When do I need a Historic Preservation Project Review to receive a permit in Vermont?

Historic Preservation project review consists of identifying a project’s potential impacts to historic buildings and structures, historic districts, historic landscapes and settings, and to known or potential archaeological resources. Project review is a consultative process between the applicant and the Vermont Division for Historic Preservation (VDHP).

Section 248 CPG
For energy projects requiring a Certificate of Public Good (CPG) from the Public Utility Commission (Section 248).

Act 250
For land use projects either requiring a new Act 250 permit or an amendment to an existing Act 250 permit (Criterion 8).

SUBMIT PROJECT REVIEW DOCUMENTATION
On larger or more involved projects, historic preservation review may require a qualified consultant (Architectural Historian or Archaeologist).

IDENTIFY AREA OF POTENTIAL EFFECT (APE)
Determinations of Archaeological Sensitivity
VDHP conducts desk review, uses predictive model, and considers consultant reports (if provided) to determine sensitivity.

Does the proposed project involve ground disturbing activities?

Are there any structures within the APE of the project?

Are any structures 50 years old or older?

Are any structures listed in the State or National Registers of Historic Places?

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VDHP will review (or reevaluate for structures currently listed) to determine eligibility for listing in the State or National Registers.

Determination of Eligibility
VDHP makes a recommendation on eligibility to the Vermont Advisory Council on Historic Preservation.

Evaluate for Effects using the Secretary of the Interior’s Standards
Determinations of Adverse Effect
VDHP makes a recommendation to the Vermont Advisory Council on Historic Preservation.

Determination of No Effect
Can adverse effects be mitigated (determined in coordination with VDHP)?

Determination of Conditional No Adverse Effect
Can sites be avoided (determined in consultation with VDHP)?

Conduct Phase IIA Archaeological Review to Determine if Sites Exist in APE
Can sensitive areas be avoided (determined in consultation with VDHP)?

Conduct Phase III Archaeology Mitigation and Data Recovery
If directed by Commission, Applicant and VDHP continue consultation until VDHP can issue a positive recommendation.

VDHP makes a recommendation on eligibility to the Vermont Advisory Council on Historic Preservation.

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Act 250
District Commission Issues Permit With or Without Conditions

Section 248 CPG
Public Utility Commission Issues CPG With or Without Conditions