



State of Vermont

Advisory Council on Historic Preservation

1 National Life Drive, Davis Building, Floor 6

Montpelier, VT 05620-0501

Draft Minutes

Vermont Advisory Council on Historic Preservation

September 24, 2026, 9:00 a.m. – 12:00 p.m.

Microsoft Teams Meetings

Council Participants: Edward Clark, Chair/Citizen Member
Paul Wyncoop, Vice Chair/Citizen Member
David Skinas, Archaeologist
Britta Tonn, Architectural Historian
Paul Carnahan, Historian
Joseph Luneau, Citizen Member *arrived 9:14am

Absent Council Participants: Ann Vivian, Architect

Staff Participants: Laura V. Trieschmann, State Historic Preservation Officer
Lindsay Pacheco, Administrative Services Coordinator
Elizabeth Peebles, State Architectural Historian
Marylou Chicote, Sites Administrator
Josh Bell, Director of State Historic Sites
Jess Robinson, State Archaeologist

Public Participants: Denise D'Abramo, Preservation Trust of Vermont
Kaitlin O'Shea, Consultant
Sharone Perlman, owner of Highgate Manor
Polly Allen, Consultant
Matthew Shoen, Consultant
Katherine Jones, Consultant

Jen Shatney, West Fairlee Village Historic District
Daniel Woolsey
James Schmidt

Meeting was recorded.

Edward Clark opened the meeting at 9:03am.

I. Welcome



II. Changes to the Agenda

No changes to the agenda.

III. Public Comment

No public comment.

IV. Approval of Minutes:

a. May 21, 2026

Paul Carnahan made a motion to approve May 21, 2026, minutes with correction to salutation of retired Judge of the Vermont Superior Court, Robert A. Mello. Britta Tonn seconded the motion.

Motion approved 5-0; Roll call vote

Mr. Carnahan: Yes

Mr. Clark: Yes

Mr. Luneau: Absent

Mr. Skinas: Yes

Ms. Tonn: Yes

Ms. Vivan: Absent

Mr. Wyncoop: Yes

V. 2027 Meeting Schedule

Paul Wyncoop made a motion to accept the proposed 2027 meeting schedule. David Skinas seconded the motion.

Motion approved 5-0; Roll call vote

Mr. Carnahan: Yes

Mr. Clark: Yes

Mr. Luneau: Absent

Mr. Skinas: Yes

Ms. Tonn: Yes

Ms. Vivan: Absent

Mr. Wyncoop: Yes

VI. Roadside Historic Site Markers

a. Island Villa Hotel to Grand Isle Lake House, Grand Isle

Laura V. Trieschmann presented the Isle Villa Hotel Roadside Marker application submitted by the Preservation Trust of Vermont. The marker meets Criterion 1 as a site associated with an event that has made a significant contribution to the broad patterns of history; and Criterion 3 for



a site that embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

Paul Wyncoop made a motion to approve the Isle Villa Hotel Roadside Historic Site Marker application with minor edits. Paul Carnahan seconded the motion.

Motion approved 6-0; Roll call vote

Mr. Carnahan: Yes
Mr. Clark: Yes
Mr. Luneau: Yes
Mr. Skinas: Yes
Ms. Tonn: Yes
Ms. Vivan: Absent
Mr. Wyncoop: Yes

b. Eagle Square, Shaftsbury

Laura V. Trieschmann presented the Eagle Square Roadside Marker application submitted by TFB Realty, LLC, as mitigation for Act 250. The marker meets Criterion 1 as a site associated with an event that has made a significant contribution to the broad patterns of history.

Paul Carnahan made a motion to approve the Eagle Square Roadside Historic Site Marker application; Joe Luneau seconded the motion.

Motion approved 6-0; Roll call vote

Mr. Carnahan: Yes
Mr. Clark: Yes
Mr. Luneau: Yes
Mr. Skinas: Yes
Ms. Tonn: Yes
Ms. Vivan: Absent
Mr. Wyncoop: Yes

c. Bennington Battle Monument, Bennington

Laura V. Trieschmann presented the Bennington Battle Monument Roadside Marker application submitted by the Division for Historic Preservation. The marker meets Criterion 1 as a site associated with an event that has made a significant contribution to the broad patterns of history; and Criterion 3 as a site that embodies the distinctive



characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values.

