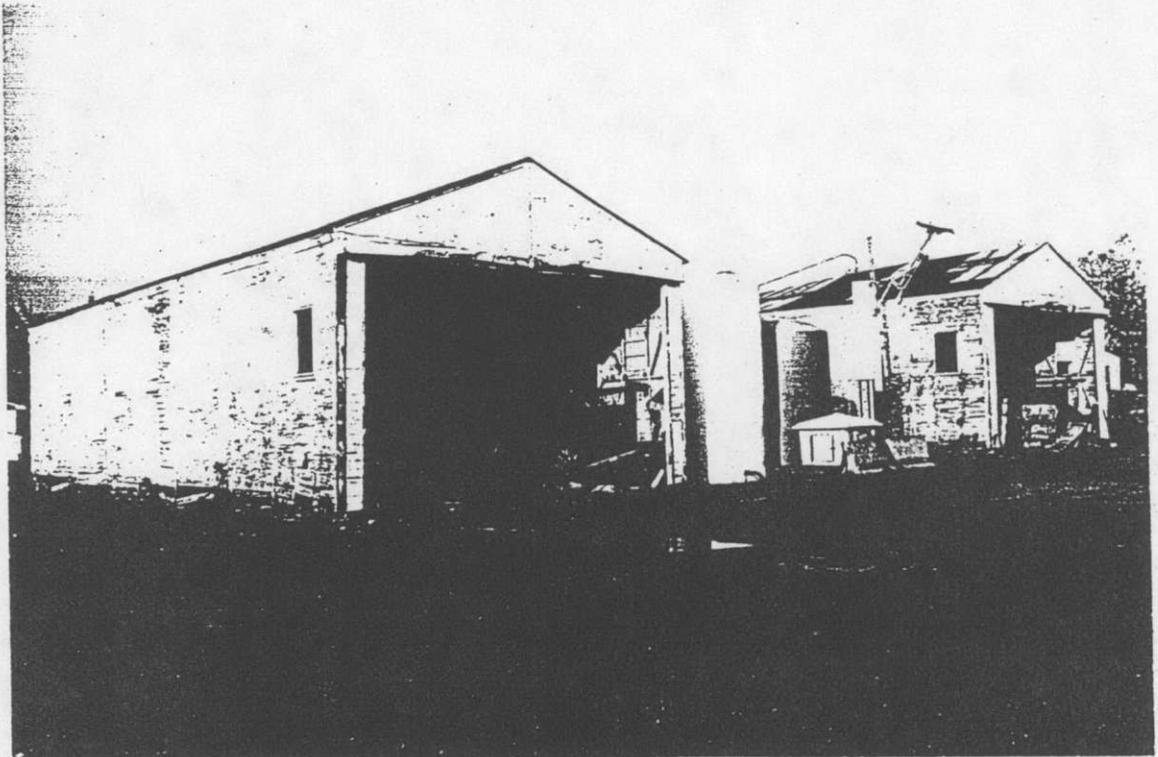
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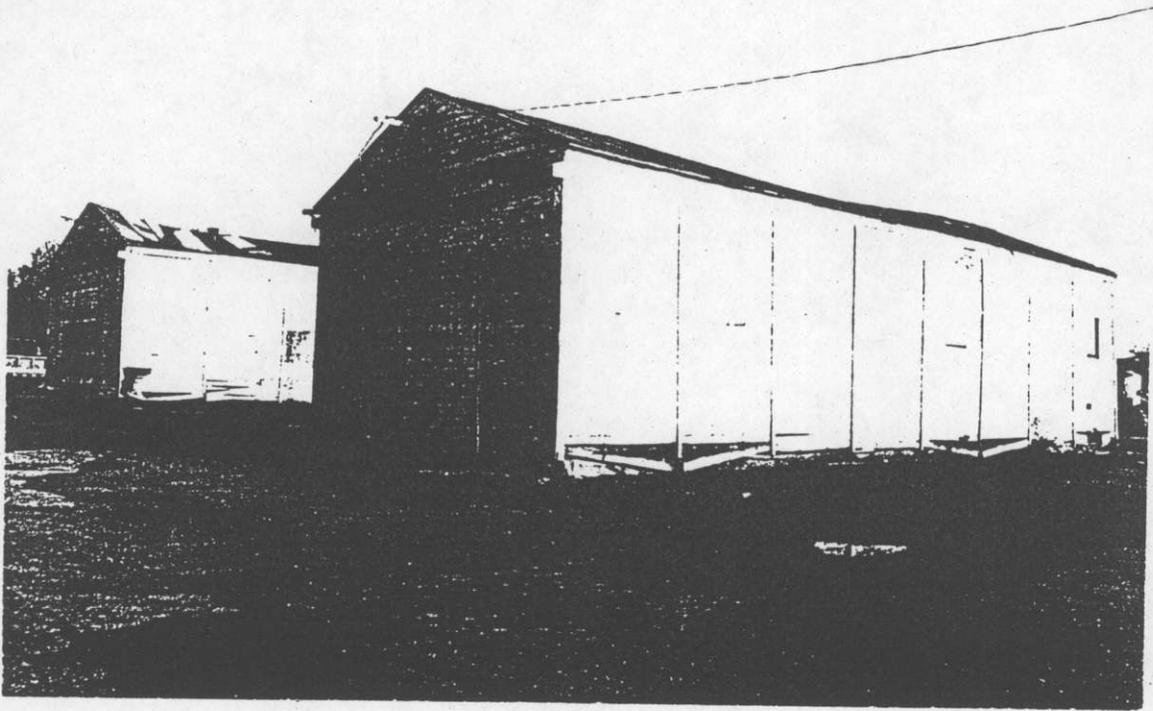
EXHIBIT C



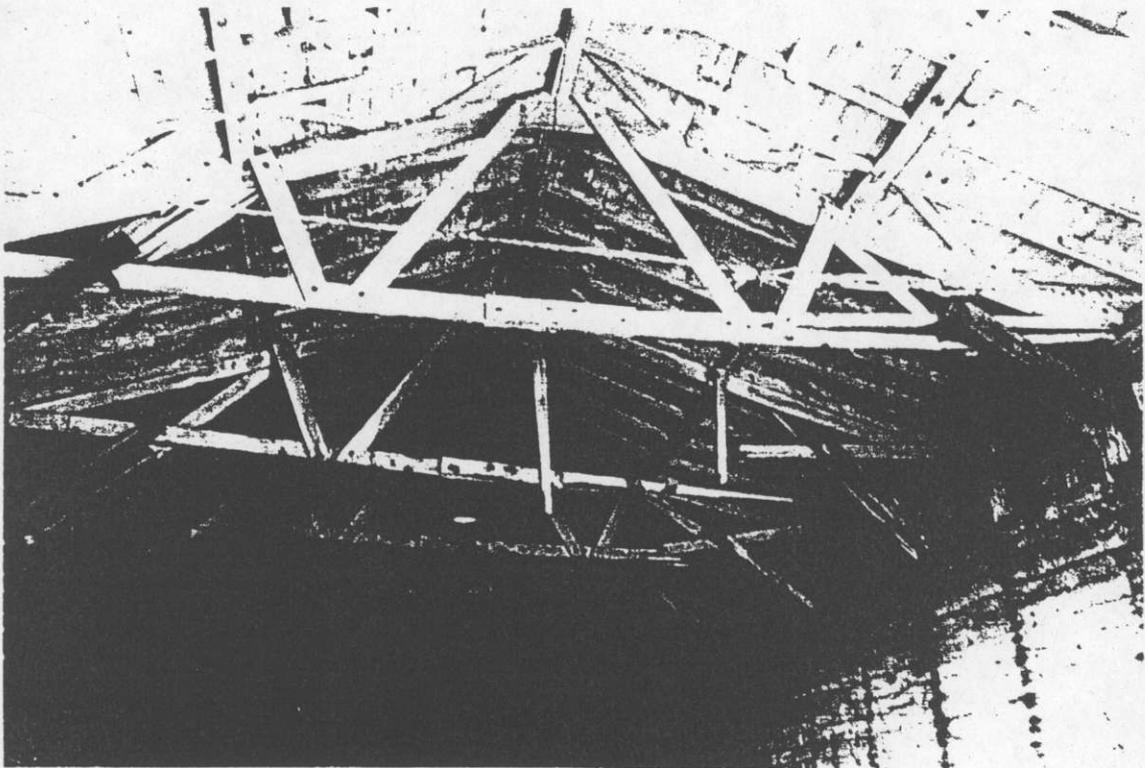
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No. 12

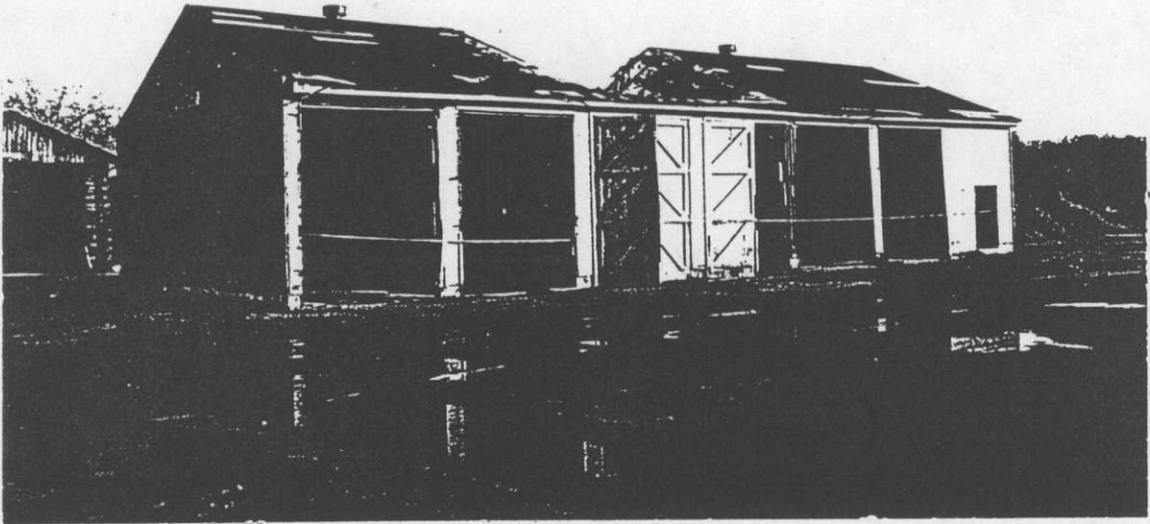




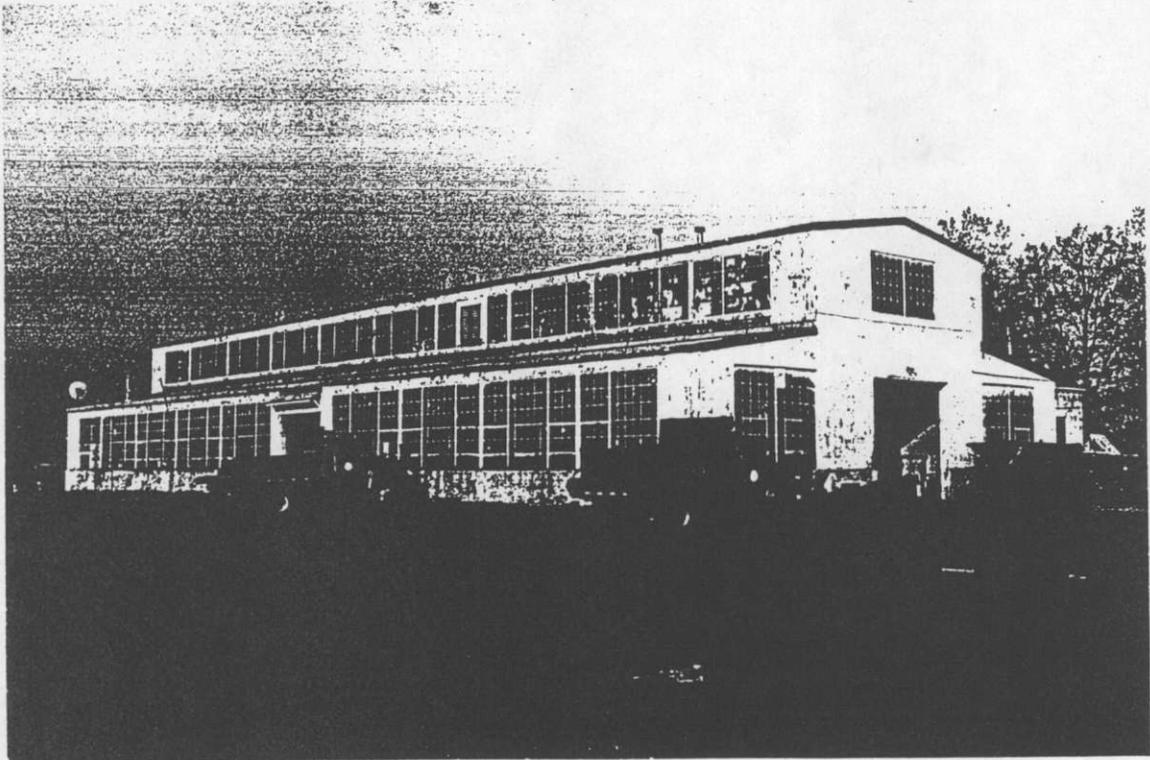
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No. 12



No. 10  
(DEMOLISHED)



No. 1



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The monthly meeting of the Vermont Advisory Council on Historic Preservation will be held August 18, 1998, from 9:00 a.m. to 3:30 p.m., at Hildene in Manchester, Vermont, in the Pavilion behind the old carriage house. **NOTE:** You can park at the Visitor Center.

**AGENDA**

- |              |  |                   |
|--------------|--|-------------------|
| I.           | Meeting dates and review of 1998 calendar                                | 9:00 a.m.         |
| II.          | Minutes  | 9:15 a.m.         |
| III.         | State Register Review and Designation                                    |                   |
|              | A. Chittenden House, Plainfield  | 9:30 a.m.         |
| IV.          | 22 V.S.A. §14 Review   | 9:45 a.m.         |
|              | A. Caledonia County Courthouse   |                   |
| V.           | Old Business   |                   |
|              | A. Brief review of priority list   | 10:15 a.m.        |
|              | B. Regulation of School Projects   | 10:45 a.m.        |
|              | C. Discussion/Agenda for meeting with New York State<br>Advisory Council | 11:00 a.m.        |
|              | D. Other   |                   |
|              | A. West Swanton Fish Hatchery letter                                     |                   |
| VI.          | New Business   |                   |
|              | A. Budget Presentation   | 12:15 p.m.        |
| <b>LUNCH</b> |  | 12:30 - 1:30 p.m. |
| VII.         | Tour of Hildene - meet the historian in the Carriage Barn                | 1:30 p.m.         |
| VIII.        | Archeology Report  | 2:45 p.m.         |
| IX.          | SHPO Report  | 3:00 p.m.         |
| X.           | Adjourn  | 3:30 p.m.         |



State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501

MINUTES  
August 18, 1998

- Members Present: Holly Groschner, Chair (Arrived at 9:40 a.m.)  
David Donath, Vice Chair  
David Lacy, Prehistoric and Historic Archaeologist  
Kim Zea, Historian, Citizen Member (Arrived at 9:40 a.m.)  
Glenn Andres, Architectural Historian  
William Finger, Citizen Member
- Staff Present: Emily Wadhams, State Historic Preservation Office  
Nancy Boone, State Architectural Historian  
Lanora Preedom, Administrative Assistant
- Others Present: Jay Swainbank, Department of Buildings and General Services  
Steve Denson, Architect  
Karen Dasy, Architect

The meeting was called to order at 9:13 a.m. by Vice Chair, David Donath, at Hildene in Manchester, Vermont.

I. Meeting Dates and Review of 1998 Calendar - Mr. Lacy suggested that the October 13 meeting be at the Cloverleaf archaeological site in Bennington. Ms. Wadhams suggested putting archaeology as it relates to funding for the rules discussion also in October. Ms. Wadhams said that she would like to invite Commissioner Grimes and Secretary Lambert to the October meeting. The November meeting will be on the 17th.

II. Minutes - there were no minutes.

Ms. Boone briefed the Council about the State Register Review of the Chittenden House and the 22 V.S.A. § 14 Review of the Caledonia County Courthouse. She also explained item V. B., Regulation of School Projects and briefed the Council on other issues on the agenda.

III. State Register Review and Designation -

A. **Chittenden House, Plainfield** - Ms. Boone passed around photographs to the Council and explained the history of the property. Mr. Lacy made the motion to place the Spruce

Mountain Inn on the State Register under Criteria 1. Seconded by Mr. Finger. There was no discussion. The vote was unanimous.

Chair, Holly Groschner took over the meeting.

