



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
January 18, 2024, 9:00 a.m. – 12:00 p.m.
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Phone Conference ID: 313 071 756#

Council Participants: Edward Clark, Chair/Citizen Member
Paul Wyncoop, Vice Chair/Citizen Member (departed 10:56 am)
David Skinas, Archaeologist
Britta Tonn, Architectural Historian
Joseph Luneau, Citizen Member
Paul Carnahan, Historian
Ann Vivian, Architect (arrived 9:19 am)

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

Public Participants: Tami Wuestenberg, National Guard for Winooski Armory
Greg Soho, Old South Church
Joe Palatucci, Old South Church
Natalie Frost, Old South Church
Tom McGraw, Old South Church
Jane Osgood, Old South Church
Kathryn Prevo, Old South Church
Pennie Armstrong, Old South Church
Lyssa Papazian, consultant for Old South Church
Judy Hayward, Old South Church
Polly Allen, consultant for Trow & Holden
Gina Akley, Trow & Holden
Henry Witte, Trow & Holden
Brian Knight, consultant for South Hero Village and Arlington Village
Sandy Gregg, South Hero Historic District
Denise D'Abramo, Historic Preservation Student UVM
Halimeh Abuayyash, Graduate Research Assistant UVM



Mr. Clark opened the meeting at 9:02 a.m.
The meeting was not recorded.

- I. Welcome
- II. Changes to the Agenda
 - No changes to the agenda
- III. Public Comment
 - No public comment
- IV. Approval of Minutes: [December 14, 2023](#)
 - Mr. Skinas made a motion to approve the December 14, 2023, meeting minutes. Mr. Luneau seconded the motion.
 - Motion approved 5-0; Roll call vote
 - Mr. Luneau: Yes
 - Mr. Skinas: Yes
 - Ms. Tonn: Yes
 - Mr. Wyncoop: Yes
 - Mr. Clark: Yes
 - Mr. Carnahan: Abstained
- V. [Winooski Armory, 255 Lafountain Street](#)
Proposed Demolition
 - Ms. Peebles presented the project scope and exploration of the alternatives. The armory was determined eligible for the National Register of Historic Places in 2012. There is no archaeological sensitivity for this property. The building has been altered with window infill and bathroom addition; it is contaminated with PCBs. The National Guard is proposing to mitigate with the investment of funds to restore 1920s officers club at Camp Johnson. Annual reporting and testing of the contaminate are costly and impact sales possibilities.

The National Guard is requesting comments from ACHP on the proposed demolition and mitigation stipulations. ACHP members inquired regarding the status of other armories in Vermont, many of which are given to towns and offered for sale after working with Brownfields program.
 - Ms. Tonn made a motion to approve the proposed demolition of the Winooski Armory Building and with mitigation project consisting of second phase of rehabilitation of the Officer's Club at Camp Johnson. Mr. Luneau seconded the motion.
 - Motion approved 7-0; Roll call vote
 - Mr. Luneau: Yes
 - Mr. Skinas: Yes
 - Ms. Tonn: Yes



Ms. Vivian: Yes
Mr. Wyncoop: Yes
Mr. Carnahan: Yes
Mr. Clark: Yes

VI. [National Register of Historic Places](#)

- **Arlington Village Historic District (AD)**

- Mr. Colman presented the review of the existing boundaries of the historic district, listed in 1989. This is a Preservation Trust of Vermont Paul Bruhn Grant related project. Brian Knight served as the consultant for the re-evaluation.

Period of Significance is 1780 to 1973, listed under Criteria A, B, and C, with Settlement/Exploration, Performing Arts, Industry, and Architecture as the Areas of Significance. Mr. Skinas noted clarification on the number of properties in the nomination, which shall be clarified by the consultant.

