VERMONT

State of Vermont
Division for Historic Preservation
1 National Life Dr., Davis Building, 6th Floor
Montpelier, Vermont 05620-0501
http://accd.vermont.gov/strong_communities/preservation/

Agency of Commerce and Community Development

[Phone] 802-828-3045
[Fax] 802-828-3206

HISTORIC PRESERVATION PROJECT REVIEW COVER FORM

Please complete this form and attach it to the top of all information submitted to this office for review. Accurate and complete forms will assist in the timely processing and response to your request.

1. DOES THIS INFORMATION RELATES TO A PREVIOUSLY SUBMITTED PROJECT? Please check box. ☐ If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

1a. PREVIOUS PROJECT REVIEW NUMBER or PROJECT NAME

TOWN **COUNTY**

2. IS THIS A NEW PROJECT? Please check box ☑ If you have checked this box you will need to complete ALL of the following information

Project Name Winooski Armory Demolition

Location 255 Lafountain Street

You MUST include street number, street name and/or County, State or Interstate route number if applicable.

Point Data 44.495759970582085, -73 **GIS Coordinates/Location Information/UTM Latitude-Longitude**

City/Town/Village Winooski

List the correct city/town/village in which your project is being undertaken.

County Chittenden

If the undertaking covers multiple towns/counties please email a list defining all towns/counties included with your digital submission at ACCD.Projectreview@state.vt.us.

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE PROJECT (include a more detailed summary or cover letter describing the details of your project as an attachment.)

Due to the reduction in the number of VTARNG soldiers and consolidation to regional readiness centers, the Winooski Armory is no longer needed. Also due to significant PCB, lead and asbestos contamination within the building, cleanup and reuse is not feasible. Therefore the guard is proposing to demolish the armory and sell the vacant lot.

The Historic Preservation Review Process in Vermont

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties.

These laws include:

- **10 V.S.A. Chapter 151 - Act 250/Criterion 8** - For projects requiring a new Act 250 permit or an amendment to an existing permit.
- **Section 248** - Public Service Board - For projects requiring a Certificate of Public Good.
- **22 V.S.A. Chapter 14** -The Vermont Historic Preservation Act - For projects with state involvement in the form of funding, licenses or permits.
- **Section 106 of the National Historic Preservation Act of 1966** - For projects with federal involvement in the form of funding, licenses or permits.

Regulations on line at: http://accd.vermont.gov/strong_communities/preservation/review_compliance/rules

Project review consists of identifying a project's potential impacts to historic buildings and structures, historic districts, historic landscapes and settings, and to known or potential archaeological resources. Project review is a consultative process between the applicant and the Division. Applicants are encouraged to contact our office as early as possible in the project planning process. We can assist in identifying historic resources in the project area and provide guidance on how to evaluate and avoid potential adverse effects to those resources as an outcome of the project. While protecting historic resources, this can save you time and money in the development of your project.

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)

1. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

☑ **Yes** ☐ **No** If yes, list agency name(s) and permit(s)/approval(s) ☐ **Don't Know Yet**

Agency Involved

☑ Section 106 ☐ Section 248 - PSB
☑ 22 VSA ☐ Other
☐ Act 250

2. Does the project site involve or is it near a property listed or recommended for listing in the Vermont State or National Registers of Historic Places? ☑ **Yes** ☐ **No** ☐ **Unknown**

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIALS

☑ **Project Description –** Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of project applications to other state and/or federal agencies and environmental statements may be submitted if applicable.

☑ **Location Map -** Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps to include are USGS quadrangle map or google map.

☑ **Site Plan –** The site plan should include the project boundaries and areas of proposed excavation and construction, as applicable.

☑ **Project Plans** – Architectural and/or engineering plans drawings, etc.

☑ **Photographs -** Photographs may be scanned black-and-white prints, digital images, color prints or color photo copies; save them as either JPEGS or in a PDF format. Standard (black & white) photocopies are not accepted.

Architecture

Are there any **resource(s)** (buildings, structures such as bridges, walls, culverts, and objects), districts or landscapes within the project area? ☑ Yes ☐ No If no, please skip to the Archaeology section.

If yes, please submit the following information: To research a building click on the link to access our Online Research Center

☑ The resource is 50 years old or older - Approximate age(s): 68

☑ The resources(s) are listed in the State or National Register of Historic Places

☐ ndividually ☐ part of a historic district ☑ Unknown

☑ Photographs of **each** resource or streetscape within the project area, with captions, along with a photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)

☑ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☑ Yes ☐ No

If yes, please submit the following information:

☑ Description of current and previous land use and disturbance.

☑ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the review process.

CONTACT PERSON FOR PROJECT

Name & Title Tami Wuestenberg, Cultural Resources Manager

Firm/Agency Vermont Military Department

Address 789 National Guard Road, Bldg 5, Camp Johnson

City Colchester **State** VT **Zip** 05446

Phone 8023383327 **Fax**

email tami.wuestenberg@vermont.gov

State of Vermont Military Department
Environmental Division
Camp Johnson, Building 5
789 Vermont National Guard Rd.
Colchester, VT 05446
802-338-3327
tami.wuestenberg@vermont.gov

October 19, 2023

Laura Trieschmann, State Historic Preservation Officer
Vermont Division for Historic Preservation
1 National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620-0501

SUBJECT: Winooski Armory Demolition

Dear Ms. Trieschmann:

The Vermont Army National Guard (VTARNG) is planning to demolish the Winooski Armory located at 255 Lafountain Street, Winooski, VT. Due to the historic status of the Armory and the use of State and Federal funds to carry out the undertaking, the State of Vermont Military Department (VMD) must comply with the Vermont Historic Preservation Act (22 V.S.A. chapter 14) and Section 106 of the National Historic Preservation Act (16 U.S.C. §§ 470). The VMD is transmitting this letter to initiate the Section 106 consultation process for the project and to seek concurrence from your office with the findings.