The Council commends Mr. John Dumville, Mr. William Jenney and Mr. Howard Coffin for their excellent work which made the President Calvin Coolidge 75th Inaugural celebration a success.

VIII. Archaeology Report - Mr. Lacy reported the following:

- The Cloverleaf Project Phase III and been funded for continuation. Ms. Zea suggested that the site should be interpreted to its maximum potential.
- April St. Francis called him regarding artifacts which were going to be sold at auction. He indicated that the policy regarding Native American affairs, relations, and history in general is unclear, and needs to be addressed. He would like to define better where the Division staff gets involved and would like to have this discussion added to the "priority list".
- Middletown Springs - The Council recommended that this project be monitored, however, "monitoring" was never defined. Mr. Lacy said there was a major discrepancy in the bids, and that the Division or the Council need to define a procedure for monitoring. He further stated that it is unclear what it means to have "stop authority". It was suggested that an archaeology monitoring sheet be drafted by the Division with the help of Mr. Lacy. Ms. Wadhams explained that there is a need to develop a new archaeology policy.

IV. 22 V.S.A. § 14 Review

**A. Caledonia County Courthouse, St. Johnsburry** - Mr. Jay Swainbank, Department of Buildings and General Services, Mr. Steve Denson, and Ms. Karen Dasy, project architects appeared before the Council to explain the project. Mr. Swainbank said that the project was first brought to the Division about 5 years ago. Buildings and General Services has done several stages of archaeology and have uncovered human remains. Mr. Denson said that since 1993 various sites have been identified to place the courthouse, however, it was decided to put an addition on the existing building. Mr. Denson noted that the courthouse will service all four courts. He explained that they have decided to maintain the front entrance of the original courthouse. Mr. Denson said he was concerned how to keep the smaller, original building prominent, with the addition of the 32,000 square foot new section. Mr. Denson explained that they are not attempting to match the existing building but to make it harmonious. Ms. Dasy passed around historic photographs of the original building, and some later photos. She also explained the elevations and plans. There was discussion regarding parking and handicap accessibility. The questions were answered to the satisfaction of the Council. Mr. Swainbank explained the history of the site and how important the area is to the local significance of St. Johnsburry.

Ms. Groschner asked what will happen to the interior features of the building. It was explained that most interior features will remain; they will try to retain the ceilings, woodwork, trim, layout, and the stairs. Ms. Dasy also indicated that the east wall will be retained and the existing windows will be used as access. Air conditioning will be added and they will be sympathetic with the grills on the exterior of the building. Ms. Dasy explained that they will use split face brick, gray or cream, the upper level will have wire cut brick, and they would like to tint the mortar so it doesn't dominate the original building. She noted that they will pick up the green in the gallery area, the new windows will be green band extruded aluminum. Ms. Dasy said the granite foundation will be carried along the addition. She said there may be some ADA issues, and they will keep in touch with the Division regarding any changes or additions. Ms. Dasy noted that the ramp is still being researched, but the present plan is to have it at the front entrance. They will remove the existing stairs and add new larger steps to accommodate the ramp. Discussion of alternative locations ensued. There were suggestions about raising the grade to accommodate access rather than a concrete ramp. Mr. Denson agreed to look at other options, but there are also security issues. The public needs to use the front entrance. Ms. Zea suggested using the monument to the right of the entrance and incorporating it into the handicap access. There is also the problem of snow coming off the roof. The ramp needs to be far enough away from the building to avoid snow on the ramp.

Ms. Groschner complimented the architect on their design but expressed concerns about a few issues, i.e. the main stair and the ramp. The architect will consult with the Division.

The Council agreed there is not enough information presented regarding Labor and Industry concerns. Mr. Donath is concerned that Labor and Industry will put different criteria on the design. Mr. Swainbank indicated that the entire building will contain an automatic fire suppression system which hopefully will relax the Labor and Industry regulations.

Mr. Lacy moved that the addition to the Caledonia County Courthouse will have an adverse effect only on archaeological resources not on the architecture which makes the site significant, with the following conditions: (1) the project architect will consult with the division on choice of brick and mortar, entry ramp, stairwell, or any changes which will result in further ground disturbance; (2) there will be documentation of the east facade which will be covered. The Council indicated that the addition meets the Secretary of the Interior Standards. Mr. Donath asked if there is a way to retain the plans permanently. Mr. Swainbank said that Buildings and General Services maintains "as-built" plans on mylar at the Department. Seconded by Mr. Finger and voted unanimously. The Council mentioned that action has already been taken regarding archaeology and that mitigation is being undertaken. There is an exhibit and public outreach. The remains from the cemetery will be interred. The Council told the architects and Mr. Swainbank that they appreciate the care taken to be archeologically and architecturally sensitive on this project.

The Council broke for lunch and to honor former Chair, Thomas Keefe. Mr. Keefe was presented a letter and certificate of appreciation signed by the Governor by Ms. Groschner. The Council and staff once again expressed their sincere thanks to Mr. Keefe for his years of service.

VII. Tour of Hildene - Dr. Albert C. Jerman gave the Council a great tour of Hildene. After the tour the Council thanked Gerrit Kouwenhoven, Executive Director of Hildene for being such a wonderful host and asked him to once again express to Dr. Jerman their appreciation for such a fun and informative tour.

V. Old Business -

C. **Discussion/Agenda for meeting with New York State Advisory Council** - The Council discussed topics which they would like to address with the New York Council as follows:

- Explain to New York what our role is in Act 250
- Conflict of Interest
- Archaeology Predictive Model - do they review
- Relationship with other state agencies
- If there is no Act 250 perhaps use Shelburne as a demo
- Lake Champlain Basin Program
- Border Issues
  - Find out if the NY Advisory Council has any connection to the state underwater preserve sites. Ms. Groschner is interested in the idea of a bi-state historic district (underwater). Ms. Wadhams believes the VT/NY line in Lake Champlain is in the center of the lake. She will confirm this.
- SR/NR relationship
- Respective roles and parameters of authority.

Ms. Groschner said that she will talk to Mr. Kuhn, and perhaps the Chair of the NY Council prior to the September meeting. It was also indicated that the "priority list" should be discussed at the September meeting.

B. **Regulation of School Projects** - The Council discussed their past decision to forego archaeological review of school construction projects for the group of schools that were reviewed March 28, 1996. Since then there has been a moratorium on state funding of school construction, but it will end soon. The Council wants to clarify a process for archaeological review of upcoming projects. It should be consistent with the DHP rules that are currently being developed. Mr. Lacy will work with the Division archaeology staff to provide a baseline for Council discussion at an upcoming meeting.

Ms. Boone distributed copies of the State Board of Education policy on historic schools that was adopted a year ago. The Council noted that they look forward to development of an MOA with the Department of Education regarding historic resources.

IX. SHPO Report - Ms. Wadhams reported the following:

- At the Act 250 District Commission hearing on the Shelburne Road project, Ms. Boone

commented that document and destroy was appropriate. The Commission indicated they thought the Council should have taken a stronger position. Attorney Liam Murphy said he did not feel the vote was legal.

- Ms. Wadhams explained that her role at the District Commission hearing on the Fox Run golf course was to explain the Council's process.

Mr. Lacy suggested that more staff recommendations and input would be helpful. Ms. Groschner disagreed. Ms. Wadhams indicated that someone needs to speak on behalf of the resource.

- The Division received a letter from Judge Ronald Kilburn, representing the "Friends of the Fish Hatchery" expressing their dissatisfaction regarding the demolition of the fish hatchery buildings. Ms. Wadhams explained that the Division needs to get a listing of buildings owned by the Agency of Natural Resources.

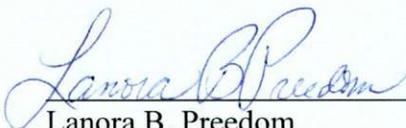
Ms. Groschner said she feels that Judge Kilburn would like to revisit the "fish hatchery" issue because of "inconsistencies". Mr. Donath said the Council or Division should respond to the letter that the Council feels there are inconsistencies, that everyone involved was not notified and the issue should be revisited. The Council would like to follow-up on this project. They feel that ANR is not addressing issues of historic concern.

VI. New Business

A. **Budget Presentation** - Ms. Wadhams passed out the prepared information sheet which was requested by the Council at the July meeting and briefly explained the process.

The meeting was adjourned at 3:50 p.m. by the Chair.

Submitted,

  
\_\_\_\_\_  
Lanora B. Freedom

Division for Historic Preservation

*approved  
11/17/98*



NANCY E. BOONE  
STATE ARCHITECTURAL HISTORIAN  
Vermont Division for Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501

Re: Caledonia County Courthouse

Enclosed are some materials  
on the Courthouse. You  
will be receiving more  
directly from the architect.

Thanks

UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE

 NATIONAL REGISTER OF HISTORIC PLACES  
 INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

 SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS
**1 NAME**

HISTORIC

AND/OR COMMON

St. Johnsbury Main Street Historic District

**2 LOCATION**

STREET &amp; NUMBER

Along Main Street, Eastern and Western Avenues, Park and  
Belvidere Streets, and around Summer Street Common

CITY, TOWN

St. Johnsbury

VICINITY OF

CONGRESSIONAL DISTRICT  
Vermont

STATE

Vermont

CODE

50

COUNTY

Caledonia

CODE

005

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Multiple Ownership

STREET &amp; NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Office of the Town Clerk of St. Johnsbury

STREET &amp; NUMBER

36 Main Street

CITY, TOWN

St. Johnsbury

STATE

Vermont

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Vermont Historic Sites and Structures Survey

DATE

1974

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

Vermont Division of Historic Sites

Pavilion Building

CITY, TOWN

Montpelier

STATE

Vermont

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 8

further down Eastern Avenue (see Railroad Avenue Historic District National Register of Historic Places, entered June 25, 1974).

On the southeast corner of the Eastern Avenue and Main Street intersection stands the Caledonia County Courthouse (27 Main, #33). Set well back from the street slightly on the diagonal, the Courthouse's siting and juxtaposition to a small park containing a Civil War monument incorporating Larkin Mead's statue of "America" emphasize the building's importance as a visual corner landmark. The 2½ story, Italianate, brick structure was erected in 1856 on the designs of Horace Carpenter, chief carpenter for the Fairbanks Company and the engineer of the St. Johnsbury & Lamoille County Railroad. Its plan is rectangular with long axis parallel to Main Street. A central, gabled pavilion contains the main entrance flanked by two round arched windows. On the pavilion's second floor a large, elongated, round arched window is flanked by two smaller ones. On either side of the pavilion the wall surface is slightly recessed to form large rectangular panels across each floor. Three round arched windows are set into each panel. A corbelled cornice with partial returns runs around the entire building and brick brackets support the roof which is pierced by four interior end chimneys and surmounted by a square, arcaded bell tower with hip roof. The gable ends of the Courthouse continue the design of the main facade.

The Courthouse is the first in the row of non-commercial, public buildings which occupy most of the eastern side of Main Street south of its intersection with Eastern Avenue. Next door to it is the two story, flat-roofed, brick and marble New England Telephone Company building (#34), erected in the 1940's. The building maintains the scale and facade line of the street between the Courthouse and South Congregational Church (11 Main, #35). The Church, a large frame structure constructed in 1852, is a copy of the original North Congregational Church erected in 1842. Neoclassic in design, its ship-latch facade is distinguished by a three bay enclosed portico with Doric pilasters, a full entablature and pedimented gable. Above the portico rises a four staged bell tower with square base, round belfry of eight square pilasters, and an octagonal based spire. This steeple, except for its square base, is an aluminum replacement of the original. The sides of the edifice are clapboarded and pierced by four elongated windows. Located at the head of Western Avenue, South Congregational Church is an important visual landmark at the western entrance to St. Johnsbury.

South of the Church are four Gothic brick academic buildings of St. Johnsbury Academy: Ranger (#36), Colby (#37), Fuller (#38) and Severance (#39) Halls. Three of the structures are Colonial Revival and relate architecturally to the Church, maintaining the scale, facade line and materials established by the Church's neighbors to the north.

South of this academic compound is the Headmaster's House (1 Main, #40), a 1½ story, frame, Greek Revival house with a full temple porch across the front and a wing to either side. Four fluted Doric columns support the gable pediment which is pierced by two windows.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

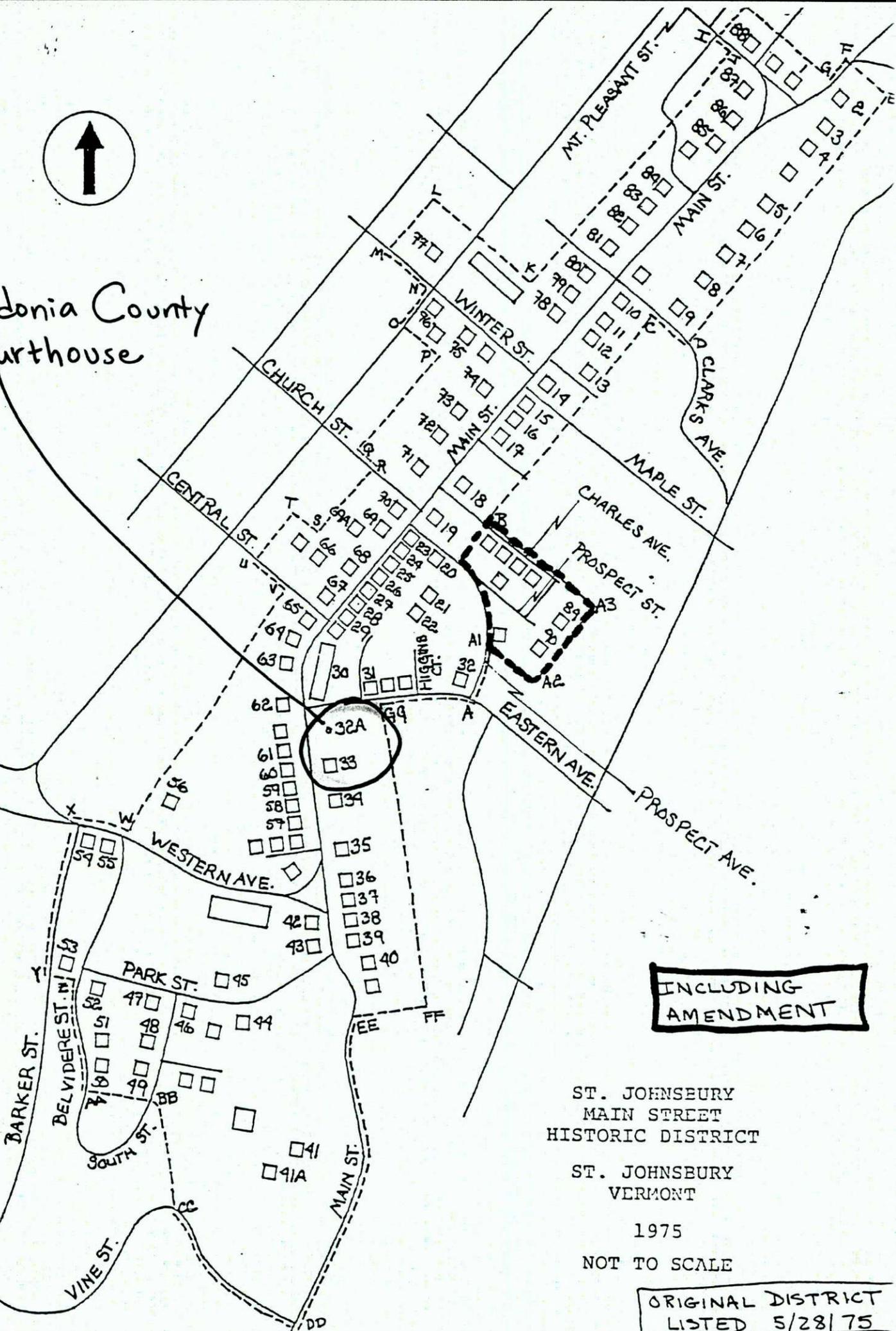
CONTINUATION SHEET

ITEM NUMBER 7 PAGE 13

18. North Congregational Church Manse, 87 Main: 2½ story, frame, clapboarded, gabled roofed, c. 1870.
19. Fairbanks Museum of Natural Science, 83 Main: 1½ story, lime stone, gable roofed, towered, 1891, Richardson Romanesque.
20. House, Prospect: 1½ story, frame, clapboarded, gable roofed.
21. House, Higgins Ct.: 1½ story, frame, clapboarded, gable roofed.
22. House, Higgins Ct.: 1½ story, frame, clapboarded, gable roofed.
23. First Church of Christ Scientist, Main: 1½ story, frame, clapboarded, gable roofed, spired, 1875 and 1882, High Victorian Gothic.
24. Commercial Block, 75 Main: 3 story, brick, flat roofed, 1873.
25. Masonic Block, 69 Main: 5 story, frame, brick veneered, flat roofed, 1885.
26. Walker Block, 63-65 Main: 3 story, frame, brick veneered, flat roofed, 1881.
27. Passumpsic Bank Building, 57 Main: 3 story, brick, flat roofed, 1885.
28. Commercial Block, 55 Main: 2½ story, frame, clapboarded, gable roofed, 1872.
29. Hale Building, 53 Main: 3 story, frame, clapboarded, flat roofed, c. 1850, Greek Revival.
30. Bank Block, 31-42 Main: 3 story, 5 unit, brick, flat roofed, 1870.
31. Y.M.C.A., 101 Eastern Avenue: 3 story, brick, hip roofed, 1885, Chateausque.
32. Pythian Block, 83 Eastern Avenue: 3 story, brick, flat roofed, c. 1890.
- 32A. Civil War Monument with Larkin Mead statue of "America", 1867.
33. Caledonia County Courthouse, Main: 2½ story, brick, gable roofed, 1856, Italianate Revival.
34. N.E. Telephone Company, Main: 2 story, brick, flat roofed, c. 1940.
35. South Congregational Church, Main: 1½ story, frame, clapboarded, gable roofed, spired, 1852.
36. Ranger Hall, St. Johnsbury Academy, Main: 2 story, brick, flat roofed.