- Mr. Wyncoop made a motion that the Arlington Village Historic District meets the National Register Criteria for Evaluation and recommends the State Historic Preservation Officer approve and forward the nomination; Ms. Vivian seconded the motion.
- Motion approved 7-0; Roll call vote
 - Mr. Luneau: Yes
 - Mr. Skinas: Yes
 - Ms. Tonn: Yes
 - Ms. Vivian: Yes
 - Mr. Wyncoop: Yes
 - Mr. Carnahan: Yes
 - Mr. Clark: Yes

- **Old South Church, 146 Main Street, Windsor**

- Mr. Colman presented the individual nomination of Old South Church, which is listed as a contributing resource to the Windsor Village Historic District. Nomination requested by Old South Church with funding assistance through a 2022 certified local government grant. Lyssa Papazian was the consultant preparing the nomination.

Period of Significance is 1798 to 1922, listed under Criteria A and C, Criterion Consideration A with Religion and Architecture as the Areas of Significance; it has been identified for national significance for its association with architect Asher Benjamin and his pattern books. It is the only wood frame church erected by Benjamin based on the Plate 27 design published in *The Country Builder's Assistant*, 1797. Discussion included exploration of listing as a National Historic Landmark, which will commence upon review by the National Park Service. In 1878, Elizabeth Cady Stanton spoke at the church.



- Mr. Carnahan made a motion that Old South Church meets the National Register Criteria for Evaluation and recommends the State Historic Preservation Officer approve and forward the nomination; Mr. Wyncoop seconded the motion.

- Motion approved 7-0; Roll call vote

Mr. Luneau: Yes
Mr. Skinas: Yes
Ms. Tonn: Yes
Ms. Vivian: Yes
Mr. Wyncoop: Yes
Mr. Carnahan: Yes
Mr. Clark: Yes

- **South Hero Village Historic District**

- Mr. Colman presented the new nomination for South Hero Village Historic District. Nomination is part of a Preservation Trust of Vermont Bruhn Grant project with funding for Old Meeting House. Brian Knight was the consultant preparing the nomination.

Period of Significance is 1816 to 1929, listed under Criteria A and C, with Community Planning & Development and Architecture as the Areas of Significance. Mr. Clark requested a review of the window reference and shutters for South Hero Inn noted in the nomination. Ms. Tonn suggested the influence of Colonial Revival and Queen Anne styles be noted in the nomination, and the notable use of limestone for HD #1 in Section 8.

- Mr. Wyncoop made a motion that South Hero Village Historic District meets the National Register Criteria for Evaluation and recommends the State Historic Preservation Officer approve and forward the nomination; Ms. Vivian seconded the motion.

- Motion approved 7-0; Roll call vote

Mr. Luneau: Yes
Mr. Skinas: Yes
Ms. Tonn: Yes
Ms. Vivian: Yes
Mr. Wyncoop: Yes
Mr. Carnahan: Yes
Mr. Clark: Yes

- **Trow & Holden Stone Tool Manufacturing Complex, 45 South Main Street, Barre City**

- Mr. Colman presented the new nomination for Trow & Holden Stone Tool Manufacturing Complex. Nomination was requested by Gina Akley, the property owner. Polly Allen was the consultant preparing the nomination.



The National Park Service provided preliminary determination of eligibility in August 2023, a request made due to effects of July flooding. The Period of Significance is 1877 to 1974, listed under Criteria A and C, with Industry, Commerce, and Architecture as the Areas of Significance. Mr. Skinas and Ms. Tonn suggested the remains of the dam historically associated with the property be included under Criterion D as a contributing resource, and Mr. Colman shall evaluate the integrity of the dam for inclusion and how it was associated with the mill. Ms. Akley spoke on the damage from the July flooding and how it was more to the land behind the complex; three feet of water in basement was most ever had.

