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

**Minutes**  
**Approved November 15, 2018**

**Vermont Advisory Council on Historic Preservation**  
**October 18, 2018**  
**9:00 a.m. – 11:00 a.m.**  
**Calvin Coolidge conference room, Davis Building, 6<sup>th</sup> Floor**  
**Montpelier, Vermont**

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

**Absent:** John Vetter, Archaeologist/Chair

**Historic Preservation Staff Participants:**

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

**Guests:** Scott Newman, 3 George Street, Burlington  
Mary O'Neil, City of Burlington, 3 George Street and 94 East Avenue, Burlington  
Scott Gustin, City of Burlington, 3 George Street and 94 East Avenue, Burlington

Vice Chair Edward Clark brought the meeting to order at 9:20 a.m.  
This meeting was not recorded.

- I. Welcome**
- II. Changes to the Agenda**  
There were no changes to the agenda.
- III. Public Comment**  
Mr. Clark opened the meeting to public comment. There were no public comments.
- IV. Review / Approve September 20, 2018 Meeting Minutes**  
Mr. Wyncoop made a motion to approve the September 20, 2018, minutes with no edits, and Mr. Cliver seconded. Motion carried 6-0.
- V. National Register Nomination: 3 George Street, Burlington**



State Architectural Historian Devin Colman presented the historic significance of 3 George Street for consideration by the ACHP. The property is currently undergoing a rehabilitation as a result of the federal historic tax incentives, resulting in this nomination. The Burlington Historic Preservation Review Commission provided written support of the nomination. Mr. Colman received no objection from the property owner (Rick Bove), Mayor's Office, or the Regional Planning Committee. It is being nominated for local significance under Criterion C with a period of significance of 1855 to 1955, when the last major addition was constructed. Scott Newman, who authored the nomination, added information regarding the history and rehabilitation currently being undertaken. The building will provide 7 apartments.

The ACHP applauded Mr. Bove's rehabilitation of this property, especially his use of the federal historic tax incentives. Mary O'Neil of the City of Burlington offered the city's enthusiastic support of the rehabilitation project and National Register nomination.

Ms. Tonn inquired why Criterion A was not applied, as the building supports the mid-19<sup>th</sup>-century history of Burlington and the success of the nearby waterfront. Mr. Colman explained Criterion A, in that example, would be more applicable for an historic district for which the building would be a contributing resource; but independently, this building does not tell that story sufficiently, especially for this neighborhood of Burlington.

Mr. Donath made a motion to request the nomination of 3 George Street in Burlington be forwarded by SHPO to the National Park Service, under Criterion C. Paul Wyncoop seconded the motion. Motion carried 6-0.

#### **VI. State Register Listing: Wolcott United Methodist Church, Wolcott**

Mr. Colman presented the documentation related to the significance of the Wolcott United Methodist Church. The Reverend of the church requested the listing of the property in the State Register of Historic Places; the congregation hopes to pursue National Register listing later and reapply for Historic Preservation Grant funding. The property is owned by the Trustees of the Wolcott United Methodist Church, who are in support of the listing; the Selectboard provided a letter of support. The property is being evaluated under Criteria A, B, and C and meets Criteria Consideration A: Religious Properties, with 1856 as the period of significance.

Mr. Donath inquired about the construction history of the building; Mr. Colman explained it was erected as two stories and the exterior detailing was original. On the interior, the walls and ceilings are covered in pressed tin, which was added possibly after the building was devastated by the 1927 flood. The lower level is used as community gathering space; currently being renovated.

Blaine Cliver made a motion to accept VDHP's recommendation that the property be added to the State Register of Historic Places. Britta Tonn seconded. Motion passed 6-0.

#### **VII. State Register Determination of Eligibility: 94 East Avenue, Burlington**

Mr. Colman presented the documentation related to the significance of the property at 94 East Avenue in Burlington. The City of Burlington's Planning and Zoning Department requested the determination of eligibility considering changes proposed by the property owner, Josephine Bove. Notice of the determination evaluation were sent to the property owner, Mayor's Office, and the Regional Planning Commission.

Ms. O'Neil provided additional context related to the law office of the original property owner on Main Street; a building now owned by the University of Vermont. She explained that East Avenue was rural and farmland when the building was erected. The barn was not examined by the city during the site visit.



Britta Tonn presented a motion to accept VDHP's recommendation that 94 East Avenue in Burlington is eligible for listing in the State Register of Historic Places; this is not a formal listing but a determination of eligibility. Joseph Luneau seconded the motion. Motion passed 6-0.