Caledonia County Courthouse



INCLUDING AMENDMENT

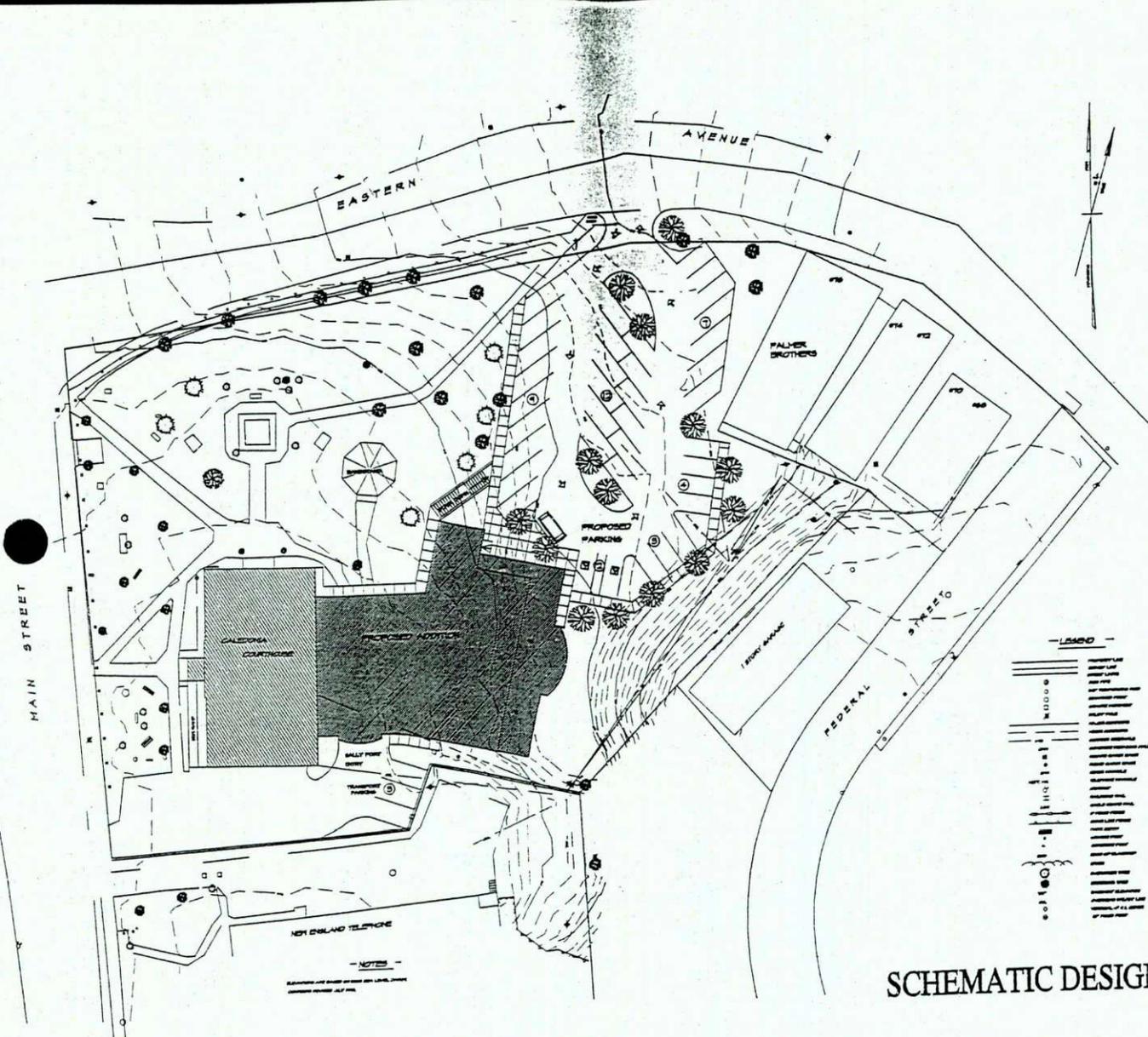
ST. JOHNSBURY  
MAIN STREET  
HISTORIC DISTRICT

ST. JOHNSBURY  
VERMONT

1975

NOT TO SCALE

ORIGINAL DISTRICT  
LISTED 5/28/75



**E H Danson Assoc**  
**Architects**  
1000 Main Street, St. Johnsbury, Vermont

FLOOR ELEVATION	
LEVEL	ELEVATION
ADDITION - FIRST FLOOR	100'
ADDITION - SECOND FLOOR	100'
ADDITION - THIRD FLOOR	100'
ADDITION - FOURTH FLOOR	100'
ADDITION - FIFTH FLOOR	100'
ADDITION - SIXTH FLOOR	100'
ADDITION - SEVENTH FLOOR	100'
ADDITION - EIGHTH FLOOR	100'
ADDITION - NINTH FLOOR	100'
ADDITION - TENTH FLOOR	100'

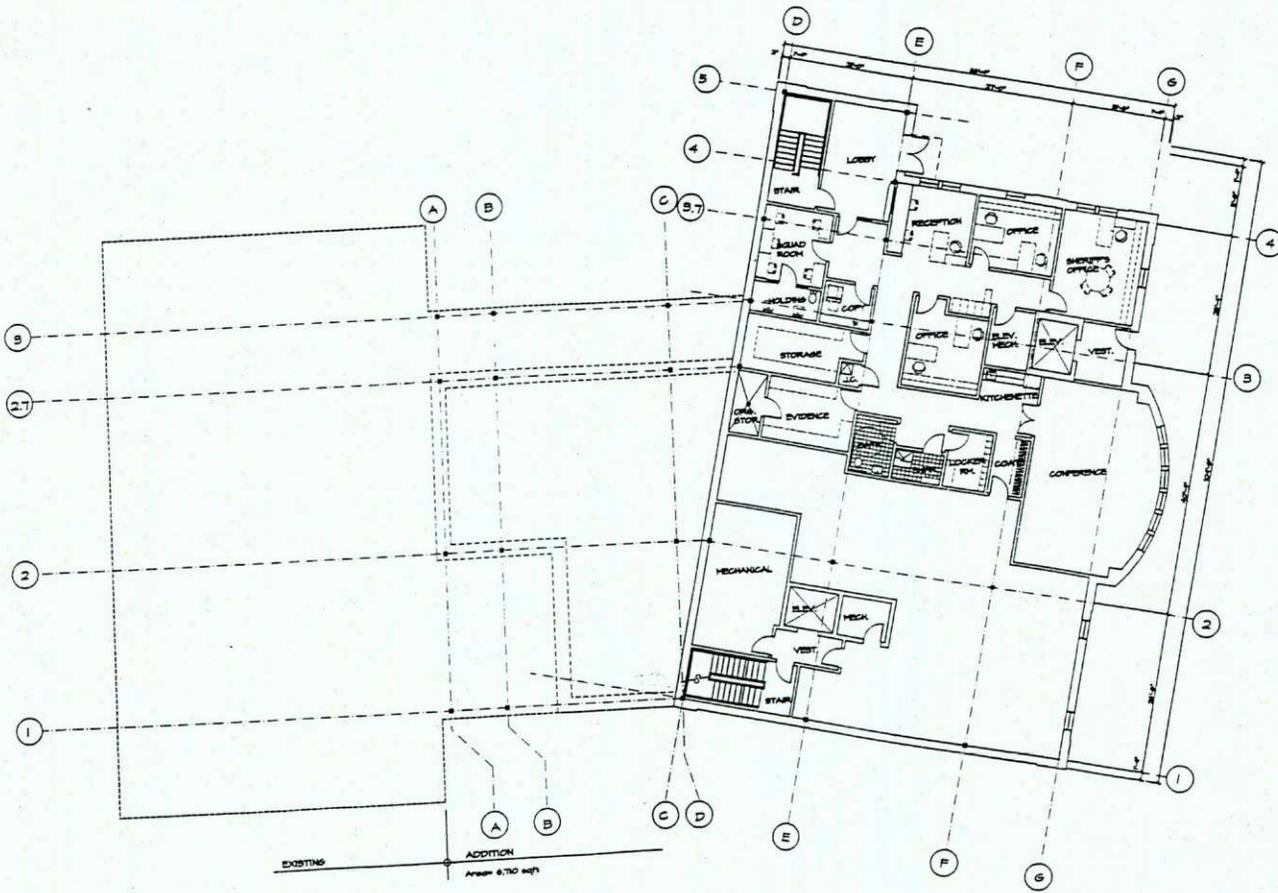
RENOVATIONS & ADDITION  
**CALEDONIA COUNTY COURTHOUSE**  
 ST. JOHNSBURY, VERMONT

PROPOSED SITE PLAN	
DATE	APRIL 24, 1975
DESIGNED BY	KAD/REN

**SCHEMATIC DESIGN**

**NOTES**  
 1. REFER TO SHEET 100 FOR GENERAL NOTES.  
 2. REFER TO SHEET 101 FOR GENERAL NOTES.

**E H Danson Assoc.**  
**Architects**  
 27 WASHINGTON ST. JOHNSBURY, VT 05460  
 TEL 252-764-6600 FAX 252-764-6601



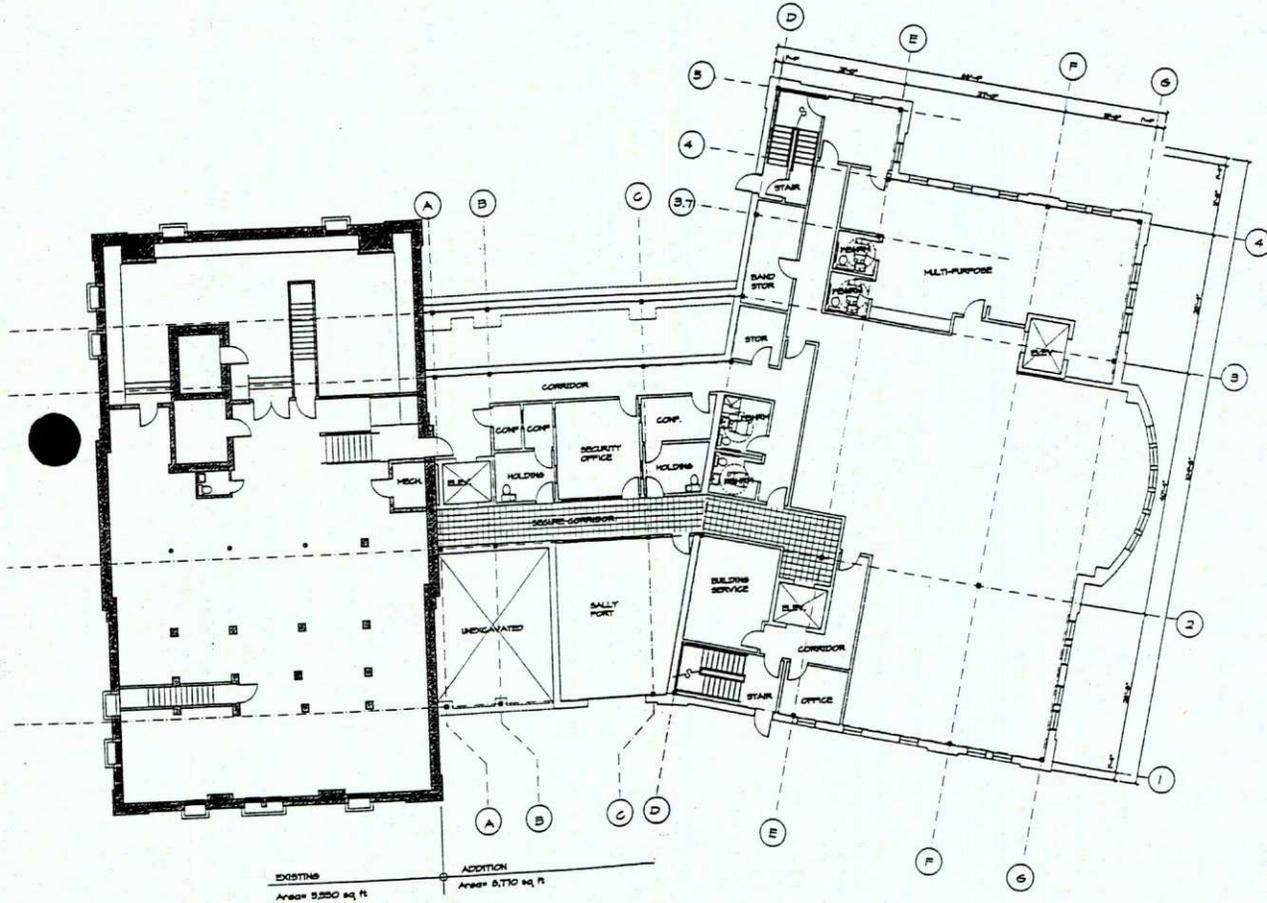
FLOOR ELEVATIONS	
LEVEL	ELEVATION
ADDITION - PROPOSED FLOOR 1	540.0
EXISTING - SECOND FLOOR	540.0
EXISTING - THIRD FLOOR	540.0
EXISTING - FIRST LEVEL	540.0
ADDITION - SECOND FLOOR	540.0
EXISTING - BASEMENT	535.0
ADDITION - FIRST FLOOR	535.0

CALEDONIA COUNTY  
 SHERIFF'S  
 DEPARTMENT  
  
 CALEDONIA COUNTY  
 COURTHOUSE  
 ST. JOHNSBURY, VERMONT

PROPOSED FIRST FLOOR	
DATE	REVISION
APRIL 24, 1998	A1
DESIGNED BY	KAD/REY

**SCHEMATIC DESIGN**  
 1" = 20'  
 SCALE

**E H Danson Assoc.**  
**Architects**  
100 RIVER ST., ST. JOHNSBURY, VT 05491  
 TEL 248-7800 FAX 248-7800



FLOOR ELEVATIONS	
LEVEL	ELEVATION
ADDITION - FOURTH FLOOR	78.0
EXISTING - UPPER LEVEL	78.0
ADDITION - THIRD FLOOR	81.0
EXISTING - MAIN LEVEL	81.0
ADDITION - SECOND FLOOR	84.0
EXISTING - BASEMENT	75.0
ADDITION - FIRST FLOOR	82.0