- Mr. Carnahan made a motion that Trow & Holden Stone Tool Manufacturing Complex meets the National Register Criteria for Evaluation, including Criterion D for the dam remnants, and recommends the State Historic Preservation Officer approve and forward the nomination; Ms. Tonn seconded the motion.
- Motion approved 7-0; Roll call vote
 - Mr. Luneau: Yes
 - Mr. Skinas: Yes
 - Ms. Tonn: Yes
 - Ms. Vivian: Yes
 - Mr. Wyncoop: Yes
 - Mr. Carnahan: Yes
 - Mr. Clark: Yes

VII. [2024 Certified Local Government Grant Awards](#)

- Mr. Colman presented the CLG grant applications. Posted October 2023 and received December 2023. Through the Historic Preservation Fund, SHPO required to subgrant/pass through 10% of our total federal Fiscal Year 2023 grant funding, which is \$693,085. SHPO pledges 12% (\$79,126) to ensure compliance. Five grants requesting \$79,101. CLG proposals received from Burlington, Norwich, St. Albans City, and two from Rockingham.
- Ms. Vivian made a motion to award funding to the five CLG communities for 2024 CLG grant projects; Mr. Skinas seconded the motion.
- Motion approved 5-0; Roll call vote
 - Mr. Luneau: Recuse
 - Mr. Skinas: Yes
 - Ms. Tonn: Yes
 - Ms. Vivian: Yes
 - Mr. Carnahan: Yes
 - Mr. Clark: Yes

VIII. State Historic Preservation Officer Report

- Ms. Trieschmann reported:
 - Submittal of a Save America's Treasure grant from the National Park Service for the Baldwin parlor piano owned by First Lady Grace Coolidge



that was moved to Plymouth Notch when the Coolidges left the White House. This grant will fund restoration and preservation of the piano, which is a working artifact used by musicians and the centerpiece of the Grace Coolidge Musicales. We are also funding an exhibit panel to tell the story of this piano.

- Application to the National Park Service's Semiquincentennial Grant program for unmatched funds to restore the brick foundation of the Theron Boyd House in Quechee. It is a remarkably unaltered 1786 housed reflecting the Georgian style's transition to the Federal style. It has suffered greatly from deferred maintenance and July and December flooding events; we do have a FEMA public assistance request filed.
- Coordinating with Department of Interior staff assigned to FEMA for our July flooding event.
 - National Park Service two-day training in Vermont regarding flood resiliency and recently published guidelines.
 - Professional architects and engineers from the Association of Preservation Institute are volunteering to conduct assessments of the Theron Boyd and Justin Morrill State Historic Sites, Vermont Studio Center, and Old Labor Hall.
 - FEMA Corps to assist with survey of 11 communities of interest, which includes 22 historic districts and more potential historic districts.
 - Meeting with Region One FEMA staff regarding education for FEMA staff on response to historic buildings affected by flooding.
 - Working with BGS and Vermont Flood Officer at ANR to clarify flood rules as they pertain to historic buildings owned by the state, particularly those within the boundaries of the Capital Complex in Montpelier.
- Archaeology Training for partners and consultants will be held in person April 26, 2024.
- Memorandum of Understanding between SHPO and ANR's Department of Environmental Conservation for wastewater and village water utilizing ARPA funding that must be encumbered by December 2024 and expended by September 2025. The agreement outlines the roles of the archaeology consultant to provide two test pits for each feasibility test area identified by the engineers. This is only for ARPA funds, expires September 2025, and is just for the feasibility phase as the locations for the wastewater and village water are explored.

IX. New Business

- Announcements
 - Change in connection link starting February
- Meeting Schedule 2024
 - February 22 – Barn Grant Awards
 - March 21 – Annual Meeting



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- April 18 – National Register
 - May 23 – National Register
 - June 6 – Historic Preservation and Downtown Conference, Bellows Falls
 - July 18 – National Register
 - August – No meeting
 - September 19
 - October 24
 - November 21
 - December 19 – Historic Preservation Awards

X. Adjournment

- Meeting adjourned at 11:35 by consensus.