Project Background/ Purpose and Need

The VTARNG has seen a reduction in the number of soldiers over the years. The consolidation into regional readiness centers is part of an overall Department of Defense plan to make the US military base structure operate more efficiently and effectively to support the forces and increase operation readiness. A new readiness center is being constructed on Camp Johnson in Colchester; therefore, the Winooski Armory is no longer necessary. Significant PCB and asbestos contamination have been identified throughout the building, making the sale or transfer of ownership complicated. The facility also housed an indoor firing range which has been temporarily cleaned of lead contamination. The cost of remediation versus demolition of the structure has been evaluated and demolition is the more cost-effective approach. A Site Location Map and Area of Potential Effect Map are included as Attachments A and B. A Historic Preservation Project Review Report is included as Attachment C (Site plans and photographs are included in this report). The PCB and Asbestos Reports are included (Attachment D).

Area of Potential Effects (APE)

The APE on historic properties is "the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist" [36 CFR §800.2(c)]. It is within the APE of a particular undertaking that an agency is responsible for identifying historic properties under Section 106 and 22 V.S.A. The Armory is located on 1.51 acres in a residential neighborhood of Winooski. Lawn surrounds the Armory on three sides with a gravel parking area on the north side. proposed APE consists of the entire parcel since VTARNG's intention is to sell the parcel after demolition. The APE is depicted on the in an attached map.

Identification of Historic Properties

The Armory was constructed in 1955 and is a 13,950 square foot American International Style brick building. The Armory is documented in a Vermont Architectural Resource Inventory (VARI) completed in 2020 and has been determined eligible for the National Register of Historic Places (NRHP). The VARI is included in the Historic Preservation Project Review Report. The Armory is significant under Criterion A of the NRHP as it contributes to

the military history of Vermont. The building however lost architectural significance due to alteration and replacement of windows, therefore it does not qualify for Criterion C.

In 2017 VTARNG sought and received concurrence based on a site visit from the SHPO office that an archaeological assessment was not required because the proposed project area had been extensively disturbed. Much of the parcel is taken up by the footprint of the building, a gravel parking area and the motor pool. The APE does not encompass any known Archaeological Sensitive Areas.

Assessment of Effects

The National Historic Preservations Act's "Criteria of Effect" under 36 CFR 800.5 has been applied to the proposed undertaking. An undertaking is considered to have an adverse effect when it may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

The VTARNG finds that the undertaking meets the Criterion of **Adverse Effect** that applies to the demolition of the Armory.

Mitigation of Adverse Effects

A draft Memorandum of Agreement (MOA) with VTARNG's proposed mitigation associated with this action (Attachment E).

The current proposed mitigation of the adverse effect caused by the removal of the Armory is the rehabilitation or partial rehabilitation of the historic "Officer's Club" at Camp Johnson. This will include the in-kind replacement of the siding and trim, as well as the installation of insulation and a vapor barrier as well as returning the entry under the porch back to the historic one door versus the current two doors. Additional work such as window replacement and/or porch replacement can be discussed.

VTARNG is seeking concurrence from the Vermont SHPO with its finding of **Adverse Effect** pursuant to 36 CFR 800.5(c)(1). In the event your office disagrees with this finding, please notify me within 30 days. VTARNG will notify the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination and provide supporting documentation. If you have any questions or wish to discuss this project, please contact me by phone at (802) 338-3353 or via email at Tami.Wuestenberg@vermont.gov.

Sincerely,

tami wuestenberg

Tami Wuestenberg
Cultural Resources Manager
Vermont Army National Guard

Attachment A Site Map
Attachment B APE Map
Attachment C Sagerman, Paula. 2023. *Historic Preservation Project Review*
(Maps; Photos; VARI Form; Officer's Club Excerpt from Building Inventory and Evaluation Report; Architectural Plans for Rehabilitation of Officer's Club)
Attachment D PCB and Asbestos Reports
Attachment E Draft MOA (also included under separate cover as a word doc)

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Attachment A - Winooski Armory - Site Map

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

330.0 0 165.00 330.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 542 Ft. 1cm = 65 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

VERMONT

Attachment B - APE Map

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

112.0 0 56.00 112.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 184 Ft. 1cm = 22 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment C

Historic Preservation Project Review
Vermont Army National Guard
Winooski Armory Removal
255 Lafountain Street, Winooski

Prepared for:
Vermont Military Department
Vermont Division for Historic Preservation

Prepared by:
Paula Sagerman
Historic Preservation Consultant
P.O. Box 365, Brattleboro, Vermont 05302
(802) 345-1092, pj.sage@live.com

October 17, 2023

Historic Preservation Project Review
Winooski Armory Removal

Table of Contents

Introduction

This report addresses an undertaking that will affect the Winooski Armory, a Vermont Army National Guard (VTARNG) building in Winooski. The undertaking involves the complete demolition of the Armory and the sale of the parcel it occupies. The Armory is documented in a Vermont Architectural Resource Inventory (VARI) form that was completed in 2020, and has been determined eligible for the National Register of Historic Places. The Armory and its setting have not been altered since the VARI form was produced.

Due to the historic status of the Armory and the use of State and Federal funds to carry out the undertaking, the State of Vermont Military Department must comply with the Vermont Historic Preservation Act (22 V.S.A. chapter 14) and Section 106 of the National Historic Preservation Act (16 U.S.C. §§ 470). These Acts require that federal and state-funded and/or licensed projects are reviewed for their effect on historic properties. Procedures for complying with Section 106 are set forth in the Advisory Council on Historic Preservation's "Protection of Historic Properties" [36 CFR Part 800, 1986]. This review includes identifying historic buildings, structures, districts, landscapes and settings that may be affected by the undertaking. The Vermont Historic Preservation Act follows the same requirements and criteria.

This report will identify the historic resources within the Area of Potential Effects (APE), a description of the proposed undertaking, the effects of the undertaking on these historic resources, and proposed mitigation treatments.

Description and Evaluation of Resources

Area of Potential Effects

The area of a particular undertaking's potential effects (APE) on historic properties is "the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist" [36 CFR § 800.2(c)]. It is within the area(s) of potential effects of a particular undertaking that an agency is responsible for identifying historic properties under Section 106 and 22 V.S.A.

The Armory is located on a 1.51 rectangular acre lot at the northwest corner of Lafountain Street and Park Street in a densely-settled residential neighborhood of Winooski. A lawn surrounds the building to the west, south and east, and there is a gravel parking area north of the building. (See Figure 2.) The APE is the 1.51 acre lot, and does not extend to the surrounding area, which includes an open lot/park across the street to the east and residence-lined streets.