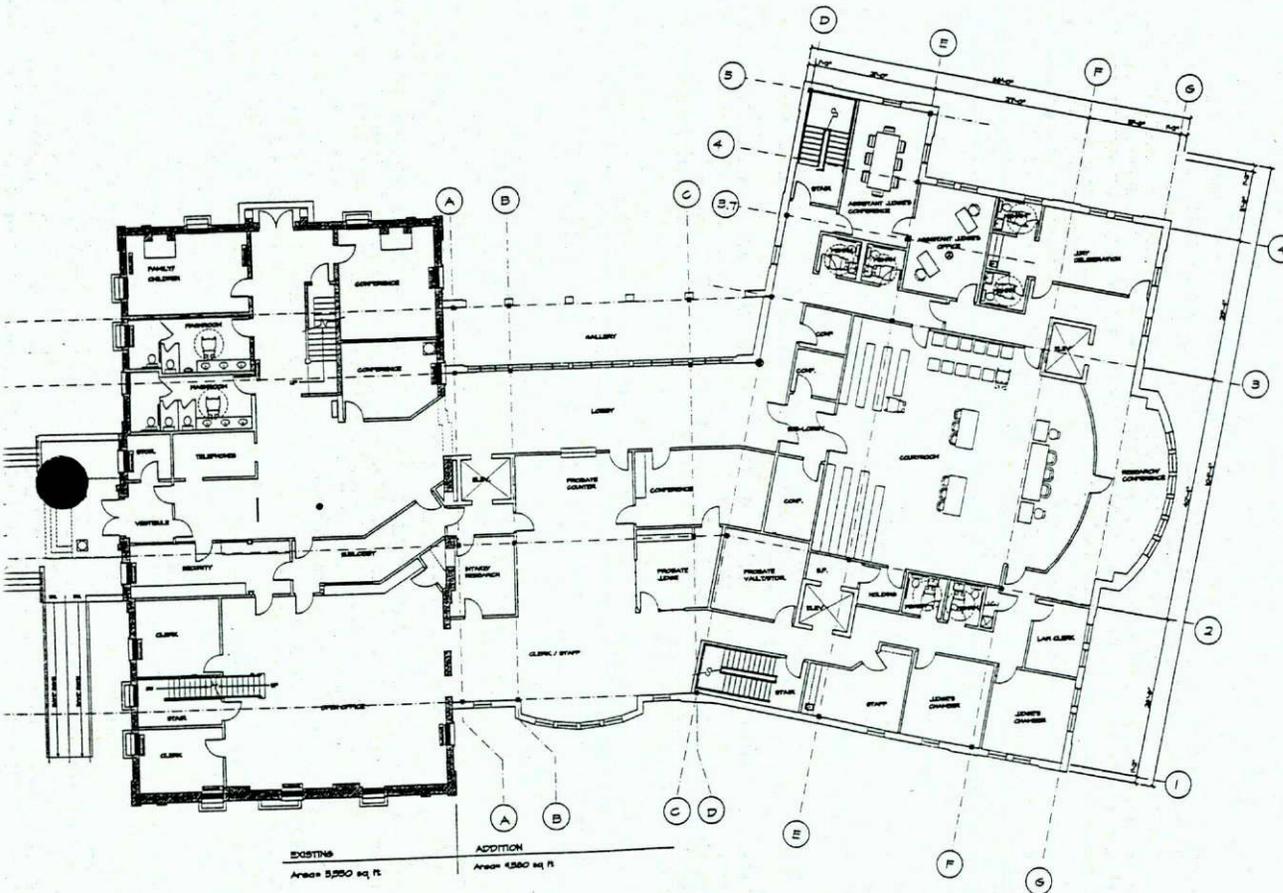
RENOVATIONS & ADDITION TO  
**CALEDONIA COUNTY COURTHOUSE**  
 ST. JOHNSBURY, VERMONT

PROPOSED SECOND FLOOR

DATE	APRIL 24, 1980	<b>A2</b>
DESIGNED BY	KAD/REH	

**SCHEMATIC DESIGN**  
 SCALE 1" = 20'

**E H Danson Assoc.**  
**Architects**  
110 Main St., St. Albans, Vt. 05478  
 Tel: 248-1111 Fax: 248-1111



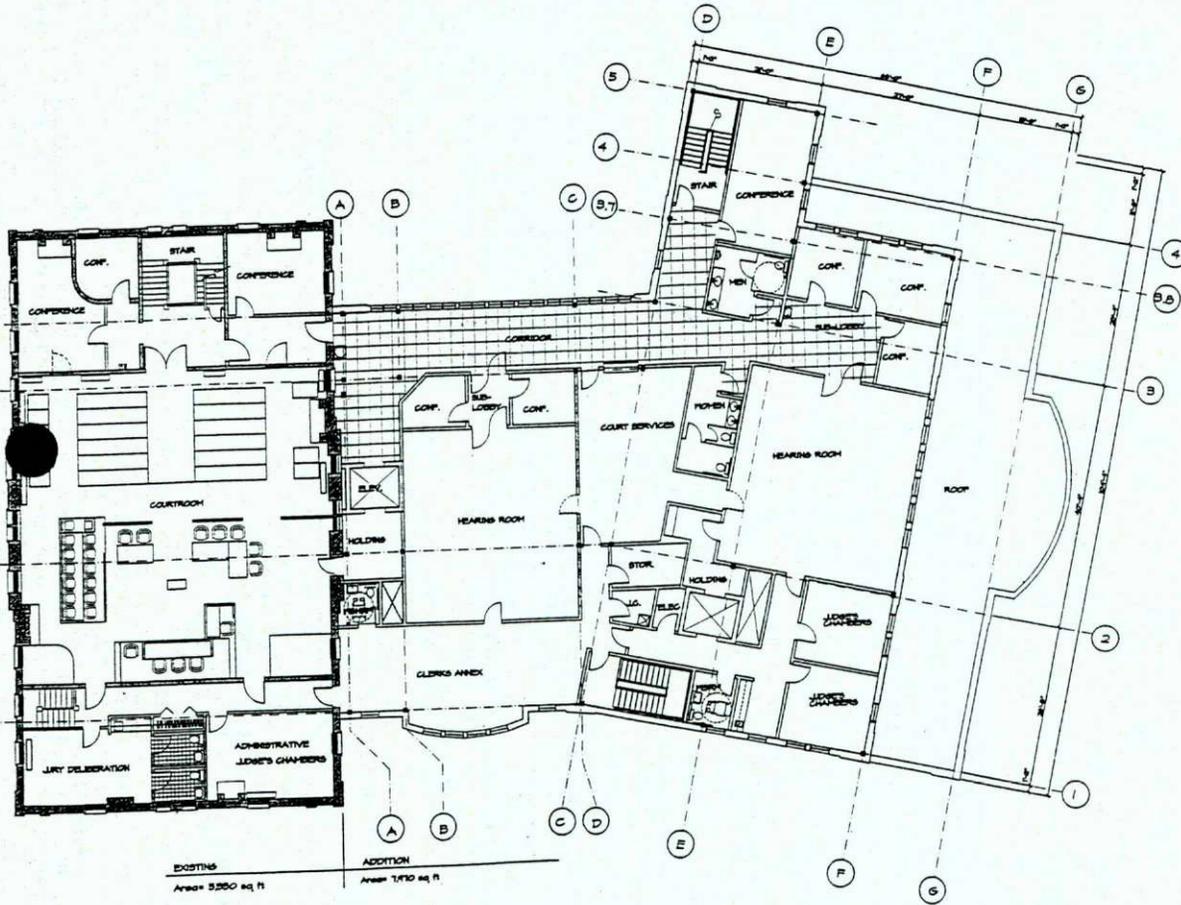
FLOOR ELEVATIONS	
LEVEL	ELEVATION
ADDITION - FIFTH FLOOR	74.0
EXISTING - UPPER LEVEL	73.0
ADDITION - THIRD FLOOR	67.0
EXISTING - MAIN LEVEL	67.0
ADDITION - SECOND FLOOR	61.0
EXISTING - BASEMENT	54.0
ADDITION - FIRST FLOOR	57.0

RENOVATIONS & ADDITION TO  
**CALEDONIA COUNTY COURTHOUSE**  
 ST. JOHNSBURY, VERMONT

PROPOSED THIRD FLOOR	
DATE:	APRIL 24, 1978
BY:	KAD/REM
SCALE:	1" = 20'

**A3**

**SCHEMATIC DESIGN**  
 SCALE 1" = 20'



**E H Danson Assoc.**  
Architects  
2000 Main St., Vergennes, VT 05491  
Tel: (802) 244-4400 Fax: (802) 244-4400

FLOOR ELEVATIONS	
LEVEL	ELEVATION
ADDITION - FOURTH FLOOR	754.1
EXISTING - UPPER LEVEL	754.0
ADDITION - THIRD FLOOR	753.0
EXISTING - SECOND LEVEL	752.0
ADDITION - SECOND FLOOR	751.0
EXISTING - FIRST FLOOR	750.0
ADDITION - FIRST FLOOR	750.0

RENOVATIONS & ADDITION TO:  
**CALEDONIA COUNTY COURTHOUSE**  
ST. JOHNSBURY, VERMONT

PROPOSED FOURTH FLOOR

DATE	APRIL 24, 1995
DESIGN BY	KAD/RSK

**A4**

**SCHEMATIC DESIGN**  
SCALE 1" = 30'

Sept. 11, 1998



New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

AGENDA FOR JOINT NEW YORK-VERMONT STATE REVIEW BOARD MEETING

- 7:30 a.m. Breakfast Meeting. Continental breakfast at the Garden Room, Gideon Putnam Hotel, Saratoga Spa State Park. Informal opportunity for members of the two boards to meet and greet.
- 9:00 a.m. State Review Board Meeting. Administration Building, Saratoga Spa State Park.  
-Call to Order  
-Roll Call  
-Introductions and Role of Boards
- 9:30 a.m. New York Board Meeting  
-Approval of June 1998 minutes  
-Dates/Locations of 1999 meetings  
-Commissioner's Report  
-Chairman's Report  
-National Register Reviews  
-Board Business
- 11:00 a.m. Vermont Board Meeting  
-Approval of Minutes  
-Dates/Locations of future meetings  
-National Register Preliminary Reviews  
-National Register Final Reviews  
-State Register Nominations  
-Environmental Reviews (if any)
- 12:30 p.m. Lunch Provided
- 1:30 p.m. Discussion of Special Topics between the Two Boards:  
-Vermont's and New York's State and National Register Program  
-The Champlain Basin Management Program (Border Issues)  
-Vermont's Statewide Road Regulations and Bridge Bank Program  
-Conflict of Interest Issues  
-Archeological Predictive Modelling
- 3:30 p.m. Adjournment
- 3:30-5:00 p.m. Tours of Saratoga Spa State Park



**State of Vermont**  
**Advisory Council on Historic Preservation**  
**National Life, Drawer 20**  
**Montpelier, VT 05620-0501**

**MINUTES**

September 11, 1998

Members Present: Holly Groschner, Citizen Member, Chair  
David Lacy, Prehistoric and Historic Archaeologist  
Glenn Andres, Architectural Historian  
William Finger, Citizen Member

Members Absent Kim Zea, Historian, Citizen Member  
David Donath, Historian, Vice Chair  
George Turner, Historic Architect

Staff Present: Nancy Boone, State Architectural Historian  
Elsa Gilbertson, National Register Specialist

The joint meeting with the New York State Review Board convened at 9:15 a.m. in the Administration Building of Saratoga Spa State Park, Saratoga Springs, New York.

All Board members introduced themselves. The New York Board consists of 13 members, agency representation and at-large appointees. They issue a press release before each meeting.

Ms. Groschner described the Vermont Council's role and function. Ms. Ruth Pierpont gave the Director's report for New York State.

New York has processed \$200 million in RITC projects so far this year, up 100% from last year. She also said that the New York State Historic Preservation Office is watching the Psych centers which are up for sale by the State, several of which are NHL's. Ms. Pierpont mentioned that the New York review board does staff awards.

New York staff showed slides of 24 nominations and nominated them in one motion. Twelve regional staff people work on nominations and they attend the review board meetings to be available to answer questions. One nomination, the Jackson Heights Historic District, consisted of 2,400 properties.

The business meeting of the Vermont Council was called to order at 10:30 a.m.

The Council reviewed the June 16, 1998, minutes. Mr. Andres moved acceptance, seconded by Mr. Finger. The Council requested a change on page 2, regarding 133 State Street. It should read "transom" and not "penthouse". The Council unanimously approved the minutes.

Mr. Lacy asked if there was press coverage in St. Johnsbury regarding the Council's decision on the Estabrook House. Ms. Groschner answered that the action was lauded in the *Caledonian Record*.

The Council reviewed the July 28, 1998, minutes. Mr. Andres made the motion to accept the minutes, seconded by Mr. Lacy. The Council requested the following change on page 3, second point in the motion, change to: "designate a third party as the beneficiary with rights to enforce the covenant." The vote was unanimous. Mr. Finger abstained since he was not at the July meeting, therefore there was not a quorum and the minutes will be confirmed at the November meeting.

The Council indicated they would like to see draft rules in November. They wanted to see them in October, but Ms. Boone indicated that they wouldn't be ready.

Ms. Boone distributed copies of the August minutes. The Council will vote on them in October.

Ms. Groschner would like a letter from Janet Ancel, or Janet Ancel herself, for the October meeting to discuss conflict of interest. Ms. Boone informed the Council that there are already 5 environmental review-related items for the October agenda. The Council requested that materials on those projects be sent to the Council before the meeting.

#### Meeting Dates

The Council scheduled meetings for November 17, and December 16, both to be held in Montpelier.

#### Old Business

A. **Vallee Gas** - Ms. Groschner asked about the status of whether the Council needs to provide an affidavit on the historic significance of the property. Ms. Boone answered no and summarized the status of the project.

B. **West Swanton Fish Hatchery** - Mr. Lacy asked about what follow-up had occurred on identifying partners for preserving the buildings. Ms. Groschner spoke with Ms. Wadhams about sending a letter. They decided to see what ANR is doing on its own.

Ms. Groschner suggested that in a 22 V.S.A. §14 review, the Agency should provide specific notice to potentially interested partners before the Council reviews it. The Council wants to be involved in tracking and resolving issues in West Swanton. The Council decided to send a letter

to ANR on Council letterhead asking for an update and to keep them informed. The Council would like Ms. Wadhams to keep them posted.

C. **Conflict of Interest** - Ms. Groschner had distributed Mr. Tiller's letter to the Council members. She noted a serious concern for the letter's reference to the removal of the board member who has a CLG conflict, and that the Governor's office did not discuss the matter with the Council.

Ms. Groschner also noted the letter's reference to the Vermont Executive Code of Ethics which she believes the Council meets with its recusal policy. She wants to investigate this further.

The letter does not say when Mr. Finger must be removed from the Council. Mr. Finger does not want an inordinate amount of time spent on discussing the issue. He wants resolution and direction from the Governor's office. Ms. Groschner wants to retain Mr. Finger for the remainder of 1998. Replacement could occur in 1999.

#### National Register Preliminary Review

A. **Hatch Block, Groton** - Ms. Gilbertson passed around photos of the building. The building has been altered with the removal of window cornices, alteration of brackets, and installation of siding. Mr. Andres indicated that if there were a district it could be contributing. It was the unanimous consensus of the Council that this building does not appear eligible.

B. **Waitsfield Common Historic District** - The request comes from the CLG. Ms. Gilbertson showed slides of the district. She described its location and status as an early hilltop village. Mr. Lacy asked about a proposed boundary. It has not been determined. Ms. Gilbertson explained that if it is eligible, the CLG will apply for a grant to do the nomination and the consultant will define the boundaries. The Council indicated that justifying boundaries and identifying archeological sites as contributing elements in the district will be important.

Ms. Groschner pointed out that this could be a cultural landscape nomination instead of architecturally oriented. It could note roadway widths, trees, and other defining features. It was the unanimous consensus of the Council to proceed with this district nomination.

#### National Register Final Reviews

A. **Brick School, Georgia** - Ms. Gilbertson showed slides of the property. The Council had received copies of the nomination before the meeting. It is being nominated under the Education MPDF. Mr. Andres made the motion to nominate the school under Criteria A and C, seconded by Mr. Finger, and voted unanimously.

B. **St. George's Church, Bakersfield** - The historical society called Ms. Gilbertson yesterday to voice support for the nomination. Ms. Gilbertson showed slides of the property. The Council had received copies prior to the meeting. Mr. Lacy made the motion that the

property be nominated to the National Register under the Religious MPDF, Criteria A and C, seconded by Mr. Andres. The vote was unanimous.

C. **Socialist Labor Party Hall, Barre City** - Ms. Gilbertson showed slides of the building. The Council had received a copy of the nomination prior to the meeting. Mr. Finger moved to accept the nomination under Criteria A and C. Mr. Andres seconded, and the vote was unanimous. The Council noted that the nomination was very well done.

D. **Laurel Hall/Laurel Glen Mausoleum, Cuttingsville** - The Council received a copy of the nomination prior to the meeting. Ms. Gilbertson showed slides of the property. Mr. Andres questioned the inclusion of the caretaker's house. He feels there is no connection to the architecture or the period of significance. Mr. Andres would like it removed from the nomination. Mr. Andres moved that the Council nominated the Mausoleum to the National Register under Criteria A and C, with the exclusion of the caretaker's house. Mr. Finger seconded. The vote was unanimous.

#### Environmental Review

**Walker House, Manchester** - Ms. Boone distributed copies of Mr. Gilbertson's memo on the status of the Walker House project. New plans for the building were recently presented to the District Commission and they do not appear to meet the Secretary of the Interior Standards. The Council had made very specific recommendations previously, and they feel that they should be reiterated to the District Commission.

Ms. Groschner questioned the Council's role in the Act 250 review of this project. The Council asked if the application includes other district property that may be affected in the new project. Ms. Groschner was concerned with note 9 in Mr. Gilbertson's memo. The Council wants to advise the SHPO that the role of the Division needs to be reviewed with respect to this action and prior Council comments need to be reiterated.

