



---

**State of Vermont**  
**Advisory Council on Historic Preservation**  
1 National Life Drive, Floor 6  
Montpelier, VT 05620-0501

**Approved on September 24, 2020**

**Vermont Advisory Council on Historic Preservation**  
**July 23, 2020**  
**By GoToMeeting**

- Council Participants:** Edward Clark, Chair/Citizen Member  
Paul Wyncoop, Vice Chair/Citizen Member  
David Skinas, Archaeologist  
Britta Tonn, Architectural Historian  
David Donath, Historian  
Blaine Cliver, Historical Architect  
Joseph Luneau, Citizen Member
- Staff Participants:** Laura Trieschmann, SHPO  
Devin Colman, State Architectural Historian  
Elizabeth Peebles, Historic Resources Specialist  
Max Krieger, General Counsel DHCD
- Guests:** Mike Perpall, 86 Pearl Street, Johnson  
Jim MacDowell, 86 Pearl Street, Johnson  
Catherine Quinn, consultant for 86 Pearl Street, Johnson  
Scott Newman, consultant for Park Street School, Springfield  
Brett Grabowski, Park Street School, Springfield  
David Schutz, East Calais Historic District  
Scott Bassage, East Calais Historic District  
Matt Shoen, Intern VDHP

Mr. Clark opened the meeting at 9:08 am.  
The meeting was not recorded.

- I** Welcome and Review of Public Participation Rules of Conduct
- II** Changes to the Agenda
  - No Changes to the Agenda
- III** Public Comment
  - No Public Comment
- IV** Review/Approve June 18, 2020 Meeting Minutes
  - Mr. Luneau made a motion to accept the minutes; motion was seconded by Ms. Tonn.
  - Motion passed 6-0.  
Rollcall vote  
Mr. Skinas: yes  
Mr. Cliver: yes  
Mr. Luneau: yes



Ms. Tonn: yes  
Mr. Wyncoop: yes  
Mr. Donath: absent  
Mr. Clark: yes

V Introduction to Maxwell Krieger, DHCD General Counsel

- Max Krieger, new general counsel for the Department of Housing and Community Development, introduced himself to the ACHP members. He reviewed the code of ethics and conflict of interest, outlining disclosures of conflicts and procedures for recusal.

VI Review of State Register of Historic Places Motion Language

- Mr. Krieger outlined the need to clarify the language of motions for the State Register of Historic Places, recommending affirmative voice to avoid double negatives and clear statement of motion. Example language was provided.

For State Register Determinations of Eligibility, the following template should be used:

*In consideration of the [testimony, presentation, staff recommendation, etc.] presented to the council, does the council deem the [property] eligible for the State Register of Historic Places?*

For State Register Listings, the following template should be used:

*In consideration of the [testimony, presentation, staff recommendation, etc.] presented to the council, does the council list the [property] in the State Register of Historic Places?*

If either of these motions is tied, the motion fails, and the property is deemed either to not be eligible or not approved for listing.

VII [National Register of Historic Places](#)

- Park Street School, 60 Park Street, Springfield

Devin Colman presented the staff report for nomination of the Park Street School to the National Register. Notice was sent to the property owners, Southern Windsor County Regional Planning Commission, and Springfield Selectboard. The property is being nominated under Criteria A and C for education and architecture with a period of significance of 1895 to 1968.

Ms. Tonn complimented the inclusion of the historic images in the body of the architectural description for reference. Mr. Clark requested additional context images of the property and classrooms from each period of construction.

Ms. Tonn made a motion to recommend the State Historic Preservation Officer forward the nomination, with additional images, to the Keeper of the National Register of Historic Places/Mr. Cliver seconded.

- Motion passed 7-0.
- Rollcall vote  
Mr. Skinas: yes  
Mr. Cliver: yes  
Mr. Luneau: yes  
Ms. Tonn: yes  
Mr. Wyncoop: yes



---

Mr. Donath: yes

Mr. Clark: yes

- East Calais Historic District, Calais

Mr. Colman presented the staff report for nomination of the East Calais Historic District to the National Register. Notice was sent to all property owners, Calais Historic Preservation Commission, Central Vermont Regional Planning Commission, and Calais Selectboard. The historic district is being nominated under Criteria A and C for community planning/development and architecture with a period of significance of 1815 to 1951.