Description

The Armory is a 13,950 square foot American International Style brick building constructed in 1955. (See Figures 4-6.) See the attached VARI form for more information and photographs.

Statement of Significance

The Armory is individually eligible for the National Register of Historic Places (NRHP). It is significant under Criterion A of the NRHP as it contributes to the military history of Vermont. It is also an excellent example of the American International Style, which is uncommon in Vermont, and retains much of its historic integrity. However, due to the alteration of the original window openings and the replacement of the original large multi-pane windows, one of the most important features of the building, the building has lost architectural significance, and does not qualify for Criterion C. See attached VARI form for more information on the history of the building and its significance.

An archaeological assessment of the property was undertaken about 2017 when an addition to the Armory was constructed.

Project Description

Purpose and Need

The Armory is being removed as it is no longer needed by the VTARNG. There has been a reduction in the number of VTARNG soldiers, and a new readiness center at Camp Johnson (the headquarters of the VTARNG in Colchester) will consolidate the facilities for the remaining Winooski Armory soldiers.

Also, hazardous materials such as PCBs, lead and asbestos have contaminated the building, and remediation and regular testing will be prohibitively expensive. It has been determined that the demolition of the Armory will cost $1.2 million, including $700,000 for hazardous material remediation. Some of this cost will be recouped as a result of the post-demolition sale of the parcel. In comparison, hazardous material remediation at the Bennington Armory cost $1.5 million, plus $8,000 per year in perpetuity for testing/monitoring. Although not a direct comparison due to differences in square footage and extent of hazardous materials, it is believed that the extent of hazardous materials is more widespread at the Winooski Armory than the Bennington Armory, and in general this comparison shows that the demolition of the Armory will be more cost effective than its retention and hazardous material abatement and future monitoring.

An effort has been made to convey the building to another entity, including the Town of Winooski, but no interest has been expressed.

Proposed Project

The Armory will be demolished, the ground will be restored to a natural state, and the parcel will be sold as an empty lot.

Determination of Effect

The National Historic Preservation Act's "Criteria of Effect" under 36 CFR PART 800 § 800.5

has been applied to the proposed undertaking. An undertaking is considered to have an adverse effect when it may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

This report finds that the undertaking meets the Criterion of Adverse Effect that applies to the demolition of the Armory:

(i) Physical destruction of or damage to all or part of the property.

Mitigation of Adverse Effects

The current proposed mitigation of the adverse effect caused by the removal of the Armory is the rehabilitation or partial rehabilitation of the historic "Officer's Club" at Camp Johnson. The Officer's Club is a ca. 1929 building that was documented in the 2000 "Building Inventory and Evaluation Report for Camp Johnson", as well as a 2014 report, both by Paula Sagerman. (See attachments.) About 2015, the Officer's Club was rotated 90 degrees. Historically, it faced southeast, and now faces northeast. Otherwise, it has not been altered, with the exception of the in-kind replacement of the asphalt-shingle roof. (See Figures 3, 7-13.)

Preliminary plans (attached) have been produced for the rehabilitation of the Officer's Club, which is currently vacant, in poor condition, and in need of code and safety upgrades for future occupation by the VTARNG. Proposed work will preserve the historic appearance and bring the building back to life. Treatments will include the in-kind replacement of the siding, trim, porch, and doors and windows. All new elements will be wood and will match existing. The two front doors are not original; there is evidence that there was originally one center doorway. This configuration will be restored, and a rear doorway will be added for code compliance. On the interior, the wood flooring will be restored, the electrical system will be updated, new lighting fixtures will be installed, and the bathroom and kitchen fixtures and plumbing system will be repaired. In order to make the building handicap accessible, a ramp leading to a parking space will be constructed. The building currently has no insulation, and mineral wool insulation and a vapor barrier will be added to the exterior walls during the siding replacement.

Currently, funding is available for only some of this work, so it is proposed that for mitigation of the demolition of the Winooski Armory that the most important exterior rehabilitation treatments are undertaken. This may include siding and porch replacement.

Qualifications of Consultant

Paula Sagerman has a Master's Degree in Historic Preservation from the University of Pennsylvania and thirty years of experience in the field of historic preservation. She meets the National Park Service Code of Federal Regulations 36 CFR Part 61 for architectural historians and is included in the Vermont Division for Historic Preservation's list of qualified architectural historians. She has been a consultant to the VTARNG since 2000, producing numerous historic resource surveys, project review reports, and historic resource documentation reports.