The Council noted that they could ask for party status under Criteria 8, based on demonstrated interest and involvement.

Ms. Groschner proposed that a sub-group of four be selected to further discuss the project next week. She suggested a conference call on Tuesday to determine if they should participate in the hearing. The sub-group will consist of Mr. Andres, Mr. Finger, Mr. Lacy, and Ms. Groschner, along with the Ms. Wadhams and Ms. Boone.

Mr. Lacy suggested sending a copy of Mr. Gilbertson's memo to Mr. Keefe, former Chair and Mr. Anderson, former SHPO.

#### Grants Criteria

Ms. Boone described the need to address two legislative directives that affect grant selection and

that need to be reflected in the grant criteria: (1) priority for projects in designated downtowns and (2) priority for applicants that "demonstrate greater financial need". Ms. Boone apologized for inadvertently leaving Mr. Gilbertson's memo on this topic in Montpelier.

Regarding number one, the Council expressed concern for rural properties and their importance in the Vermont landscape. They noted that the Legislature should provide more resources to comply with a mandate that prioritizes downtown resources. They felt that an automatic one point add on in each member's score would result in seven extra points which could lead to the exclusion of possible important rural resources in the final list of high-scoring projects and they did not want that. Ms. Gilbertson suggested that one extra point could be added to the total for projects in designated downtowns after the scoring of the other criteria.

The Council felt that would be a good approach.

The Council asked that the November agenda include a discussion on the future of the grants program and the future of individual historic preservation capital budget projects. The Council would like to see a legislative summary of how grants will be proposed in the next legislative session. They suggested that Senator Illuzzi be invited to attend the meeting.

Regarding number two, Michael Lynch of New York State suggested that financial need be evidenced by census data by zip code. The Council noted that ranking of community wealth poses issues. It was suggested that indicators could include: household income of residents; designated income range; or a general statement of need.

The Council discussed pros and cons of specific indicators and concluded that they don't like suggesting indicators. The application should just ask the question. The scoring system should give it one point, after the project is scored on the other criteria, similar to the downtown point above. Mr. Lacy made a motion to recommend number one and two above, seconded by Mr. Finger. Voted unanimously.

Mr. Lacy distributed archeology week calendars and posters to members of both boards.

The Vermont Advisory Council on Historic Preservation business meeting adjourned at 12:21 p.m.

The Council reconvened after lunch to discuss a number of preservation topics of mutual interest.

#### National Register/State Register

New York used to have preliminary reviews, but a controversial case (New York Hospital) led to a conclusion that it is not legal. New York staff noted that it is hard to articulate the State Register because it's the same. Ms. Boone gave handouts of the Vermont State Register to the group. She summarized the Vermont survey and State Register process. Ms. Boone noted that the State Register threshold is being called into question right now. There was discussion on

difference between the State Register and the National Register in New York and Vermont. Ms. Boone discussed the benefits of State Register listings, i.e.; raising awareness, ultimately for planning purposes would like to publish the information (Rutland and Addison County books have been published), provides predictability in the environmental review process, ability to identify large numbers of building in efficient manner. There was discussion on how to easily update the surveys, especially in cases where publications get outdated. It was suggested that perhaps a website could be utilized.

Mr. Kuhn talked about New York's National Register priorities and passed out a printed list.

The New York Commission's priorities for grants are identified each year.

#### Lake Champlain Basin Program

Mr. Vandrei summarized the partnership effort of the Lake Champlain Basin Program among New York, Vermont, and Quebec and the Federal government. The objective is to create a regional environmental plan that includes cultural resources. Priorities include: lakefront communities; underwater archeology (30% of lake bottom surveyed to date with sonar). Ms. Gilbertson spoke about heritage tourism and the Basin's effort to create a website tour of pre-1812 sites that are on the National Register. She mentioned the marketing study of Vermont/New York museums and historic sites and the "armchair" Fam-tour day planned for operators of those sites.

Ms. Gilbertson described the project to continue work on MPDF sites in and around Lake Champlain. Mr. Lacy suggested that the review boards could influence the Coast Guard to follow through on the promised MPDF.

Mr. Gobrecht thanked Vermont for initially recognizing the possibility for inclusion of heritage resources in the Basin Plan and program, and for getting involved and inviting New York to join in.

Ms. Groschner noted the desirability of coordinating efforts on joint nominations.

#### Highway Projects

Mr. Kuhn discussed New York's state highway issues. Ms. Boone handed out information on road design standards. She summarized the federal standards and the issues Vermonters had with it. Agency of Transportation (AOT) leadership eventually drew together a broad coalition to develop appropriate alternative standards (which was authorized by ISTEA). The Group worked long and hard to develop a consensus. She said that everyone had to make some compromises, but the new standards are now in place. Ms. Boone summarized the key points of the new standards. Now the challenge is to get AOT to offer these new standards as an option. Several groups collaborated on a booklet to educate the public. Ms. Boone indicated that the environmental review process has potential to go much faster as a result. She said they are

continuing the educational process, but having it down on paper makes all the difference. As a result of all this work, Vermont AOT received the National Trust's honor award. This was great positive re-enforcement. In response to a question, Ms. Boone discussed the politics of making this happen.

Ms. Boone then discussed the bridge program and how it developed. The Division for Historic Preservation urged AOT to have a bridge preservation plan. She stated that having a list was not enough, so a program was developed that deals with preserving historic bridges. The towns were invited to participate in the program and were given many incentives to participate. The Legislature also changed the percentage the community had to pay for bridge project cost, and an MOA was signed. Ms. Boone said that the plan is in its infancy but everyone has great hopes for the program. Educational efforts are underway. Ms. Boone described the stockpiling program.

#### Conflict of Interest

Ms. Groschner described the issue of patterns of conflict of interest. It has not come up as an issue in New York. The New York agency representative has to recuse on a regular basis, but the National Park Service has not identified it as a problem for them.

#### Predictive Model

Mr. Lacy established that this is an issue in the compliance context and explained how the model works. He noted that the model has a 90% success rate at identifying sites.

New York rules do not prescribe a process for when to require surveys. New York's system is inventory-based — protecting identified sites and the area around them (1/2 mile). Mr. Kuhn passed out an article on the New York system.

The New York review board appointed committees to recommend an archeology process — they recommended a predictive model. New York has been developing a GIS model. They have 50% of the inventory in GIS now. They need another staff person to work on it. They are using MAPINFO (not ARCINFO). New York also has the National Register/State Register on GIS. Mr. Lacy noted that one of the drawbacks of the Vermont predictive model is that it doesn't identify the type of site (e.g. early woodland), only that the site exists.

New York has "low, medium, high" sensitivity ranges and requires surveys for medium and high. Mr. Lacy noted the importance of a public education product at the end of the archeology investigation. New York emphasizes it.

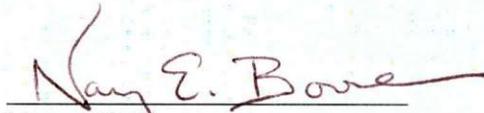
New York wants better analysis of reasons why things are not found in predictive sites. They get 300-400 archeology reports per year; the majority don't find sites. New York wants to boost the hit rate.

New York gives the CLG money to do community-wide I-A, sensitivity maps. New York test only every 50 feet, Vermont does every 20 feet.

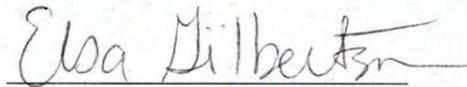
The two review boards thanked each other for a good meeting and for New York's hospitality in hosting the meeting.

Some board members then adjourned to a tour of the Saratoga Springs State Park.

Submitted,



Nancy E. Boone  
State Architectural Historian



Elsa Gilbertson  
National Register Specialist

Approved  
11/17/98  




**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The Vermont Advisory Council on Historic Preservation will meet October 13, 1998, from 9:00 a.m. to 3:30 p.m., at Hemmings Motor News, 222 Main Street, Bennington, Vermont in the Hemmings East Break Room. **It is IMPORTANT to check in at the front desk and receive "Visitor" badges.**

**AGENDA**

- |       |   |            |
|-------|---|------------|
| I.    | Minutes   | 9:00 a.m.  |
| II.   | Schedule/confirm meeting dates  | 9:10 a.m.  |
| III.  | Welcome by Helen Whyte, Bennington Community Development Director   | 9:15 a.m.  |
| IV.   | Act 250   | 9:30 a.m.  |
|       | A. Derby Line Historic District - Memo to be prepared by Ms. Gilbertson based on site visit to be conducted on October 6. |            |
|       | B. St. Edwards Parish Hall, Derby Line - potential demolition of church parish hall to build new one.                     | 10:15 a.m. |
| V.    | Orientation for visit to Cloverleaf Archeological site  | 10:45 a.m. |
| VI.   | Council convenes to the Cloverleaf site for presentation  | 11:00 a.m. |
| VII.  | Lunch -   | 12:15 p.m. |
|       | A. SHPO Report  |            |
| VIII. | New Business  |            |
|       | A. Prioritizing archeological resources for investigation and protection in the environmental review process.             | 12:45 p.m. |

**OVER** 

- IX. State Register Review
  - A. C.L. Martin House, Route 7, Shelburne (reconsideration) 2:00 p.m.
  
- X. 22 V.S.A. §14
  - A. 132 State Street, Montpelier 2:30 p.m.
  
- XI. National Register Preliminary Review 3:00 p.m.
  - A. Bradford Hook and Ladder Co. Building, Bennington
  - B. Captain Samuel Bullard House, Swanton
  - C. Inn at Long Trail, Mendon
  
- XII. National Register Final Review 3:15 p.m.
  - A. Laurel Hall/Laurel Glen Mausoleum, Shrewsbury  
(Reconsideration of removing gatekeeper's house from nomination)
  
- XIII. Other

**Directions to Hemmings Motor News:** In Bennington when you get to the 4-corners where Route 9 crosses, go West toward Old Bennington. Hemmings will be not even a mile on the right, before the Sunoco Station. Pull in by the station, parking is in the rear, there is a walkway to the building. REMEMBER - check in for your visitor badge.



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The Vermont Advisory Council on Historic Preservation will meet November 17, 1998, from 9:00 a.m. to 3:30 p.m., at 13 Baldwin Street, Montpelier, Vermont, in the Labor Relations Board first floor conference room.

**AGENDA**

- |       |  |            |
|-------|--|------------|
| I.    | Minutes - August 18 and September 11, 1998   | 9:00 a.m.  |
| II.   | Schedule/confirm meeting dates   | 9:10 a.m.  |
| III.  | Agenda Review  | 9:20 a.m.  |
| IV.   | State Register   |            |
|       | A. Henry's Diner, 155 Bank Street, Burlington<br>(Request for removal from Register) - Carl Lisman, Esq. | 9:30 a.m.  |
| V.    | National Register Preliminary Review   |            |
|       | A. Alburg Pump House, Alburg   | 10:00 a.m. |
|       | B. New Flamstead Apartments, Chester - Liz Pritchett, Consultant   | 10:15 a.m. |
|       | C. 35 Main Street, Morrisville, Morristown - Liz Pritchett, Consultant                                   | 10:30 a.m. |
| VI.   | 22 V.S.A. §14  |            |
|       | A. State Shelter at Smuggler's Notch - Mike Ferrone or Mark<br>Delaney from Smuggler's Notch             | 10:45 a.m. |
|       | B. Gordon Center House, Grand Isle - Rebecca Arnold, Architect   | 11:15 a.m. |
| VII.  | SHPO Report  | 11:45 a.m. |
|       | <b>Lunch</b> - State House Cafeteria   | Noon       |
| VIII. | State Grants   | 1:00 p.m.  |
|       | A. Update  |            |
|       | B. Possible Legislation  |            |
| IX.   | Other  | 1:30 p.m.  |



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**MINUTES**

November 17, 1998

Members Present: Holly Groschner, Citizen Member, Chair (Arrived at 9:30 a.m.)  
William Finger, Citizen Member  
Glenn Andres, Architectural Historian  
Kim Zea, Historian, Citizen Member  
David Donath, Historian, Vice Chair  
George Turner, Historic Architect

Members Absent: David Lacy, Prehistoric and Historic Archaeologist

Staff Present: Emily Wadhams, State Historic Preservation Officer  
Nancy Boone, State Architectural Historian  
Lanora Preedom, Administrative Assistant  
Elsa Gilbertson, National Register Specialist (9:30 a.m. - Noon)  
Gregory Brown, Commissioner (9:00 a.m. - 1:00 p.m.)

Others Present: Carl Lisman, Esq., Henry's Diner (9:30 a.m. - 10:00 a.m.)  
Mark Delaney, VP Planning, Smuggler's Notch  
Mike Barone, Assistant Planner, Smuggler's Notch

The November 17 meeting was called to order by Vice Chair, David Donath at 9:30 a.m. at the Labor Relations Boardroom, 13 Baldwin Street, Montpelier, Vermont.

I. Minutes - July 28, 1998 - Due to a lack of quorum at the September 11 meeting the vote to pass the minutes was brought forward to this meeting. Mr. Andres moved to accept the minutes as amended, seconded by Mr. Turner and voted unanimously.

August 18, 1998 - Mr. Andres made the motion to accept the minutes, second by Mr. Finger. Mr. Lacy indicated, on page 2, under the Archeology Report, the paragraph which starts "April St. Francis ..., change the second sentence to read, "He indicated that the policy regarding Native American Affairs, Relations, and History in general is unclear and needs to be addressed. The following typographical errors will be corrected: page 2, IV. A., first paragraph, second line, "General" to "General", and 6 lines from the bottom of the same paragraph, change "in harmonious" to "it harmonious", page 3, third line, change "exuded" to "extruded", page 5, IX. SHPO Report - first paragraph, first and

second line, change Ms. Wadhams to Ms. Boone, and third line, change "take" to "taken".

It was also suggested that in the future; (a) the location of the meeting should be included in the first paragraph of the minutes and (b) the draft copy should include line numbers to help reference changes more easily. The minutes were passed unanimously.

September 11, 1998 - Mr. Lacy made the motion to accept the minutes, seconded by Ms. Zea. Ms. Zea noted that on page 4, second from the last paragraph, the subgroup members did not include her, that Mr. Lacy was the other member. It was also indicated that on page 7, in the fifth line, the word "policy" be changed to "honor". The minutes were approved unanimously.

Ms. Boone explained the Henry's Diner property request and other agenda items to the Council.

#### IV. State Register

A. **Henry's Diner, 155 Bank Street, Burlington** (Request for removal from Register) - Carl Lisman, the attorney representing the owner, is present to answer questions from the Council. Ms. Gilbertson explained the issue regarding removal of the property from the State Register. She passed out an information sheet and the State Register Criteria for the Council to review. Ms. Gilbertson also explained that the diner burned and was rebuilt in 1969.

Mr. Lisman explained that the diner is on leased land. Mr. Lisman passed around recent photographs of the diner. He explained that the City of Burlington will not issue a permit for removal of the diner as long as it is on the State Register.

In response to a question from the Council Ms. Gilbertson indicated that the Burlington Certified Local Government (CLG) Commission was not notified about this proposal.

Ms. Groschner noted that the Council would like input from the local CLG.

After a brief discussion Ms. Wadhams indicated that this is not an Act 250 or Section 106 review.

Ms. Groschner asked Mr. Lisman if the demolition process had been started. Mr. Lisman said it has not. Ms. Groschner then indicated she feels there is not enough information for her to make a decision.

Mr. Donath mentioned that "Henry's" means something to him and that he would like more documentation that architecturally the building has been destroyed. Mr. Donath feels it's a social landmark and that it's not just its physical structure which is important.

Mr. Donath asked if the alterations are so profound that they outweigh the atmosphere. Mr. Donath is familiar with the building and would like more documentation to support the argument that the architectural integrity of the building has been destroyed.

Ms. Groschner asked Mr. Lisman what would happen if the building can't be removed. Mr. Lisman indicated that then it would become a matter for the courts. Mr. Lisman told

the Council that he is not sure what the landlord wants to do with the building, except that he wants it moved.

The Council requested that Mr. Lisman bring further information before the Council before they can make a decision. The Council would like the following:

- how extensive was the fire in 1969 and what was done to the building subsequently;
- what was done in 1954 when the building was changed;
- better photographs (views of all sides if possible);
- information regarding the interior; and
- contact the Burlington CLG Commission and have their recommendation forwarded to the Council.

There was further discussion regarding the integrity of the building, i.e., what role does "atmosphere" play, and is the interior important, such as the chrome, the booths, etc. Mr. Donath reiterated he feels there is a strong case for social history; but wonders about the exterior changes. This resulted in further discussion regarding the windows and the entrance which have also been changed.