## **VIII. Roadside Historic Site Markers**

### **• Review Proposed Changes to the Application & Criteria**

Ms. Trieschmann presented the changes to the marker application and criteria, justifying the reason for the changes from the 2014 approved documents. Changes were made to the 50-year requirement, making it a benchmark rather than requirement. Applicant is no longer responsible for paying for the installation of a marker, as VDHP works with VTrans and town garages on installation; markers installed on private property are installed by the applicant and a memorandum of agreement is required.

David Donath made a motion to accept the changes and approve the 2018 application and criteria. Paul Wyncoop seconded. Motion carried 6-0.

### **• Court Square, Middlebury**

Ms. Trieschmann presented the text and proposed location for the Court Square marker in Middlebury. The text was prepared by Glenn Andres and the application submitted by the Town of Middlebury.

Blaine Cliver made a motion to accept the text and proposed location in the center of the square, north of the path, for the Court Square marker. Paul Wyncoop seconded. Motion carried 6-0.

Blaine Cliver made a motion directing VDHP to work with the Town of Middlebury on the possibility of relocating the existing marker commemorating Emma Willard, which sits on the edge of the square and is partially blocked by transportation signs. Joe Luneau seconded the motion. Motion carried 6-0.

## **IX. State Historic Preservation Officer (SHPO) Report**

### **• New Haven Railroad Depot**

Following discussions at previous meetings, Ms. Trieschmann requested the ACHP officially consider the disposition or transfer of the New Haven Railroad Depot, which is a state-owned historic site leased for approximately 30 years by a construction company. The building requires foundation, structural, and roof repairs, which the tenant does not consider their responsibility and request the state cover the costs, in whole or a percentage. The lease agreement has expired, requiring VDHP to outline how this building does not meet the mission of the State Historic Sites program. VTrans was approached regarding transfer of ownership. Any transfer, disposition, or sale would include a preservation easement.

Ms. Tonn noted the railroad was to be rerouted as part of the upcoming Middlebury bridge repairs and this may present an opportunity for repairing the roof without disrupting rail service.

Edward Clark made a motion to allow SHPO to investigate the disposition or transfer of the building, to another state agency or public entity; the transfer must include a preservation easement to VDHP and final transfer must be approved by the ACHP. Paul Wyncoop seconded the motion. Motion carried 6-0.

### **• 10<sup>th</sup> Vermont Regiment Monument, Monocacy, Maryland**

Ms. Trieschmann requested the ACHP consider the transfer of the 10<sup>th</sup> Vermont Regiment Monument in Monocacy, Maryland, which was placed in 1915 by the State of Vermont. The National Park Service has requested the land and monument be transferred to enable better long-term care of the monument and continuity of ownership of the battlefield. Any transfer would include a preservation easement.



David Donath made a motion to allow SHPO to present transfer of the 10<sup>th</sup> Vermont Regiment Monument to the 2019 Legislature for their approval. Edward Clark seconded the motion. Motion carried 6-0.

- **SHPO report:**

- end-of-year reporting for our Historic Preservation Fund has commenced;
- receipt of the National Park Service Maritime Grant that will be subgranted for programming to the Lake Champlain Maritime Museum;
- status update on the raising and restoration of the *Spitfire* proposed by the Lake Champlain Maritime Museum;
- announcement for the submittal of applications for the CLG grants were just provided to eligible communities;
- season closing of the State-owned Historic Sites, which had reduced admission numbers but increased revenue from 2017.
- Capital Budget requests for FY2020 and 2021 were prepared, with increased requests for the Historic Sites Maintenance to allow for the bank stabilization of the Monument Road cemetery in Highgate and the renovation of the Schooner *Lois McClure* by the Lake Champlain Maritime Museum.
- forty-three Historic Preservation Grants requesting \$633,343 were received, with total project costs of \$1,916,347 if all funded; we have \$200,000 to award in December 2018.

## X. New Business

- Meeting Schedule
  - November 15 (1 p.m. start time)
  - December 20
  - January 24
  - February 21

Requesting 9 a.m. start time; delay from winter weather conditions will require 10 a.m. start time

- Announcements
  - Mr. Colman announced the National Park Service's National Register program had accepted the 2018 amendment to the Hubbardton Battlefield nomination.

## XI. Adjourn

Vice Chair Clark adjourned the meeting at 11:03 a.m.