Britta Tonn made a motion to approve the Bennington Battle Monument Roadside Historic Site Marker application with minor edits. David Skinas seconded the motion.

Motion approved 6-0; Roll call vote

Mr. Carnahan: Yes
Mr. Clark: Yes
Mr. Luneau: Yes
Mr. Skinas: Yes
Ms. Tonn: Yes
Ms. Vivan: Absent
Mr. Wyncoop: Yes

VII. State Register of Historic Places

[John Fay House, 725 Hinesburg Road, South Burlington](#)

Elizabeth Peebles presented the John Fay House nomination in South Burlington for consideration of eligibility for listing in the State Register of Historic Places. This is a determination of eligibility request initiated by the property owner, researched and prepared by Kaitlin O'Shea, VHB.

Paul Wyncoop made a motion that the John Fay House in South Burlington meets the State Register Criteria for Evaluation and recommends that the State Historic Preservation Officer approve the nomination. Paul Carnahan seconded the motion.

Motion failed 0-5; Roll call vote

Mr. Carnahan: No
Mr. Clark: No
Mr. Luneau: No
Mr. Skinas: No
Ms. Tonn: Abstain
Ms. Vivan: Absent
Mr. Wyncoop: No

The motion failed, John Fay House is not eligible for listing in the State Register.

VIII. National Register of Historic Places



a. Highgate Manor, Highgate, Franklin County

Elizabeth Peebles presented the Highgate Manor nomination in Highgate for consideration for listing in the National Register of Historic Places. This is a new nomination initiated by the property owner and Preservation Trust of Vermont, researched and prepared by Polly Allen, historic preservation consultant. Nomination was prepared in association with a Paul Bruhn Revitalization Grant.

Period of significance is 1819 to 1956, recommending listing under Criteria A and C, with Architecture and Entertainment as areas of significance.

Britta Tonn made a motion that Highgate Manor in Highgate meets the National Register Criteria for Evaluation and recommends that the State Historic Preservation Officer approve the nomination. Paul Wyncoop seconded the motion.

Motion approved 6-0; Roll call vote

Mr. Carnahan: Yes

Mr. Clark: Yes

Mr. Luneau: Yes

Mr. Skinas: Yes

Ms. Tonn: Yes

Ms. Vivan: Absent

Mr. Wyncoop: Yes

b. Northfield Downtown Historic District, Northfield, Washington County

Elizabeth Peebles presented the Northfield Downtown Historic District in Northfield for consideration for listing in the National Register of Historic Places. This is a new nomination initiated by the town and Preservation Trust of Vermont, researched and prepared by Matthew Shoen.

Nomination was prepared in association with a Paul Bruhn Revitalization Grant for the Brown Library.

Period of significance is 1836 to 1957, recommending listing under Criteria A, B, and C, with Community Planning and Development, Transportation, Architecture, and Industry as areas of significance.

David Skinas made a motion that the Northfield Downtown Historic District in Northfield meets the National Register Criteria for Evaluation and recommends that the State Historic Preservation Officer approve the nomination. Joe Luneau seconded the motion.



Motion approved 6-0; Roll call vote

Mr. Carnahan: Yes
Mr. Clark: Yes
Mr. Luneau: Yes
Mr. Skinas: Yes
Ms. Tonn: Yes
Ms. Vivan: Absent
Mr. Wyncoop: Yes

c. West Fairlee Village Historic District, West Fairlee, Orange County

Elizabeth Peebles presented the West Fairlee Village Historic District in West Fairlee for consideration for listing in the National Register of Historic Places. This is a new nomination initiated by the town and Preservation Trust of Vermont, researched and prepared by Polly Allen. Nomination was prepared in association with a Paul Bruhn Revitalization Grant for Bean Hall.

Period of significance is 1820 to 1956, recommending listing under Criteria A and C, with Agriculture, Architecture, Community Planning and Development, and Industry as areas of significance.