Mr. Lisman agreed to bring further information to the Council at their next meeting.

VIII. State Grants - Gregory Brown, Commissioner of the Department of Housing and Community affairs addressed the Council regarding the Capital Budget request submitted for State FY 2000. Mr. Brown explained that \$2,270,000 has been requested for the State Historic Sites based on the 10 year Needs Assessment Study. Mr. Brown told the Council that it is his intention to make sure the legislature knows what work needs to be done and that it won't go away.

Mr. Brown explained that the legislature needs to adjust the "ad hoc" method of awarding grant money. He would like to see a substantial increase in the grant appropriation. Mr. Brown told the Council that he would like to see the method in which the grants made modified. He suggests that the Council review the grants, and make a recommendation to the Agency Secretary, who will have final say. This year's grants requests are \$400,000 for Historic Preservation grants and \$100,000 for the Barn Grants.

There was discussion regarding a cap and how to protect the smaller projects.

Ms. Wadhams said there needs to be more evaluation and research regarding how the program will be administered. Mr. Brown said that there needs to be rationale and that majority support from the legislature needs to be gained. There are a lot of other questions which also need to be addressed, such as equity (size and type of projects), fairness of distribution, etc.

There was further discussion regarding the role of the legislature and how it could affect and individual project funding. The Council agreed that projects need to be reviewed by them to assure that the criteria for historic significance/context is protected. There will be a report on the grants legislation at the December meeting. The Council indicated to Commissioner Brown that they support his request.

V. National Register Preliminary Review

A. **Alburg Pump House, Alburg** - Ms. Gilbertson passed around the survey and explained the property to the Council. She indicated that it is a good example of a rare railroad building. Ms. Zea said that if the owner wants to start a museum they should contact the VMGA. Ms. Gilbertson said she will try to find out and let them know Ms. Zea's offer. With no further discussion it is the consensus of the Council that the Alburg Pump House appears eligible to be nominated to the National Register.

B. **New Flamstead Apartments, Chester** - Ms. Gilbertson passed out originals of photographs and a letter from the consultant, Ms. Liz Pritchett explaining the rehabilitation project. Ms. Gilbertson suggested that a district would be a good idea, but they are not ready for that presentation. Ms. Gilbertson indicated that the store and the house would make a good project on their own. Mr. Donath suggested that there be more information regarding the setting, specifically regarding the hardware store. The Council also strongly encourages there be further reference to the potential for a future district. It is the consensus of the Council that this property appears eligible to be nominated to the National Register.

C. **35 Main Street, Morrisville, Morristown** - Ms. Gilbertson referred to Consultant Liz Pritchett's mailing to the Council. Ms. Groschner questioned the doorway alterations with the dormers. It was also determined that the property is not directly adjacent to the district. Ms. Gilbertson noted they would like to rehab using the tax credits. It is the consensus of the Council this property does not appear eligible for nomination to the National Register.

VI. 22 V.S.A., §14

A. **State Shelter at Smuggler's Notch** - Mr. Mark Delaney, Vice President

Planning, Smuggler's Notch, and Mr. Mike Barone, Assistant Planner, Smuggler's Notch appeared before the Council to explain the project and answer questions. Mr. Delaney explained that the facility in question was built on a different location and brought to Smuggler's Notch and re-built. It presently houses the Smuggler's Notch Ski Club. It was moved in 1956 and is the property of the State of Vermont. Ms. Boone indicated the building is currently not on the State Register and there is no staff comment because there is no context for this resource type. Ms. Boone noted that it is a CCC structure and that most emphasis has been placed on log structures of this kind. She told the Council that it should be looked at in the context that the move could be a disqualifier, except that the facility was re-built in a similar setting for similar purposes.

Ms. Groschner suggested evaluating what the Council knows about the building and compare it to the State Register Criteria.

Mr. Delaney noted that Mr. Leary at the Department of Forests and Parks, has photographs of other similar buildings at Downer State Park.

In response to a question from Mr. Andres, Mr. Delaney indicated that he doesn't know if the siding is original.

Mr. Turner asked why Smuggler's wants to tear it down. Mr. Delaney said it needs a new roof and the building overall is in pretty bad shape. Mr. Delaney said Smuggler's needs a larger building and this building needs to be moved so the new structure can be built.

Mr. Andres said it is more significant as the original base lodge. He feels it helps indicate how the ski industry developed.

Ms. Zea made the motion that the building appears eligible for the State Register under Criterion 16. Second by Mr. Donath.

Mr. Turner would like it to be eligible under Criterion 6 for the ski industry, and also Criterion 1. Mr. Finger would like the motion amended to add Criterion 10.

Ms. Zea amended the original motion to include Criteria, 1, 6, and 10. Seconded by Mr. Turner and voted unanimous.

There was further discussion among the Council and representatives of Smuggler's Notch regarding relocation of the building. Mr. Donath noted that moving this building to become a base lodge is significant and it should be kept in the vicinity to maintain that locational connection and the location of the original base lodge facility. Mr. Delaney said it might be used next to the snowmaking facility in the parking lot down the street.

Mr. Delaney indicated that Smuggler's Notch Scenic Byway study called for gateway facilities on the north end of the Notch and it might be re-used there for potential

educational purposes. Mr. Delaney clarified that if Forests and Parks wants to relocate off-site the Council would like to see the plans. Ms. Boone noted that if Forests and Parks changes location, it might be adverse and it would then come back to the Council.

Ms. Groschner commended Smuggler's for the fine job they have done following the process. Mr. Delaney had questions regarding the process for repair to the facility. Ms. Groschner indicated it should be part of their proposal. Ms. Boone clarified that any repair/rehab, changes, or relocation, needs to meet the Secretary of the Interior Standards.

Mr. Donath made the motion to find that the proposed relocation to one of two sites as outlined to be an adverse effect and that providing the relocation meets the Secretary of the Interior Standards this would be sufficient to meet mitigation of adverse effect. Second by Mr. Andres and voted unanimous.

Mr. Delaney recapped that relocation and rehabilitation are acceptable. Ms. Boone will send Mr. Delaney the Secretary Standards. Mr. Donath noted that both locations they suggest have educational benefit and the facility should remain in context.

**B. Gordon Center House, Grand Isle** – Rebecca Arnold, Architect and Lilla Stutz-Lumbra, Forests and Parks appeared before the Council to explain the project. Ms. Groschner explained the process to the visitors. Ms. Arnold passed out before and after photographs of the fire which happened during the ice storm. Forests and Parks wants to do repairs in two stages: (1) roof for winter and (2) interior work, later in the winter. Ms. Arnold explained that the original roof was slate. She indicated that they will be able to use some of the original slate and the rest will be reproduced slate. Ms. Arnold said they would like to use pre-engineered trusses instead of timber. The building is already on the State and National Registers. Ms. Arnold stated that they will not be changing the scale or slope of the roof or any other pitches.

Ms. Groschner mentioned they are concerned the pre-fab trusses will have an adverse effect. Ms. Arnold said there is only one salvageable beam. Ms. Arnold indicates it is the intention of the Department to replicate the cornice.

Mr. Donath moved that the treatment is adverse but can be addressed through mitigation. He suggested retaining fragments in place and before new trusses are put in. He would like to see measured drawings showing what is there and record the information. Mr. Donath also suggested that replacement of the roof slates be in-kind, Weathering Green, similar scale and dimensions. Second by Mr. Finger

Ms. Groschner suggested an amendment that the treatment is not adverse to the structure as is, to use in-kind slate, wood cornice and in place trusses. The motion was amended by Mr. Donath as follows: Mr. Donath made the motion that in compliance with the Secretary of Interior Standards the rehabilitation of the Gordon Center House roof will have an adverse effect. The Council would like photographic evidence printed according

to archival standards of the building before and after the fire, and measured drawings at the time the roof is replaced. Second by Mr. Turner, voted unanimously.

Ms. Arnold asked what needs to be done with the interior. The current plan is to use it as a display and resource area. Mr. Donath said it is a Georgian/Federal-style house which should have been recorded in HABS. He indicated that the interior repairs should be sympathetic, especially if it is going to be used for educational purposes.

During discussion the Council agreed that there have been changes to the interior since the turn of the Century. Mr. Donath feels that some features should refer back to the original features of the interior, and there should be a relationship of the interior to the exterior of the building. The Council feels that something compatible with the basic Georgian plan would be acceptable.

Ms. Groschner asked about windows. Ms. Arnold said they would be addressed in Phase II. Mr. Turner commented that an attic truss or storage truss design would give them access to end walls for windows. Ms. Groschner said the Council appreciates the architect and Forests and Parks approach to the building.

Ms. Boone said she will send Ms. Arnold copies of file photos.

#### VIII. State Grants

A. **Update** - Ms. Wadhams passed out the 1998 Grants Manuals and Mr. Gilbertson's memorandum explaining changes to the Council for their review. Ms. Wadhams explained the two new criteria, (1) financial need and (2) the Downtown Bill. In response to a question from Ms. Groschner, Ms. Wadhams explained the makeup of the Downtown Board to the Council.

II. Schedule/confirm meeting dates - December 17, 1998, January 14, 1999, and February 18, 1999.

#### VII. SHPO Report

Ms. Wadhams reviewed the Conflict of Interest issue with the members.

Ms. Wadhams also asked the Council if they feel the Minutes should be recorded for clarity. After a brief discussion it was the consensus of the Council that the minutes should not be recorded at this time. The Council mentioned that the minutes should be distributed quicker.

Ms. Wadhams mentioned that Ms. Lendway requested the CLG Grants meeting in March be in Montpelier.

Regarding Rules, Ms. Wadhams told the Council that Ms. Ruth will be incorporating the changes which Ms. Peebles and Ms. Boone suggested.

Ms. Wadhams noted that the Guidelines regarding School Construction Funding are completed. Ms. Zea questioned archeology and school projects issues. Ms. Wadhams said archeology is back in and that Ms. Peebles and Mr. Lacy are working on the process.

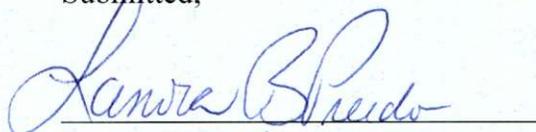
Ms. Wadhams briefly reported that it looks like the Swanton Fish Hatchery buildings are going to be retained, that the Walker House project is presently stalled, and that the Division staff had a retreat on November 18, 1998 at the Langevin House in Randolph.

IX. Other - Ms. Groschner brought up the OMYA Company project. She mentioned that AOT has entered into an MOU with OMYA. There was discussion regarding the possibility of a rail spur. The Council mentioned the increase in truck traffic which is threatening the Inn business in Brandon. The Council noted there are very complex issues involved which have never been reviewed by them under the "other State Agencies" issues. Ms. Wadhams will check into this matter as it affects the economic viability of the historic architectural resources in Brandon. Ms. Groschner suggested addressing the Transportation Committee in Legislature, and explain the need to evaluate the impact issues. Mr. Andres suggested that a bypass would be less expensive and serve everyone better. Ms. Wadhams said the Division will check into it.

It was suggested that Beth Humstone be invited to a Council meeting to discuss bypass issue. Ms. Wadhams will look into it and keep the Council informed.

The meeting adjourned at 1:55 p.m.

Submitted,



Lanora B. Preedom  
Division for Historic Preservation

*approved - 2-16-99*

**APPLICATION**  
OF  
**SMUGGLERS' NOTCH MANAGEMENT CO., LTD.**  
**SMUGGLERS' NOTCH RESORT**  
**JEFFERSONVILLE, VERMONT**

TO THE  
**VERMONT ADVISORY COUNCIL**  
ON  
**HISTORIC PRESERVATION**

FOR  
PERMISSION TO

**RENOVATE**  
**THE**  
**"STATE SHELTER" BUILDING**  
**AT**  
**SMUGGLER' NOTCH RESORT**

**Prepared By:**

*Mark Delaney*

*and*

*Michael Ferrone*

*Smugglers' Notch Management Co., Ltd.*

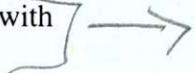
*4323 Vermont Route 108 South*

*Jeffersonville, Vermont 05464*

*(802) 644-8851*

## PROJECT DESCRIPTION

The project goal is to construct a new facility for the Smugglers' Notch Ski Club, which will replace the existing facility known as the State Shelter. This structure is a state owned building which is leased by Smugglers' Notch. The State Shelter is eighty feet long by twenty feet wide, and has a thirty foot long by seventeen foot wide segment of the building, extending out behind the rear of the facility (Exhibit #1).

The Project Location is along Route 108 at the base of Sterling Mountain, between parking lot 1 and the Sterling Lift Station (Exhibit #2). There are no other structures with historical significance on the site. 

## JUSTIFICATION

Due to the dilapidated nature of the State Shelter, our proposal would be to demolish the existing structure and rebuild a new facility. We feel replacement will be more cost effective than putting money into the existing structure. The current condition of the structure is deemed to be substandard with regard to energy. Also, the electrical system and roof structure may present safety concerns.

If the building is deemed to have historical value then we would incorporate one of the following alternate plans:

- A) We would either work with the Department of Forest, Parks, and Recreation to relocate the State Shelter in an appropriate place, or
- B) Incorporate it into the design of a new structure that will meet the needs of the Ski Club and State held meetings.

## PUBLIC BENEFIT

Smugglers' Notch would like to replace the existing State Shelter with a modern facility better suited for the needs of the ski club. The Smugglers' Notch Ski Club is a non profit organization, which provides for the development of Alpine Ski Racers. Programs for the development of Alpine Ski Racers include: coaching for kids at all age levels, training facilities, and races to use their skills in actual competitions.

Under the terms of our existing lease on state land, we are required to make this facility available to the state for holding meetings.

## HISTORY OF THE PROPERTY

The State Shelter was originally built by the Civilian Conservation Core as part of a program to help our economy. When Smugglers' Notch Ski Resort was built in 1956, the building was disassembled in Moscow or Waterbury, and transported to be reassembled at it's current location (Exhibit #3). Smugglers' Notch used The State Shelter as a base lodge until a new base lodge was constructed in 1964. After 1964, the facility was used for storage until the Ski Club gradually began to occupy the building.

Similar buildings are in use by the Downer 4H camp in the Downer State Forest, and the Mid Mountain Lodge at Burke Mountain Ski Resort (Exhibit #4).

1930s?

leased to Smugglers

the 22 section 14

## **FEDERAL FUNDS**

This project does not have the potential to include any federal funds.

## **COLOR PHOTOS AND SKETCH MAP**

The following photos were taken on October 29, 1998 (Exhibit #5), and keyed in to the sketch map to show what each picture represents (Exhibit #6).

## **CONCLUSION**

Smugglers' Notch hopes that the Vermont Advisory Council on Historic Preservation understands our needs to upgrade the State Shelter. If this facility is deemed to have historical value, we would look to the Council for some guidance and recommendations to implement a plan for making improvements to the Shelter.

