



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

APPROVED MINUTES
December 20, 2018

Vermont Advisory Council on Historic Preservation
November 15, 2018
1:00 p.m. – 3:35 p.m.
Calvin Coolidge conference room, Davis Building, 6th Floor
Montpelier, Vermont

Council Participants: Edward Clark, Citizen Member/Vice Chair
David Donath, Historian
Blaine Cliver, Historical Architect
Britta Tonn, Architectural Historian

Absent: John Vetter, Archaeologist/Chair
Joseph Luneau, Citizen Member
Paul Wyncoop, Citizen Member

Historic Preservation Staff Participants:
Laura V. Trieschmann, State Historic Preservation Officer
Devin Colman, State Architectural Historian

Guests: Scott Newman, consultant, Waterbury Village Historic District
Steve Lotspeich, community planner Town of Waterbury, Waterbury Village Historic District
Jim Alvanez, property owner, Waterbury Village Historic District
Carl Benes, property owner, Waterbury Village Historic District

Vice Chair Edward Clark brought the meeting to order at 1:10 p.m.
This meeting was not recorded.

I. Welcome

II. Changes to the Agenda

State Architectural Historian Devin Colman requested that 211 Elmwood Avenue, Burlington, be removed from the agenda at the request of the owner and be heard at the December 2018 meeting.

With no quorum following Ms. Tonn's recusal from discussions related to this property, the delisting of 109 Main Street, Winooski, from the State Register of Historic Places was tabled until the December 2018 meeting.

III. Public Comment

Mr. Clark opened the meeting to public comment. There were no public comments.

IV. Review / Approve September 20, 2018 Meeting Minutes





Ms. Tonn made a motion to approve the October 18, 2018, minutes with no edits, and Mr. Cliver seconded. Motion carried 4-0.

V. **State Register of Historic Places – Listing**

- **5183 Main Street, Manchester**

At the request of the owner, Mr. Colman conducted a site visit and prepared the State Register of Historic Places nomination for 5183 Main Street in Manchester. The property, which includes the main building and attached barn, is being nominated under Criteria A and C with local significance to the State Register of Historic Places.

Mr. Donath made a motion to list 5183 Main Street in the State Register of Historic Places; Ms. Tonn seconded. Motion carried 4-0.

VI. **State Register of Historic Places – Determination of Eligibility**

- **263 Twin Bridges Road, Charleston**

Mr. Colman provided background information that the Vermont Agency of Agriculture/Department of Fish & Wildlife is buying the property, wishing to return it to wetlands. The property includes an historic farmstead. Mr. Colman recommended the property is not eligible for listing in the State Register of Historic Places because of a lack of significance and no integrity due to alterations.

Mr. Cliver made a motion determining that 263 Twin Bridges Road in Charleston is not eligible for listing in the State Register of Historic Places; Mr. Clark seconded. Motion carried 4-0.

VII. **National Register of Historic Places**

- **Waterbury Village Historic District (additional documentation & boundary increase)**

Mr. Colman introduced the nomination, noting it had two components: additional documentation and a boundary increase. After TS Irene and as a result of the rehabilitation project, the Waterbury Office Complex was individually listed in the National Register in 2016, because of its specific historic context that was not as broad as the larger historic district. The additional documentation provided updated assessments of contributing/non-contributing including outbuildings, augmented the areas of significance and expanded the boundaries to better reflect the community's growth and development. The historic district is being amended under Criteria A and C with a period of significance from 1805 to 1968; the areas of significance are architecture, commerce, exploration/settlement, health/medicine, politics/government, and transportation.

Notification of the nomination with expanded boundaries was provided to all owners within the boundary increase area; three objections (one was not notarized with no owner response to VDHP follow up). Mr. Colman noted the objections did not bring new information to light to change significance for which the historic district is being nomination. Steve Lotspeich, the community planner for the town, noted an objection from an owner on High Street, who wish his property address to be redacted in the nomination; Mr. Colman said the address was excluded but property will be keyed to map as required by the National Park Service. Jim Alvarez, a property owner within the expanded boundaries, noted the old flower shop building is being torn down (already permitted) and is renovating another property; he inquired if the listing will have any effects on his properties especially the demolition and renovation. Mr. Colman explained there are no restrictions as the result of National Register listing, but the designation will inform an Act 250 permit if needed and local review if that exists. Mr. Lotspeich noted there is design review but no historic review in the current designated downtown; this property is outside that boundary, but the planning commission is thinking of expanding boundaries. Carl Benes, property owner, noted the front porch on his building needs repair and asked if the historic district designation offers funding. Mr. Colman mentioned the federal Rehabilitation



Investment Tax Credits for income producing, but not for private properties. Consultant Scott Newman stated individual photographs of each building as well as streetscapes will be held by the town; the nomination will include streetscapes of properties added to the historic district.