Paul Carnahan made a motion that the West Fairlee Village Historic District in West Fairlee meets the National Register Criteria for Evaluation and recommends that the State Historic Preservation Officer approve the nomination. Joe Luneau seconded the motion.

Motion approved 6-0; Roll call vote

Mr. Carnahan: Yes
Mr. Clark: Yes
Mr. Luneau: Yes
Mr. Skinas: Yes
Ms. Tonn: Yes
Ms. Vivan: Absent
Mr. Wyncoop: Yes

IX. SHPO Report

- a. Director of State Historic Sites Josh Bell shared that the Western Sites have seen a steep increase in visitation, likely due to the 250th anniversary. Grace Coolidge's White House piano has been restored, and a performance was held at the Coolidge State Historic Site to celebrate



the long-awaited completion. The Bennington Monument's Monument Circle will undergo archaeological investigations in October. The work is expected to uncover the remains of the first county courthouse, tavern, printshop, and many other buildings around the monument. The location of the storehouse will hopefully be identified.

- b. Capital Bill recommendations are due on October 3, 2026. Historic Preservation Fund request is as follows:
 - i. Underwater preserves to be level funded at \$46,000;
 - ii. Roadside Historic Site Markers program to be level funded at \$25,000;
 - iii. Unmarked burials fund is holding, there is still \$55,000 remaining, no more will be requested this year;
 - iv. Historic Preservation and Barn Preservation Grants to be level funded at \$300,000 each;
 - v. Major maintenance to request an increase to \$1,200,000.
- c. [2026 Vermont Statewide Housing Conference](#) to take place on November 18 in South Burlington.
- d. DHCD is experiencing a staff rearrangement, but the State Historic Preservation Office will remain the same since we are mandated by statute and federal law. Staff changes are to take place in November.
- e. Section 106 is under scrutiny by current federal administration. [National Trust](#) has many resources and live updates on their website. Vermont SHPO is only providing information, not directly involved in testifying.
 - i. Section 106 changes proposed are:
 - Federal agencies will no longer be required to avoid or minimize damage to historic resources;
 - State and local governments will not be notified or allowed to comment;
 - Federal government will no longer be required to consult with tribal communities or seek their expertise;
 - Significant landscapes (such as Grand Canyon, Ford's Theatre) will no longer be considered historic properties;
 - Federal agencies will no longer be required to consider reasonable, foreseeable consequences of their actions.
 - ii. These regulations are inconsistent with the National Historic Preservation Act (NHPA) and would violate the federal advisory



council's rules and procedures. A group in congress is working on changing the NHPA to allow for the Section 106 changes.

- iii. Regulatory review is currently with the Office of Information and Regulatory Affairs. Once their review is completed, there will be a public comment period, but the schedule is not known at this time.
- iv. Britta Tonn will assemble a letter of support for Section 106 on behalf of the Vermont ACHP in preparation for the public comment period. If the comment period occurs prior to the next meeting, a special meeting will be called for council members to vote on the comment letter.

X. New Business

a. Announcements

- i. State Historic Sites will begin closing for the season starting on October 11. Bennington Monument and Coolidge will remain open until October 31.
- ii. Historian, Architectural Historian, and Historic Architect Consultant Training will be October 16; Archaeology Consultant Training will be October 23.
- iii. Next meeting on October 22, 2026, will have an in-person option in Cornwall at the Ethan and Mary Baker Allen DAR Chapter house.

b. Meeting Schedule 2026

- i. October 22, 2026 (in person, Cornwall)
- ii. November 19, 2026
- iii. December 17, 2026 (Historic Preservation Grant Review)

c. Meeting Schedule 2027

- i. January 21, 2027
- ii. February 18, 2027 (Barn Preservation Grant Review)
- iii. March 18, 2027 (Annual Meeting)
- iv. April 22, 2027
- v. May 20, 2027
- vi. June 24, 2027
- vii. July 22, 2027
- viii. No August Meeting
- ix. September 23, 2027
- x. October 21, 2027



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- xi. November 18, 2027
 - xii. December 16, 2027 (Historic Preservation Grant Review)

The meeting adjourned at 11:45am.