# *Exhibits*

*1) Site Plans*

*2) Location Map, U.S.G.S.*

*3) 1956 Photograph of State Shelter*

*4) Pictures of Similar CCC Structure*

*5) 1998 Pictures of State Shelter*

*6) Photograph Location Sketch Map*

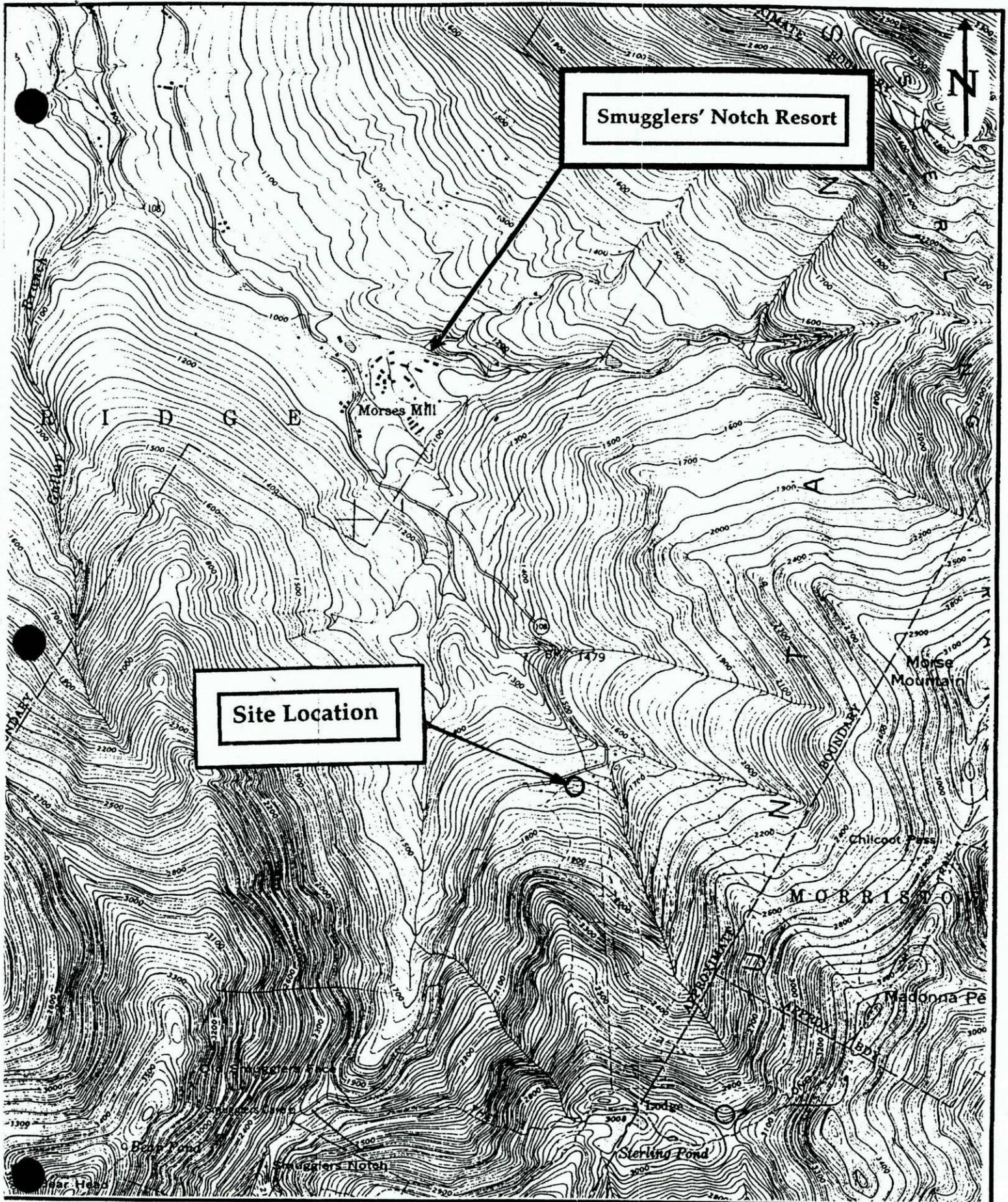
*Exhibit #1*

*Site Plans*

*(Refer to Blueprints)*

*Exhibit #2*

*Location Map, U.S.G.S.*



Smugglers' Notch Resort

Site Location

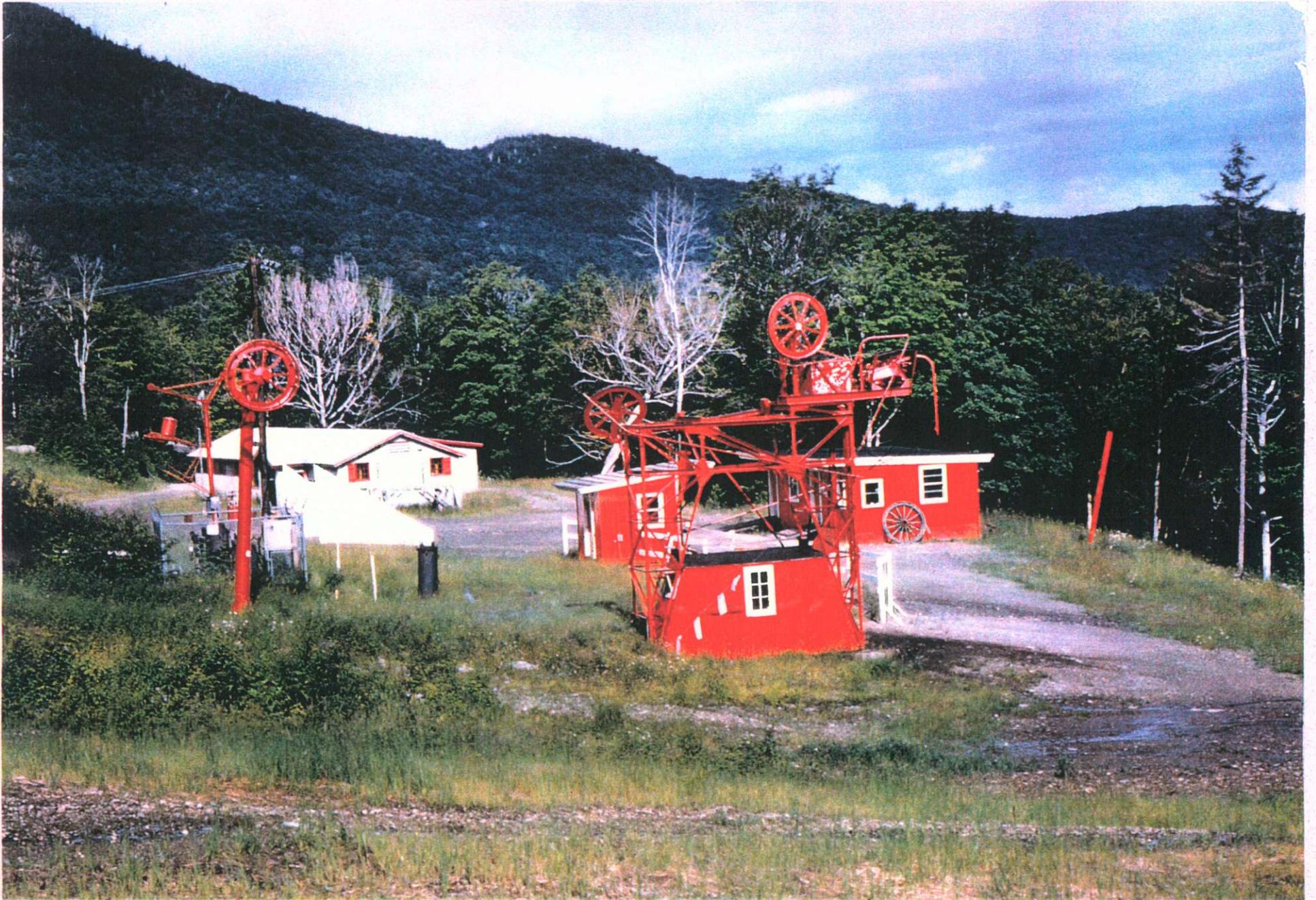
USGS LOCATION MAP  
 Mount Mansfield Quadrangle  
 7.5 Minute Series; Not-to-Scale

Smugglers' Notch Management Co., Ltd.  
 4323 Vermont Route 108 South  
 Jeffersonville, Vermont 05464

Exhibit  
 #2

*Exhibit #3*  
*1956 Photograph*  
*of*  
*State Shelter*

This is a picture of the State Shelter taken in 1956.



*Exhibit #4*  
*Pictures of*  
*Similar CCC Structure*

**Photographs of a Similar CCC Structure at Burke Mountain  
Friday, October 30, 1998**



**This picture shows the front of Burke Mountain Mid Lodge. It is similar to picture #1, in exhibit #5, of the State Shelter.**



**This picture shows the front of Burke Mountain Mid Lodge. It is similar to picture #2, in exhibit #5, of the State Shelter.**

**Photograph of the Mid Lodge at Burke Mountain  
Friday, October 30, 1998**



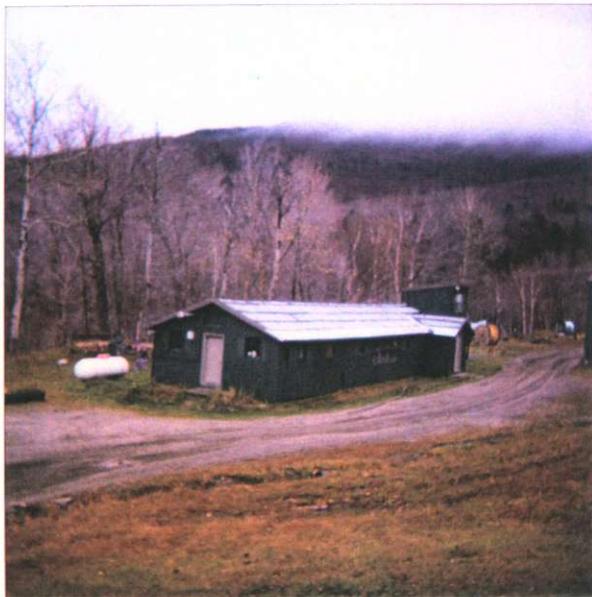
*too dark  
for analysis*

**This picture shows the back of the Mid Lodge, and is  
similar to picture #5, in exhibit #5, of the State  
Shelter.**

*Exhibit #5*  
*1998 Pictures of*  
*State Shelter*

Photographs of the State Shelter  
Thursday, October 29, 1998

#1



This picture shows the front, and left side of the State Shelter. It was taken from point "A" on Exhibit #6.

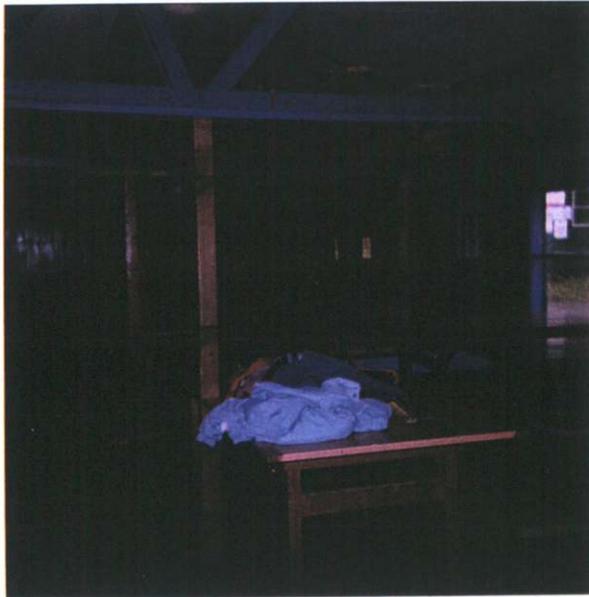
#2



This picture shows the front, and right side of the State Shelter. It was taken from point "B" on Exhibit #6.

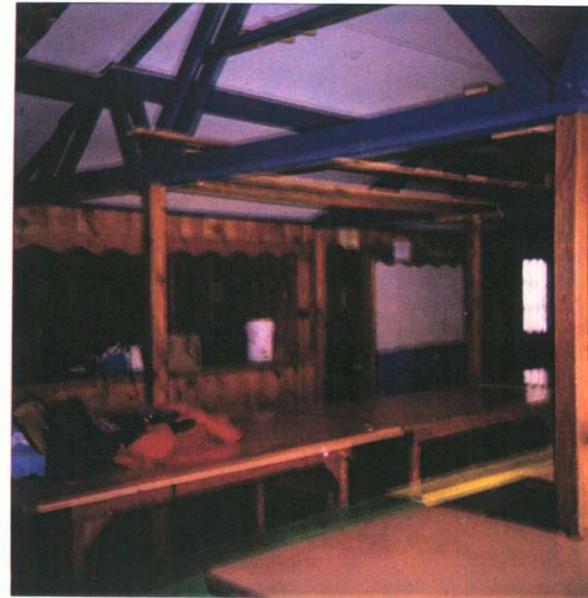
Photographs of the State Shelter  
Thursday, October 29, 1998

#3



This picture shows the inside of the State Shelter looking towards the front of the building. It was taken from point "C" on Exhibit #6.

#4



This picture shows the inside of the State Shelter looking towards the back of the building. It was taken from point "D" on Exhibit #6.

**Photograph of the State Shelter  
Thursday, October 29, 1998**

**#5**



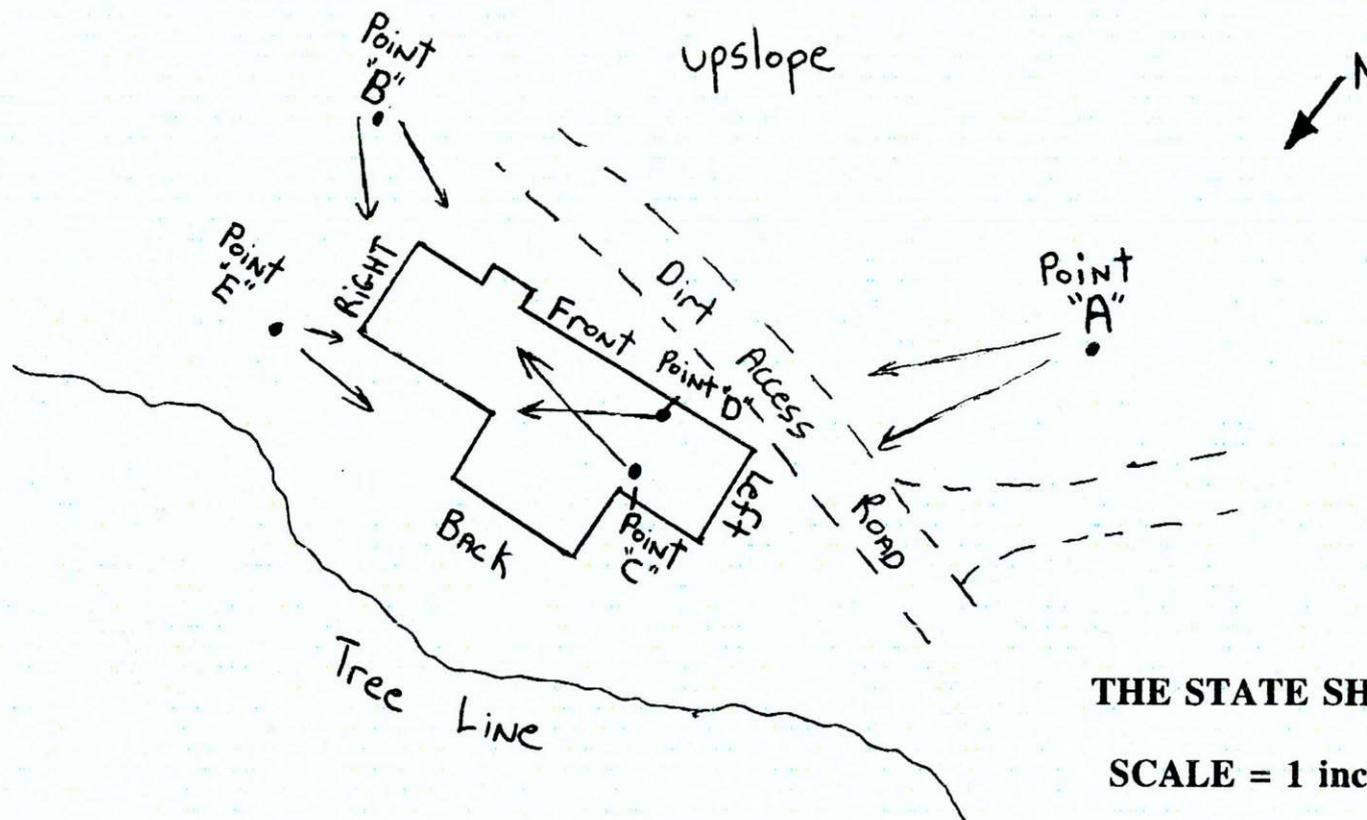
**This picture shows the back of the State Shelter,  
and was taken from point "E" on Exhibit #6.**

*Exhibit #6*

*Photograph Location*

*Sketch Map*

**Photograph Location Sketch Map**  
(refer back to Exhibit #5 for point identification)



**THE STATE SHELTER**

**SCALE = 1 inch to 40 feet**

**Thursday, October 29, 1998**



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**NOTICE**

The Vermont Advisory Council on Historic Preservation will hold their monthly meeting December 17, 1998, 9:00 a.m. to 3:30 p.m. The meeting will be held in the formal dining room at the South Royalton House, South Royalton, Vermont.

**AGENDA**

- |       |   |            |
|-------|---|------------|
| I.    | Minutes   | 9:00 a.m.  |
| II.   | Schedule/confirm meeting dates  | 9:10 a.m.  |
| III.  | National Register Final Review  |            |
|       | A. Fletcher, Paris and Anna, House, Bridport  | 9:30 a.m.  |
|       | B. Preston-Lafrenier Farm, Bolton   | 9:40 a.m.  |
| IV.   | National Register Preliminary Review  |            |
|       | A. 1773 Marble House, Dorset  | 9:50 a.m.  |
|       | B. L. Meader Farm, Lincoln  | 10:05 a.m. |
| V.    | State Register Review and Designation   |            |
|       | A. L. Meader Farm, Lincoln  | 10:20 a.m. |
| VI.   | Act 250   |            |
|       | A. Barker Steel Company, White River Jct., VT   | 10:45 a.m. |
| VII.  | Archeology Report   | 11:15 a.m. |
| VIII. | SHPO Report   | 11:30 a.m. |
|       | A. OMYA update  |            |
| IX.   | Video viewing - <i>Where the Reuben Hits the Road:<br/>Vermont Diners</i> - UVM Historic Preservation | 11:45 a.m. |
|       | LUNCH -   | NOON       |

**(OVER)**

- X. Act 250, cont'd
  - B. Decision re: significance of portions of Archeological Site # VTCH820 (Miller Group application for Hill Property subdivision, Williston) 1:00 p.m.
- XI. Discussion - Council's training needs/wants 2:00 p.m.
- XII. Other 2:15 p.m.