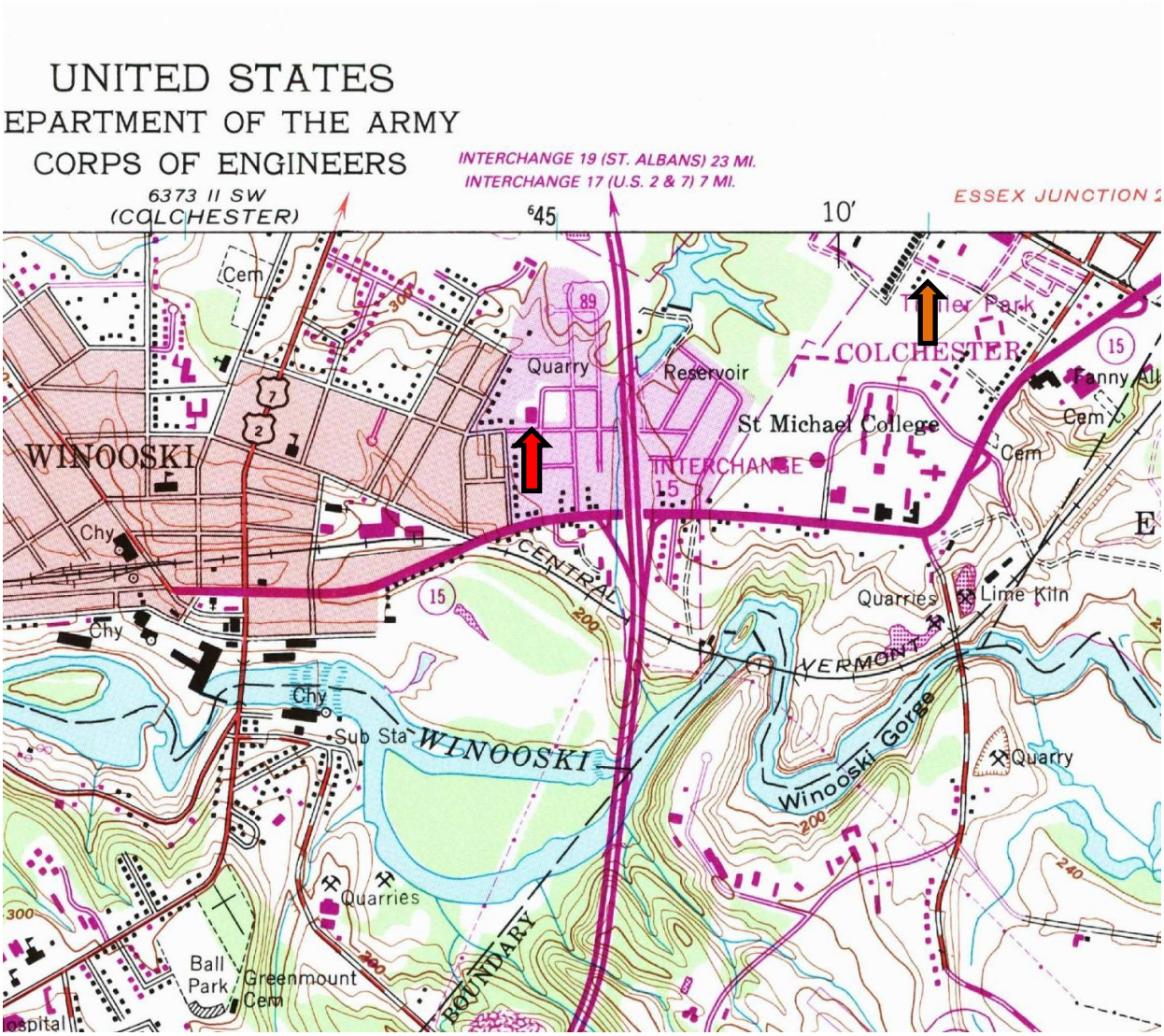


Figure 1. Section of Burlington, Vermont, 1987 USGS topographical map
Red arrow points to Winooski Armory, orange arrow points to Officer's Club

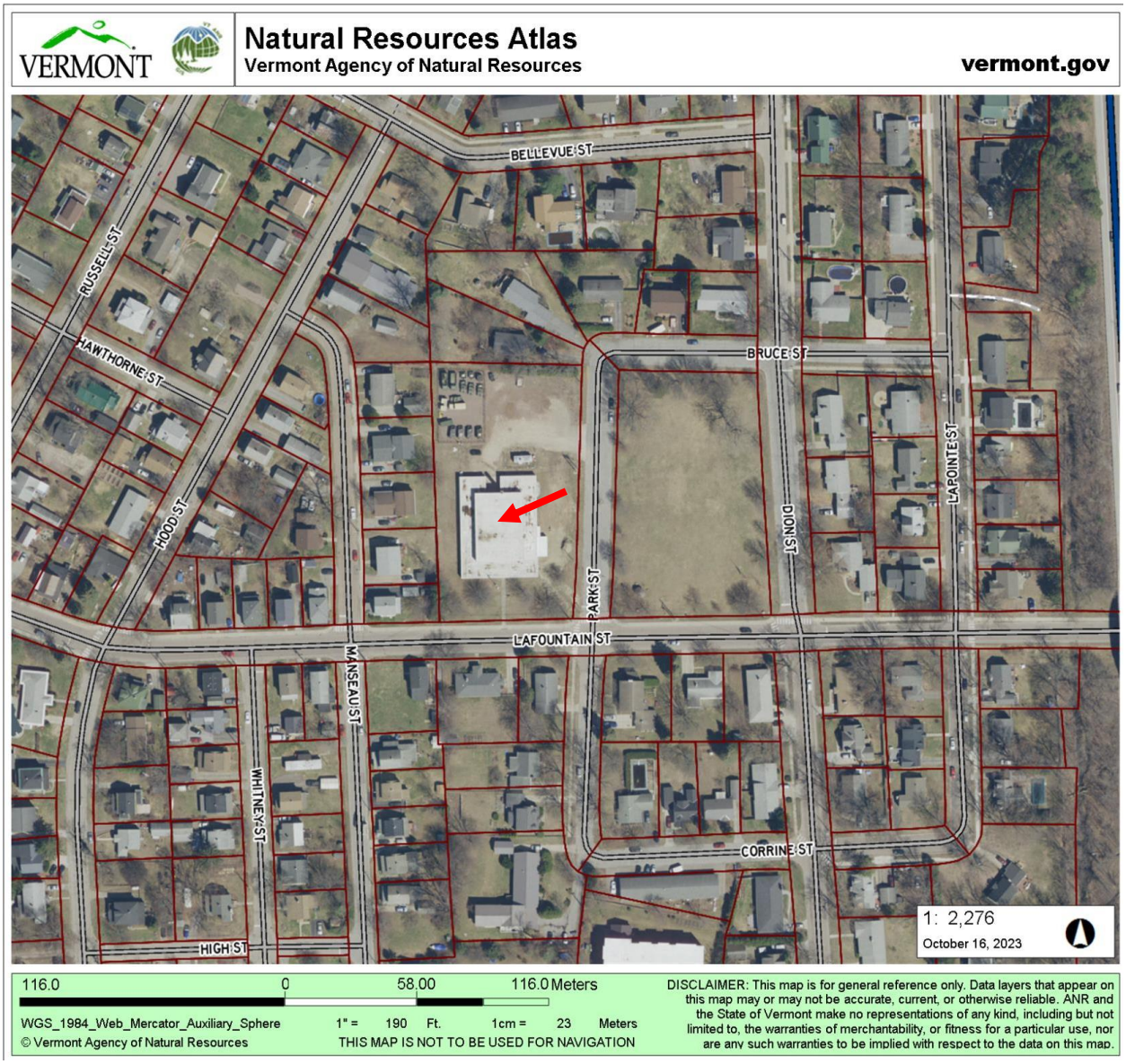


Figure 2. Vermont Natural Resource Atlas
Aerial image showing parcels
Red arrow points to Winooski Armory