Ms. Tonn noted that on page 84 of Section 8 the date of railroad should be 1850 not 1950; she also noted 1849 as date for railroad elsewhere in the document.

Mr. Donath made a motion requesting the State Historic Preservation Officer forward the nomination for the Waterbury Village Historic District to the Keeper of the National Register of Historic Places; Mr. Cliver seconded. Motion carried 4-0.

- **Quincy Hotel, 57 Depot Street, Enosburg Falls**

The property owner of the Quincy Hotel is applying the federal Rehabilitation Investment Tax Credits and State Tax Credits to renovate the building for use once again as a hotel. Mr. Colman announced there were no objections to the listing of the property in the National Register of Historic Places. It is being nominated under Criterion C, with a period of significance from c. 1876 to c. 1923 for local significance.

Ms. Tonn made a motion requesting the State Historic Preservation Officer forward the nomination for the Quincy Hotel to the Keeper of the National Register of Historic Places; Mr. Cliver seconded. Motion carried 4-0.

VIII. Historic Preservation Grant – Request for Redirection of Funds

- **Danville Congregational Church, Danville**

In 2017, the Church was awarded an Historic Preservation grant for the restoration of eight wooden storm window. The congregation is now asking to redirect the funding for restoration of the lower-level windows of the church. This includes 10 historic Queen Anne-style windows. Ms. Corkins, who directs the grant program, explained redirection of funds is not common but does happen based on issues uncovered as part of overall restoration project like this. Discussion focused on the priority of the lower-level windows versus the storm windows, which shelter stained-glass windows. Ms. Corkins explained the congregations possible plans to replace rather than restore the storm windows as they are not all the same (two different kinds; 2 are three part/6 are four part). The building and storm windows have been painted recently; stained-glass windows are in excellent condition.

Motion to deny request for redirection of grant fund by Mr. Cliver; no second and motion withdrawn.

The Council members requested additional information in order to decide at the December 2018 meeting: date of Queen Anne-style basement windows and when were the storm windows installed/replaced?

Council postponed discussion to December 2018 meeting.

IX. State Historic Preservation Officer (SHPO) Report

- **Green Mountain Club Roadside Marker**

Laura Trieschmann presented the application for the Green Mountain Club Roadside Historic Site Marker in Burlington. The Council suggested the marker be placed on St. Paul Street, rather than Main Street. The location may depend on rehabilitation work of the sidewalks and roads presently being undertaken by the city; VDHP will follow up with city on location. Ms. Tonn noted “high ridge” should be “high ridges;” sufficient space is available to make this correction.



Mr. Donath made a motion to grant the application for the Green Mountain Club Roadside Historic Site Marker in Burlington; Ms. Tonn seconded. Motion carried 4-0.

- **SHPO Report**

Ms. Trieschmann reported that the Historic Preservation grants will be reviewed for awarding by the Council in December. 43 applications were received with a total request of \$633,343 (total at time of report). The Barn Grants will be reviewed in February; 51 applications have been received requesting \$705,336 (total at time of report). The Capital Construction budget requests were submitted asking to level fund everything, with an increase of \$100,000 requested for the bank stabilization in Highgate and \$50,000 for the restoration work on the Schooner *Lois McClure*. VTrans Rail Division has agreed to the transfer of the New Haven Railroad Depot and VDHP is working with legislative council on the proper procedures for transfer of the 10th Vermont Infantry Regiment monument at Monocacy Battlefield Park to the National Park Service.

X. New Business

- Meeting Schedule
 - December 20 (historic preservation grants; all day meeting)
 - January 24 (CLG grant awards)
 - February 21 (barn grants; all day meeting)
 - March 21
 - April 18

- Announcements

Mr. Colman informed the Council of the Architecture+Design Film Series, with “My Architect: a Son’s Journey” on December 12. This is by Nathaniel Kahn, the son of Louis Kahn.

Mr. Colman notified the Council of the unofficial proposal to demolish the Orwell Town Hall; the Council urged the discussion of other options rather than demolition.

XI. Adjourn

- Vice Chair Clark adjourned the meeting at 3:35 pm.