**State of Vermont  
Advisory Council on Historic Preservation  
National Life, Drawer 20  
Montpelier, VT 05620-0501**

**MINUTES**  
December 17, 1998

Members Present: Holly Groschner, Citizen Member, Chair (Arrived at 10:00 a.m. .)  
David Donath, Historian, Vice Chair  
David Lacy, Prehistoric and Historic Archaeologist  
Glenn Andres, Architectural Historian  
Kim Zea, Historian, Citizen Member  
George Turner, Historic Architect (Arrived at 12:40 p.m.)

Members Absent William Finger, Citizen Member

Staff Present: Emily Wadhams, State Historic Preservation Officer  
Nancy Boone, State Architectural Historian  
Lanora Freedom, Administrative Assistant  
Elsa Gilbertson, National Register Specialist (9:20 a.m. - 10:55 a.m.)  
Scott Dillon, Survey Archeologist (9:30 a.m. - 1:30 p.m.)

The December 17 meeting was called to order by Vice Chair, David Donath at 9:00 a.m. in the formal dining room, at the South Royalton House, South Royalton, Vermont.

I. Minutes - Mr. Andres made the motion to approve the October 13, 1998 minutes, second by Mr. Lacy. The following changes are to be made: on page 3, last full paragraph, after the third sentence, add another sentence as follows: They noted that although the church is non-contributing to a potential district, new construction in the area would need to be reviewed. Page 4, 5<sup>th</sup> paragraph under New Business change the paragraph to read: Ms. Zea said the VHS school kit for Abenakis' has lots of archeology included and feels that it's a large step to getting the message of archeology out there. She stressed the importance of integrating archeology with other disciplines to gain more popular support. She mentioned a need to build liaisons. The minutes were approved unanimously.

II. Schedule/confirm meeting dates - January 14, 1999, February 16, 1999. Because of Mr. Andres schedule it was suggested that the meeting be held in Middlebury so he may attend. March 18, 1999 in Montpelier. The March meeting is the CLG grants meeting and the Annual Meeting.

There was brief discussion regarding appointment of new members.

Mr. Dillon gave a brief overview of the Miller Group application for Hill Property subdivision in Williston. Mr. Lacy recommended there be a quarterly report to the Council indicating how many archeological sites have been looked at by the Division.

VII. Archeology Report - Mr. Lacy mentioned that a group of UVM Historic Preservation students went to the Otter Creek Heritage Corridor for a site visit.

XII. Other - Ms. Zea brought a copy of *A Field Guide to American Homes* and passed it around to the members. She feels this provides a national context for a bridge type that is prevalent in post World War II architecture, and would raise awareness and appreciation for resources of recent vintage.

Ms. Zea mentioned its post WWII architecture. She thought it would be nice to lay something out for people to show examples of architecture of the period. It might be a good piece to send to property owners prior to meetings to make them aware of significance and a way to put it in context for people.

Mr. Andres suggested updating the *Vermont Style Guide* adding two more decades.

Ms. Wadhams suggested that "determination of significance" and "effect" should be explained more clearly to the property owner.

There was brief discussion regarding sense of history and significance for the properties of the '40's.

III. National Register Final Review

A. **Fletcher, Paris and Anna, House, Bridport** - Ms. Gilbertson explained the location of the building and that it is owned by the Bridport Historical Society. Ms. Gilbertson also showed slides of the property and explained that it is being nominated under Criteria A and B. She noted that the Bridport Historical Society supports the nomination. Mr. Andres moved to support the nomination for the Paris and Anna Fletcher House to the National Register under Criteria A and B. Second by Ms. Zea. The vote was unanimous.

B. **Preston-Lafrenier Farm, Bolton** - Ms. Gilbertson showed slides and explained that the Bolton Conservation Commission is working with the owner to preserve the farm complex. Ms. Gilbertson noted that this property meets the farmstead registration requirements in the "Agricultural Resources of Vermont" multiple property documentation form. Ms. Zea moved that the Preston-Lafrenier Farm is eligible under Criteria A and C and under the Agricultural Resources of Vermont multiple property documentation form for the National Register, seconded by Mr. Andres. The vote was unanimous.

IV. National Register Preliminary Review

A. **1773 Marble House, Dorset** - Ms. Gilbertson showed slides and passed around photographs and copies of photographs to the Council for their review. She explained that the

property consists of the house and 2 marble quarries. Ms. Gilbertson indicated that this may possibly be the first marble house in Vermont. She also noted that the quarries are already on the National Register. Ms. Gilbertson noted that the house appears eligible under Criteria A, C, and D. Mr. Andres made the motion to place the 1773 Marble House in Dorset on the State Register of Historic Places, second by Mr. Lacy, and voted unanimously. It was also the consensus of the Council that the house appears eligible for the National Register under Criteria A, C, and D.

B. **Meader Farm** - Ms. Gilbertson passed around the comment received from Mr. Finger. She showed slides and explained the property. Ms. Boone pointed out that one barn does not qualify the property as a farmstead.

Mr. Donath mentioned that the massing is readable, but the windows are questionable. There was brief discussion regarding the gable and if it is original, and the integrity of the setting. The Council agreed that the roof level cannot be read as it appears to have been changed. It is the consensus of the Council that this property does not appear eligible for the National Register. The Council noted if the property owner would like the barn to be considered for the State Register they will need more information on the barn. The Council noted that the house does not appear to be eligible for the State Register.

VI. Act 250

A. **Barker Steel Company, White River Jct., VT** - This project will not be coming before the Council at this time.

X. Act 250, cont'd

B. **Decision re: significance of portions of Archeological Site # VTCH820 (Miller Group application for Hill Property subdivision, Williston)** - Mr. Scott Dillon handed out material for the Council to review. He explained that it is a prehistoric site in Williston. Mr. Dillon showed the map and explained where it's located. Mr. Dillon explained there are 7 different activity areas included in this one site and that it scored 36 on the predictive model.

In Phase I, the property was replowed and walked over and artifacts (chips and flakes) were found on the surface. Test pits were then dug at 5 meter intervals. Mr. Dillon noted that no material was found below the plow zone except in loci C and D. This area was identified as short-term, single period occupations. On the basis of Phase II, everything on site except loci C and D was determined to not be significant. Locus C contains low density scatter of cultural material, including one projectile point that is (late Archaic) about 3000 years old, and represents a one-time event. There is also a lot of cracked rock which may indicate the presence of fire pits and cooking hearths.

Mr. Dillon noted that on locus D one artifact was located which indicated that the site is of Middle Woodland age. Mr. Dillon stated that both sites have a potential to contain sub-plow zone artifacts and features.

This project is being reviewed under Act 250 and Section 106. Mr. Dillon said that when the project started it was under Act 250, but it was later discovered there needed to be Section 106

review because of Army Corps of Engineers involvement.

There was discussion regarding how this process, State Register eligibility and listing will be affected by the new rules.

Mr. Lacy moved to find VTCH820 C and D eligible for the State Register of Historic Places under Criteria 11a, b, c, d and "historically significant". Seconded by Ms. Groschner.

Mr. Lacy asked if a National Register nomination could be written based on the present information. Mr. Dillon said it could. Mr. Lacy asked if the scope of work relates to the State Plan for archeological significance. Mr. Dillon explained how the archeological aspect relates to the State Plan. Ms. Boone noted the possibility of incorporating priorities/standards derived from the State Plan into the DHP Rules to cover Advisory Council determination of "historic significance" under Act 250. Ms. Wadhams noted that the Council will be receiving a copy of the draft rules for comment soon.

The Council voted unanimously to approve the motion.

VII. Archeology Report - Mr. Lacy reported that:

- the VAS meeting was successful and well attended and thanked Ms. Wadhams for addressing the group, and;
- two girls discovered a fluted paleo point in Derby Lake.

VIII. SHPO Report - Ms. Wadhams updated the members of the appointment of Peter Mallary to replace Ms. Groschner on the Council effective with the February meeting.

Ms. Wadhams also reported the following:

- The Downtown Board met on January 6. There may be a Phase II to the Downtown Legislation.
- Legislative grants went into the capital budget as: \$400,000 HP Grants, and \$100,000 Barn Grants. She also updated the Council further on the sites submission in the capital budget.
- Walker House update - Ms. Wadhams said Mr. Gilbertson's letter needs to be revised
  - Mr. Andres said the Division should draw the line and say it's gone and it's undue.

A. **OMYA update** - Ms. Wadhams explained that the prefiled testimony was due last week and that the Act 250 permit has been appealed. There was lengthy discussion on the project.

Ms. Groschner explained that large scale traffic is detrimental to Historic Preservation and that the Division must look at this issue. Ms. Groschner feels there is a need to define the "it" - not the OMYA truck, but it's the heavy traffic. Ms. Groschner said it's important for Historic Preservation to make their point because the trucks make theirs. The Council feels the silence on the issue won't prove the point in this instance and that it is very important to make the point.

Ms. Wadhams noted she will discuss this further with the administration.

XII. Other - Mr. Donath mentioned that, as an owner, he went to a recent meeting on dams. He noted there is a conflict between environmental and historic issues. Ms. Wadhams indicated that the Division is going to look at dams and prioritize.

During lunch the Council viewed the UVM Historic Preservation students' video on Diners, *Where the Ruben Hits the Road*". The Council commented that it was very well done and informative, they were especially excited when the "Ruben" hit the tires.

At 1:20 p.m. Ms. Groschner took over the meeting from Mr. Donath. She explained this would be her last meeting because she will be moving out of state for professional reasons. She thanked the Council for the great learning experience and friendships.

XI. Discussion - Council's training needs/wants - Following are thoughts put on the table which members would like to see happen:

- feel comfortable with other State Agencies, Council would like to take the "big picture" view,
- for the Council to become consistent,
- Mr. Lacy commented that the Council has become more coherent with archeology,
- preservation should be a player rather than obstruction force - becoming "force" in state policy,
- Ms. Zea would like clarification regarding how the rules and regulations fit into the "package",
- the members find the briefing at the beginning of the meeting useful and helpful,
- need Act 250 education,
- would like "cheat sheet" on basis for and process toward making decision - use typical cases, broad categories,
- handbook,
- would like to have discussion regarding form used in Act 250 and Section 106 review - how is letter generated -

What the Council does:

- Grants - advisory role under new criteria
- Respond to historic questions regarding Act 250
- State Register Review
- National Register Review
- State Agency action review - has this caused the Council role to diminish in discussions

Solutions -

- Role diminished?! - if purely "advisory" the interest may diminish - "brain atrophy" - if no articulation what's the fun - try to be more pro-active.

- Details/Process
- Implementation - go back to statute for broader picture - take policy objective - ask other preservationists for their top agenda items.
- Because Council is advisory to the Governor, re-introduce the Governor to the Advisory Council and concept.
- Mr. Andres feels the role is not narrowed, that people are taking the Council more seriously because they are sticking to issues. Mr. Andres feels the Council needs to have more presence if they want to be a force, i.e. go to the Historic Preservation Conference, go to the Preservation Trust of Vermont meeting at least once a year. Determine what needs to be saved, what is the agenda, what are the priorities - then implementation.
- Have annual "think tank", the outcome = white paper given to the Governor
- Council Retreat - result = mission statement people can get behind.
- Council would like impact - perhaps keep part of the agenda open for policy planning.
- Regular liaison with the Preservation Trust - invite to Council meeting - lunch and ½ day discussion - do the same with Vermont Historical Society, Vermont Archeological Society, etc. Mr. Turner feels that the Council can have discussion and positive impact - bring people in, have open, non-confrontational discussion.
- Develop action areas -- policy areas
- Mr. Lacy suggested archeology discussions

Future Agenda Items:

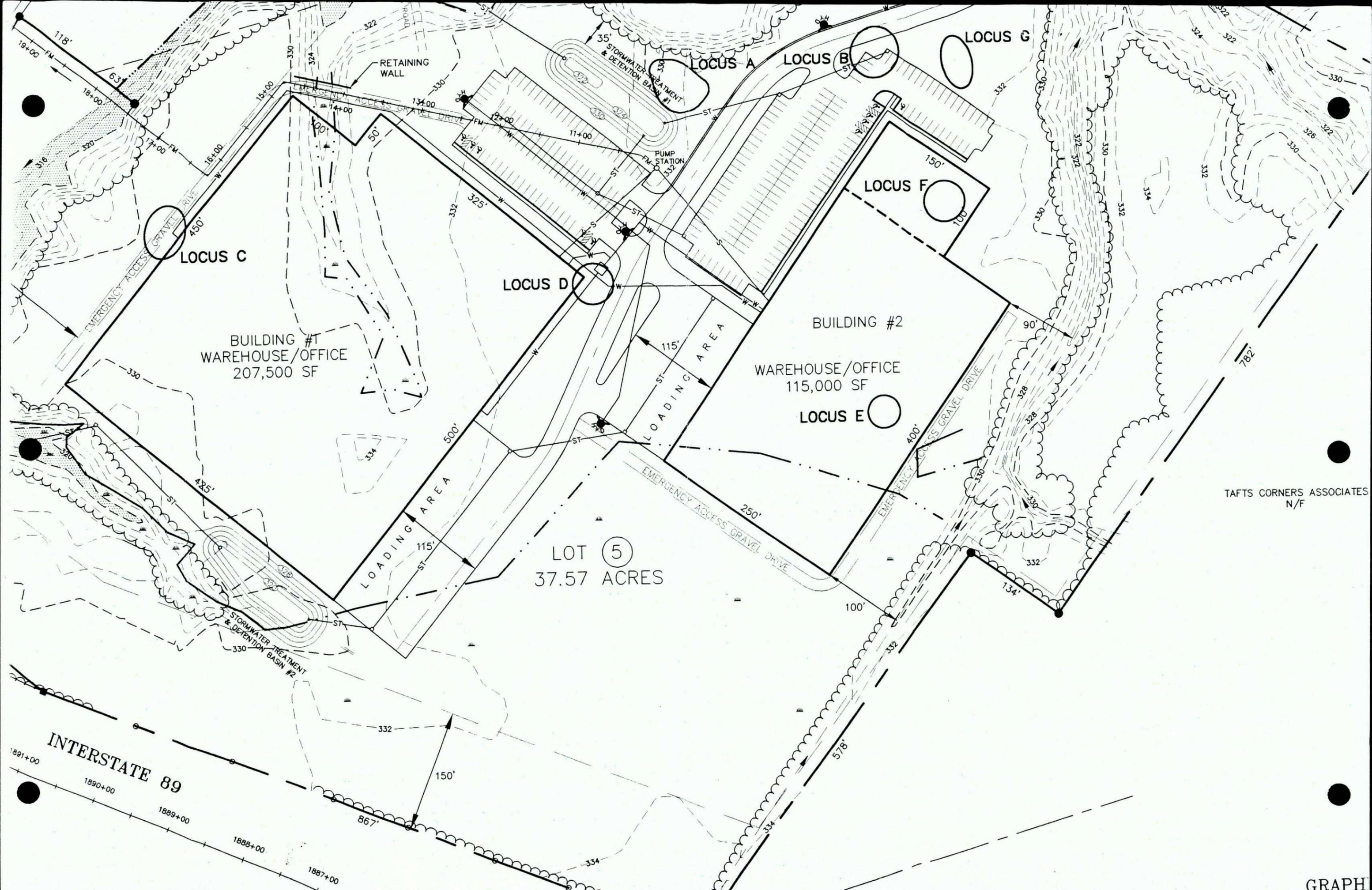
- The Rules - State and Act 250 will be discussed at the next meeting.
- Mr. Lacy will do an archeology policy presentation. He would also like perspective on Tribal issues, Native American issues, and political issues by someone other than staff - perhaps ask other states what their Native American and archeological issues are. Need to prioritize -- what we know and where we want to go.

The meeting adjourned at 3:30 p.m.

Submitted,

  
Lanora B. Preedom  
Division for Historic Preservation

*approved 2/14/99*



BUILDING #1  
WAREHOUSE/OFFICE  
207,500 SF

BUILDING #2  
WAREHOUSE/OFFICE  
115,000 SF

LOT 5  
37.57 ACRES

TAFTS CORNERS ASSOCIATES  
N/F

INTERSTATE 89

GRAPH