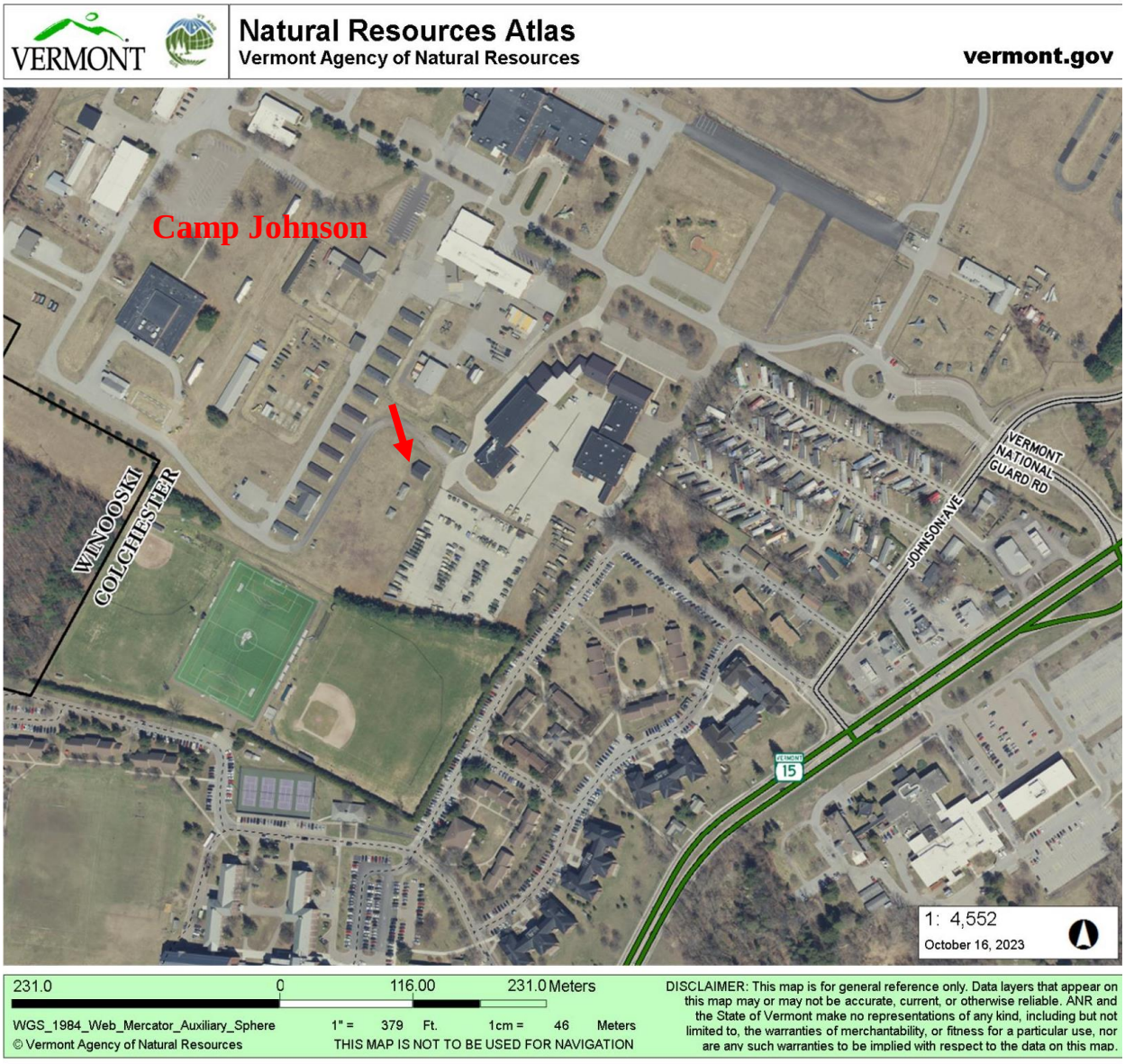


Figure 3. Vermont Natural Resource Atlas
Aerial image
Red arrow points to Officer's Club

Photos by Paula Sagerman unless otherwise noted.

Figure 4. Facing northeast toward Winooski Armory, 2020

Figure 5. Facing northwest toward Winooski Armory, 2020

Figure 6. Facing northwest toward front of Winooski Armory, 2020

Figure 7. Facing northwest toward front of Officer's Club, 2014 (prior to being rotated 90 degrees).

Figure 8. Facing south toward front of Officer's Club, 2016. Photo by VTARNG.

Figure 9. Facing west toward side and front of Officer's Club, 2022. Photo by VTARNG.

Figure 10. Facing southeast toward front of Officers Club, 2022. Photo by Elizabeth Peebles.

Figure 11. Facing east toward side & rear of Officer's Club, 2022. Photo by Elizabeth Peebles.

Figure 12. Facing east in interior of Officer's Club, 2022. Photo by Elizabeth Peebles.

Figure 13. Facing west in interior of Officer's Club, 2022. Photo by Elizabeth Peebles.

STATE OF VERMONT Division for Historic Preservation VERMONT ARCHITECTURAL RESOURCE INVENTORY* Individual Property Survey Form	SURVEY NUMBER: (Assigned by VDHP)
	Listed in State Register ☐ Date:
	Determined Eligible for State Register ☒ Date: 2009
	PRESENT FORMAL NAME: Winooski Armory
	ORIGINAL FORMAL NAME: Winooski Armory
COUNTY: Chittenden	PRESENT USE: Armory
TOWN: Winooski	ORIGINAL USE: Armory
ADDRESS: 255 Lafountain Street	ARCHITECT/ENGINEER: Whittier & Goodrich
COMMON NAME: Winooski Armory	BUILDER/CONTRACTOR:
PROPERTY TYPE: Building	DATE BUILT: 1955
OWNER: Vermont Military Department ADDRESS: Camp Johnson, Colchester	
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☐ Restricted ☒	PHYSICAL CONDITION OF STRUCTURE: Good ☒ Fair ☐ Poor ☐
LEVEL OF SIGNIFICANCE: Local ☐ State ☒ National ☐	STYLE: American International

GENERAL DESCRIPTION:

Structural System:

1. Foundation: Stone☐ Brick☐ Concrete☒ Concrete Block☐
2. Wall Structure
   a. Wood Frame: Post & Beam☐ Plank☐ Balloon☐ Platform☐
   b. Load Bearing Masonry: Brick☐ Stone☐ Concrete☐ Concrete Block☒
   c. Metal: Iron☐ Steel☐ d. Other:
3. Wall Cladding: Clapboard☐ Board & Batten☐ Wood Shingle☐ Shiplap☐ Novelty☐ Asbestos Shingle☐ Aluminum Siding☐ Asphalt Shingle☐ Vinyl Siding☐ Brick Veneer☒ Stone Veneer☐ Other:
4. Roof Structure
   Truss: Wood☐ Iron☐ Steel☒ Concrete☐ Other:
5. Roof Covering: Slate☐ Wood Shingle☐ Asphalt Shingle☐ Sheet Metal☐ Built Up☒ Rolled☐ Tile☐ Standing Seam☐ Other:
6. Engineering Structure: 7. Other:

Appendages: Porches☐ Towers☐ Cupolas☐ Dormers☐ Chimneys☐ Sheds☐ Ells☐ Wings☐ Bay Window☐ Other:

Roof Styles: Gable☐ Hip☐ Shed☐ Flat☒ Mansard☐ Gambrel☐ Jerkinhead☐ Saw Tooth☐ With Monitor☐ With Bellcast☐ With Parapet☐ With False Front☐ Other:

Number of Stories: 1
Entrance Location: Facing road (south elevation)
Number of Bays: 9 x 8
Approximate Dimensions: 100' x 150'

Criteria for Eligibility: A: Historic☒ B: Person☐ C: Architectural☐ D: Archeological☐

Integrity: Location☐ Design☐ Setting☐ Materials☐ Workmanship☐ Feeling☐ Assoc.☐

Areas of Significance: Military

* Formerly known as the Historic Sites and Structures Survey

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

This 2020 survey form is an update to the 2009 survey form for the same building. In 2017, an addition was constructed at the east elevation. This new form will include a description of the addition, as well as the interior of the armory, which was not included in the original form. The attached 1954 and 2017 architectural drawings show the original design, 2017 demolition plans, and existing conditions of the building. Except for the addition, the exterior of the building has not been modified since 2009.

This 1955 armory is a one-story, 13,950 square foot, American International Style brick building located at the northwest corner of Lafountain Street and Park Street in a densely-settled residential neighborhood of Winooski. There is a gravel parking area north of the building.

Exterior

The building faces south toward Lafountain Street and has a modified rectangular footprint that is perpendicular to Lafountain Street. It is comprised of a two-story five bay deep drill hall that is encircled by a deep, one-story projection, except at the north end of the building, where the projection only partly wraps around the north elevation to allow for a large truck bay centered on the drill hall wall. The rectangular footprint is also offset by a small addition that has been constructed at the east elevation. The building sits on a concrete slab on grade, and has cavity walls of concrete block faced with brick veneer, flat roofs on steel trusses, and no architectural ornamentation. The addition has horizontal metal cladding.

The first story of the front (south) elevation has an off-center four-bay wide recess with a right-hand doorway containing double-leaf metal framed glazed doors, and three regularly-spaced horizontal window openings that have been infilled with metal paneling and paired aluminum siding vertical windows. To the right of the recess, there are three regularly-spaced horizontal window openings that have been infilled with metal paneling and square horizontal windows.

The first story of the east elevation has a slightly off-center doorway with a flat-roofed replacement entry porch and a wood door with an upper vertical pane. Just to the left of the door, there is a vertical window of three horizontal panes, and the addition is to the left of the window. It has two small vertical windows at the east elevation, and a door at the north end. The left end of the elevation lacks fenestration. To the right of the entryway, there are three large horizontal window openings that have been infilled with metal paneling and paired aluminum sliding windows, and three small original multi-pane metal horizontal windows. The east elevation of the drill hall clerestory has five regularly-spaced large horizontal window openings that have been infilled with metal paneling and paired aluminum sliding vertical windows.

The first story of the west elevation has six large horizontal window openings infilled with metal paneling (with no windows), and the west elevation of the drill hall clerestory matches that of the east elevation. The first story of the exposed part of the north elevation of the drill hall has a truck bay with a large rolling metal door. To the left of this there is a tall tapering brick chimney. The first story of the projection to the left of the truck bay has a metal door and two small original multi-pane metal-framed horizontal windows. The first story of the

projection to the right of the truck bay has three small original multi-pane metal horizontal windows.

Interior

The interior floor plan consists of a large rectangular two-story drill hall (originally called an assembly hall) surrounded by several one-story rooms of various sizes that are accessed from the drill hall. The small lobby is accessed from the recessed front porch and leads directly to the drill hall. There are three small offices at the front of the building, storage and mechanical rooms at the rear and west sides, and men's and women's latrines, a kitchen, and offices at the east side. The 2017 addition contains a female latrine.

The interior has painted concrete block walls, with some wood-framed partition walls and metal cages added to the rooms at the west side. The drill hall has a concrete slab floor and an exposed roof structure of steel deck trusses supporting a corrugated metal roof underlayment. The lobby has ceramic tile flooring, and the doorway to the drill hall contains double-leaf metal doors with small square windows. The storage rooms have concrete slab floors and gypsum-board ceilings, except the rooms at the west side, which have exposed reinforced concrete ceiling beams supporting wood roof decking, and the offices have wall-to-wall carpeting and gypsum board ceilings. The men's latrine has a concrete slab floor, and the original metal stalls, toilets, urinals and sinks. The new women's latrine and ADA toilet room have synthetic tile flooring, gypsum-board partition walls, suspended tile ceilings, and new stalls and fixtures. The kitchen has synthetic tile flooring and replacement wood cabinetry. The interior doorways contain metal doors.

Construction Chronology

The armory was constructed in 1955, and is mostly intact, with the exception of the replacement of most of the original windows and the construction of the 2017 addition. The first story windows that have been infilled were originally triplets of horizontal panes; the smaller windows had two panes each and the larger windows had three panes each. The windows at the west elevation, which lit an interior firing range, were protected on the interior by double-leaf steel shutters. The drill hall's clerestory windows were originally triplets of four-pane horizontal windows. The window alterations date to 1983 and were undertaken at all of Vermont's Cold War armories in order to improve energy efficiency.