Ms. Tonn and Mr. Cliver inquired why the millpond had not been included in the boundaries of the historic district. A manmade feature, the pond contributes to the historic context and significance of the district. Mr. Skinas requested an archaeological site number be assigned by the State Archaeologist for the mill site. (VT-WA-0202 was assigned)

Mr. Donath made a motion to recommend the State Historic Preservation Officer forward the nomination, with a change to the boundary to include the millpond as a part of the contributing dam, to the Keeper of the National Register of Historic Places/Mr. Skinas seconded.

- Motion passed 6-1.

Rollcall vote

Mr. Skinas: yes

Mr. Cliver: yes

Mr. Luneau: no

Ms. Tonn: yes

Mr. Wyncoop: yes

Mr. Donath: yes

Mr. Clark: yes

- Immaculate Heart of Mary School, 10 Lincoln Avenue, Rutland City

Mr. Colman presented the staff report for nomination of the Immaculate Heart of Mary School Building to the National Register. Notice was sent to the property owners, Housing Trust of Rutland County, Rutland Regional Planning Commission, and mayor for city of Rutland. The property is being nominated under Criteria A and C for education and architecture with a period of significance of 1951 to 1969.

As part of the Rehabilitation Investment Tax Credit, half the gymnasium shall be rehabilitated to provide housing and storage space. The other half with the stage will remain intact and be used as a half-court gym and auditorium. The tax credit review is in progress and details being evaluated.

Ms. Tonn suggested the narratives at the end of each paragraph related to the areas of significance be moved up.

Mr. Wyncoop made a motion to recommend the State Historic Preservation Officer forward the nomination, with the suggested edits to the text, to the Keeper of the National Register of Historic Places/Mr. Luneau seconded.

- Motion passed 7-0.

Rollcall vote

Mr. Skinas: yes

Mr. Cliver: yes





---

Mr. Luneau: yes  
Ms. Tonn: yes  
Mr. Wyncoop: yes  
Mr. Donath: yes  
Mr. Clark: yes

**VIII** [State Register of Historic Places - Listing](#)

- Temperance Reed Cottage, 890 McGoff Hill Road, Lyndon

Mr. Colman presented the State Register nomination for the Temperance Reed Cottage. Notification was sent to the current and pending owners, State Historic Preservation Office, Lyndon Selectboard, Northeastern Vermont Development Association, Vail Museum, Lyndon Area Historical Society, and a Lambert Packard scholar. The property is being nominated under Criteria C for its architecture, with a period of significance reflecting its construction in 1895.

Mr. Clark made a motion in consideration of the staff recommendation and nomination presented to the council to list the Temperance Reed Cottage in the State Register of Historic Places/Mr. Wyncoop seconded.

- Motion passed 7-0; property listed in State Register.

Rollcall vote  
Mr. Skinas: yes  
Mr. Cliver: yes  
Mr. Luneau: yes  
Ms. Tonn: yes  
Mr. Wyncoop: yes  
Mr. Donath: yes  
Mr. Clark: yes

**IX** [State Register of Historic Places – Determination of Eligibility](#)

- 9 Park Street, Essex Junction

Mr. Colman presented the determination of eligibility documentation for 9 Park Street. Notification was sent to the owner, consultant, Essex Junction Village Trustees, Essex Junction Historical Society, Essex Community Historical Society, and Chittenden County Regional Planning Commission. The building has already been demolished; this was prior to the developer's application for an Act 250 exemption for a priority housing project (municipality had provided permit). The consultant recommended the property as a contributing resource to the School Street-Park Terrace Historic District; VDHP staff concurred with the recommendation.

Mr. Cliver made a motion in consideration of the staff recommendation and documentation presented to the council to determine the property at 9 Park Street eligible for listing in the State Register of Historic Places/Mr. Donath seconded, clarifying it was eligible as a contributing resource to the historic district.

- Motion passed 6-0; property determined eligible for the State Register

Rollcall vote  
Mr. Skinas: yes  
Mr. Cliver: yes  
Mr. Luneau: yes  
Ms. Tonn: yes  
Mr. Wyncoop: absent  
Mr. Donath: yes  
Mr. Clark: yes



---

VDHP will continue consultation with the applicant to develop a mitigation plan for the demolition of the property.