The addition was constructed in 2017 in order to provide the appropriate facilities for female guard members and an ADA-compliant bathroom. The addition caused the removal of two horizontal window openings; as noted in the 2009 survey, one had been previously blocked up on the interior, and the other contained paired two-pane awning windows.

A comparison of the 1954 and 2017 drawings show that the original floor plan is virtually intact. Exceptions include the addition of a few partition walls in the west storage room – originally a firing range, as mentioned above – that stretched from the front of the building to the rear wall of the drill hall, and a partition wall in the original locker room in the southeast corner. Minor alterations to the building's finishes include the replacement of the original "quarry tile" flooring in the lobby and the installation of carpeting over asbestos tile flooring in the original offices west of the lobby.

RELATED RESOURCES: (Describe) n/a

STATEMENT OF SIGNIFICANCE:

The Winooski Armory is one of sixteen Vermont Army National Guard (VTARNG) armories that were constructed from the early 1950s to the early 1970s as part of a State armory construction program. These armories were built based on three different designs for three different building campaigns. The Ludlow and Winooski armories were constructed first. They were the first armories constructed in Vermont since 1932, and the first armories of the Cold War era. They have almost identical designs that were produced by the architecture firm of Whittier & Goodrich of Burlington. Roland Whittier and Julian Goodrich maintained a partnership from 1947-1954. Other government projects of their design include numerous public schools such as the Montpelier High School and St. Johnsbury Junior High School, and two Burlington fire stations.

The Winooski Armory plans were completed in 1954, and the building was constructed from 1954 to early 1955. The general contractor was Reed & Stone of Essex Junction, who built numerous government and private buildings in the area between the 1940s and 1980s, including other 1950s examples such as the VTARNG armories in Burlington, Williston and Enosburg Falls, the Maintenance Shop at Camp Johnson (VTARNG headquarters), and the Winooski High School.

According to a February 1955 article in the *Burlington Free Press*, which reported on the dedication ceremony of the armory, the armory contained "an orderly room for each of the two units stationed there, an office for the commanding officer of each unit, two security rooms for the storage of security items, and four-point rifle range which can be partitioned off for classrooms." The armory has been used for non-tactical formation training, classroom training, supply storage, and administration. The building housed two units; the Headquarters Battery, 206th, Field Artillery Battalion, and Service Company, 172nd Infantry Regiment. Today, it houses Charlie Company, a medical unit; and the 186th Brigade Support Battalion, 86th Infantry Brigade Combat Team, a mountain unit. The armory has also served the public as a location for community meetings and town voting, as well as trainings and trade fairs.

The Winooski armory helps depict the history of the Vermont Army National Guard, as well as Vermont's Cold War history, a time when the United States military was reorganized due to the perception of an imminent attack by the U.S.S.R. The Cold War was the first period in American history that the Federal government provided financial assistance to state armories, and the construction of this armory was part of the third building boom of armory construction in U.S. history, which followed the end of the Korean War in 1953. The severe modern appearance is typical of 1950s armories, not just in Vermont, but throughout the United States. The Federal funding was accompanied by Federal design guidelines for National Guard armories.

The Vermont Division for Historic Preservation determined that the sixteen Cold War era armories that were documented in 2009 are individually eligible for the State and National Registers of Historic Places. They are eligible under Criterion A as they contribute to the military history of Vermont. They are excellent examples of the American International style, which is uncommon in Vermont, and retain much of their historic integrity. However, due to the alteration of the original window openings and the loss of the original large multi-pane

windows, one of the most important features of the building, the building has lost architectural significance, and does not qualify for Criterion C. The Winooski Armory's significance remains as described in the original survey. The 2017 addition was reviewed by the Vermont Division for Historic Preservation and was found to have no adverse effect on the historic significance of the building.

REFERENCE CITATIONS:

Biennial Report of the Adjutant, Inspector, and Quartermaster General of the State of Vermont for the Two Years from 1 January 1955 to 31 December 1956.

Burlington Daily News. February 10, 1955.

Burlington Free Press. June 19, 1954.

Burns & McDonnell Engineering Company, et al. "Final Army Historic Context, Army National Guard, National Guard Bureau," June 2008.

Doane, John Q., Architect. Architectural Drawings for Winooski Armory, Women's Latrine Addition. 2017.

Military Department, State of Vermont, Biennial Report, 1 July 1982 to 30 June 1984.

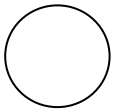
Newport Daily Express. August 9, 1954.

The Public Archaeology Laboratory, Inc. "Historic Inventory Survey of Army Reserve Facilities Throughout New England." 1995.

Vermont Sunday News. July 25, 1954.

Whittier & Goodrich, Architects. Blueprints for the Winooski Armory. Burlington, VT: 1954.

MAP: (Indicate North in Circle)
See attached ☒



SURROUNDING ENVIRONMENT:
Open ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY: Paula Sagerman

ORGANIZATION: Consultant to Vermont Military Department

DATE RECORDED: December 11, 2020

* Formerly known as the Historic Sites and Structures Survey

Section of Vermont Natural Resources Atlas Town Parcel Map.
Star indicates location of Winooski Armory.