- 11 Park Street, Essex Junction

Mr. Colman presented the determination of eligibility documentation for 11 Park Street. Notification was sent to the owner, consultant, Essex Junction Village Trustees, Essex Junction Historical Society, Essex Community Historical Society, and Chittenden County Regional Planning Commission. The building has already been demolished; this was prior to the developer's application for an Act 250 exemption for a priority housing project (municipality had provided permit). The consultant recommended the property would not have been a contributing resource to the School Street-Park Terrace Historic District; VDHP staff concurred with the recommendation.

Mr. Donath made a motion in consideration of the staff recommendation and documentation presented to the council to determine the property at 11 Park Street eligible for listing in the State Register of Historic Places as a contributing resource to the historic district /Mr. Skinas seconded.

- Motion failed 0-6; property determined not eligible for State Register
- Rollcall vote  
Mr. Skinas: no  
Mr. Cliver: no  
Mr. Luneau: no  
Ms. Tonn: no  
Mr. Wyncoop: absent  
Mr. Donath: no  
Mr. Clark: no

- 86 Pearl Street, Johnson

Mr. Colman presented the determination of eligibility documentation for 86 Pearl Street. The Council requested this be continued from the June 2020 meeting to allow for further discussion. Notification was sent to the owner, consultant, town clerk, village manager, Lamoille County Regional Planning Commission, and Johnson Historical Society. The consultant recommended the property is not eligible for listing in the State Register due to a lack of historic significance and alterations that have adversely affected its integrity; VDHP concurred with this recommendation.

Ms. Tonn made a motion in consideration of the staff recommendation and documentation presented to the council to determine the property at 86 Pearl Street eligible for listing in the State Register of Historic Places/Mr. Donath seconded.

- Motion failed 5-1; property determined not eligible for the State Register
- Rollcall vote  
Mr. Skinas: no  
Mr. Cliver: no  
Mr. Luneau: yes  
Ms. Tonn: no  
Mr. Wyncoop: absent  
Mr. Donath: no  
Mr. Clark: no

## X SHPO Report

- George J. Stannard, Roadside Historic Marker

Laura Trieschmann presented the background on the history of the George Stannard farm in Milton; the general owned the property from 1866 to 1872. The barns were razed in



1989 and, in 2019, the house deconstructed/stored for future reconstruction in another location possibly as a museum. The proposed marker would denote the location where the farmhouse and barns once stood. Council members requested removal of the introductory statement that George Stannard was the first Vermonter to volunteer. Additionally, members suggested more information about the property, possibly less on the general. (could be double sided with continued history). In light of current social events, a marker review committee is being formed and the Council has asked that the George Stannard Marker proposal be referred to that committee and the Racial Equity Task Force for review and editing; Council requests final review of the marker proposal.

- Motion deferred
- SHPO reported:
  - Staff can perform more site visits for project review, tax credits, and grants. All are following the proper protocols and still working from home.
  - A budget for the first quarter has been prepared with cuts in light of the effects of COVID.
  - Historic Sites (some) are now open, experiencing visitation that is slow but steady. Most visitors explore the properties rather than the museums. Opening and continued operations are done in concert with State Parks, National Park Service (Marsh-Billings-Rockefeller), and Vermont Historical Society. Mr. Donath asked we ensure that Billings Farm be included in the conversations moving forward.
  - Consultant and Partner Training will be remote with webinars and online videos. Presently, however, we are working with individual consultants to address issues, challenges, and highlight successes. Our current focus is archaeology and National Register nominations.
  - Capital Construction bill (H.955) was signed by the governor, providing funding for preservation and barn grants, underwater preserves, roadside markers, and historic sites maintenance. Additional funds were allocated for Monument Road embankment stabilization, for which three proposals have been received. Proposals for the engineering study of the Bennington Battle Monument are expected in the coming weeks.
  - SHPO conducted the initial Section 106 reviews for 40+ housing projects utilizing Covid Relief Funds. An exempt list was prepared, which enabled many of the projects to be cleared for consultation.

#### XI New Business

- Meeting Schedule
  - No August
  - September 24, 2020
  - October 22, 2020
  - November 19, 2020
  - December 17, 2020
- Announcements  
No announcements

#### XII Adjourn

Adjourned at 11:32 am

- Motion passed 6-0
- Rollcall vote  
Mr. Skinas: yes  
Mr. Donath: yes  
Mr. Luneau: yes



---

Mr. Cliver: yes  
Ms. Tonn: yes  
Mr. Wyncoop: absent  
Mr. Clark: yes