* Formerly known as the Historic Sites and Structures Survey

Photos taken in October 2020 unless otherwise noted

1. Facing west on LaFountain St. Armory on right.

2. Facing northwest toward front/south elevation

* Formerly known as the Historic Sites and Structures Survey

3. Facing north toward front/south elevation

4. Facing northwest toward south and east elevations

* Formerly known as the Historic Sites and Structures Survey

5. Facing northwest toward south and east elevations

6. Facing west toward east elevation

* Formerly known as the Historic Sites and Structures Survey

7. Facing northeast toward west and front/south elevations

8. Facing northeast toward porch at front/south elevation

* Formerly known as the Historic Sites and Structures Survey

9. Facing north toward front entryway

10. Facing west toward front porch

* Formerly known as the Historic Sites and Structures Survey

11. Facing west toward east elevation

12. Facing southwest toward east and rear/north elevations

* Formerly known as the Historic Sites and Structures Survey

13. Facing southwest toward addition and east elevation

14. Facing west toward original windows at east elevation

* Formerly known as the Historic Sites and Structures Survey

15. Facing south toward rear/north elevation

16. Facing southeast toward rear/north and east elevations

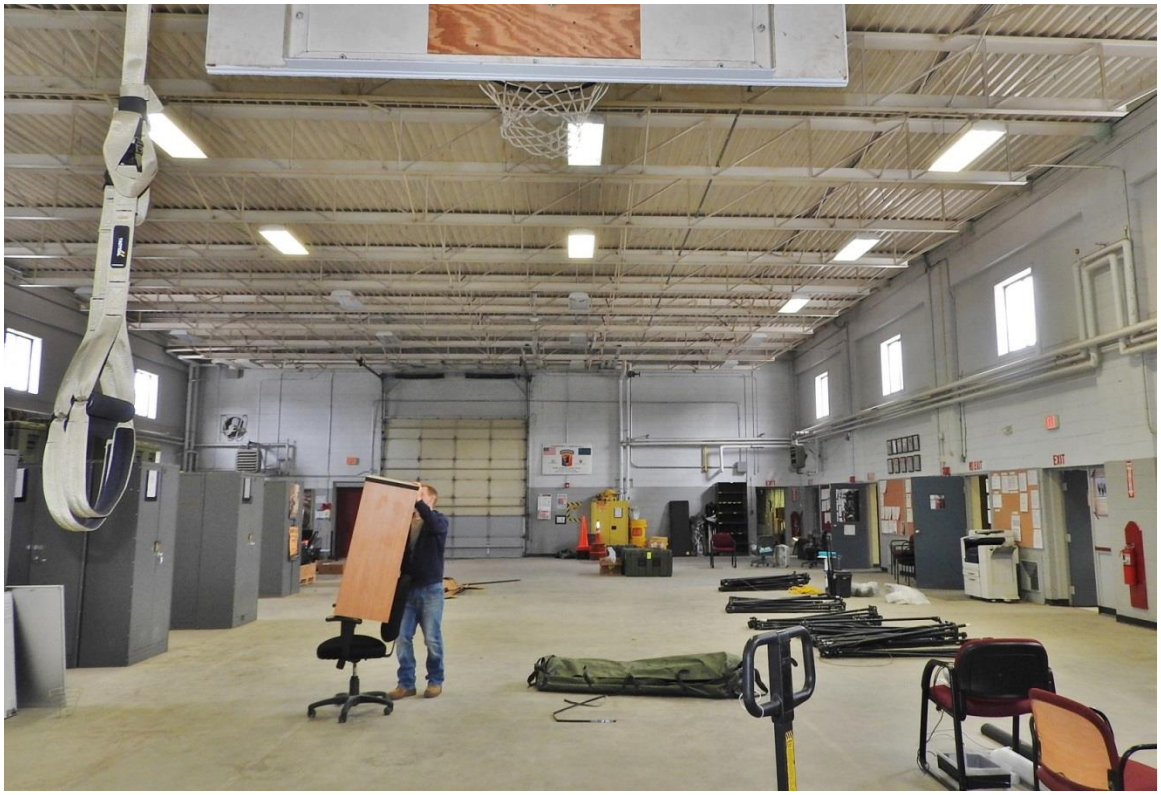
* Formerly known as the Historic Sites and Structures Survey

17. Facing southeast toward rear/north and east elevations

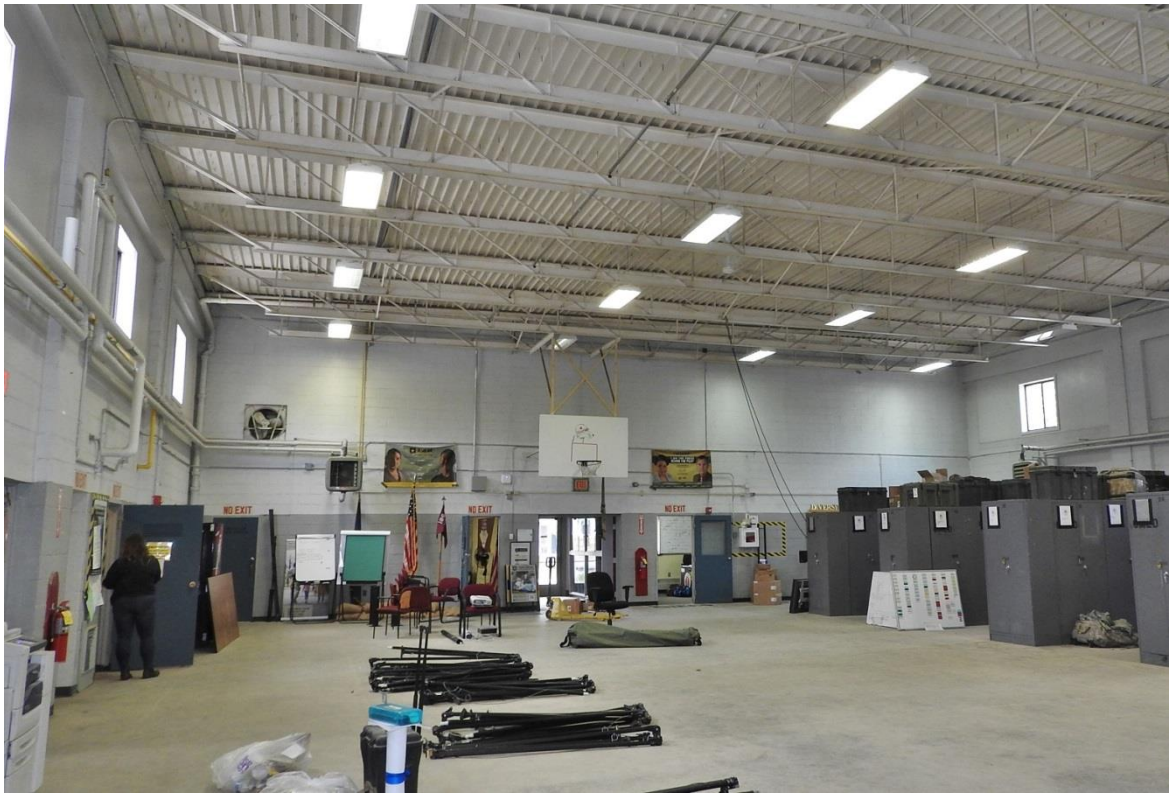
18. Facing south in lobby

* Formerly known as the Historic Sites and Structures Survey

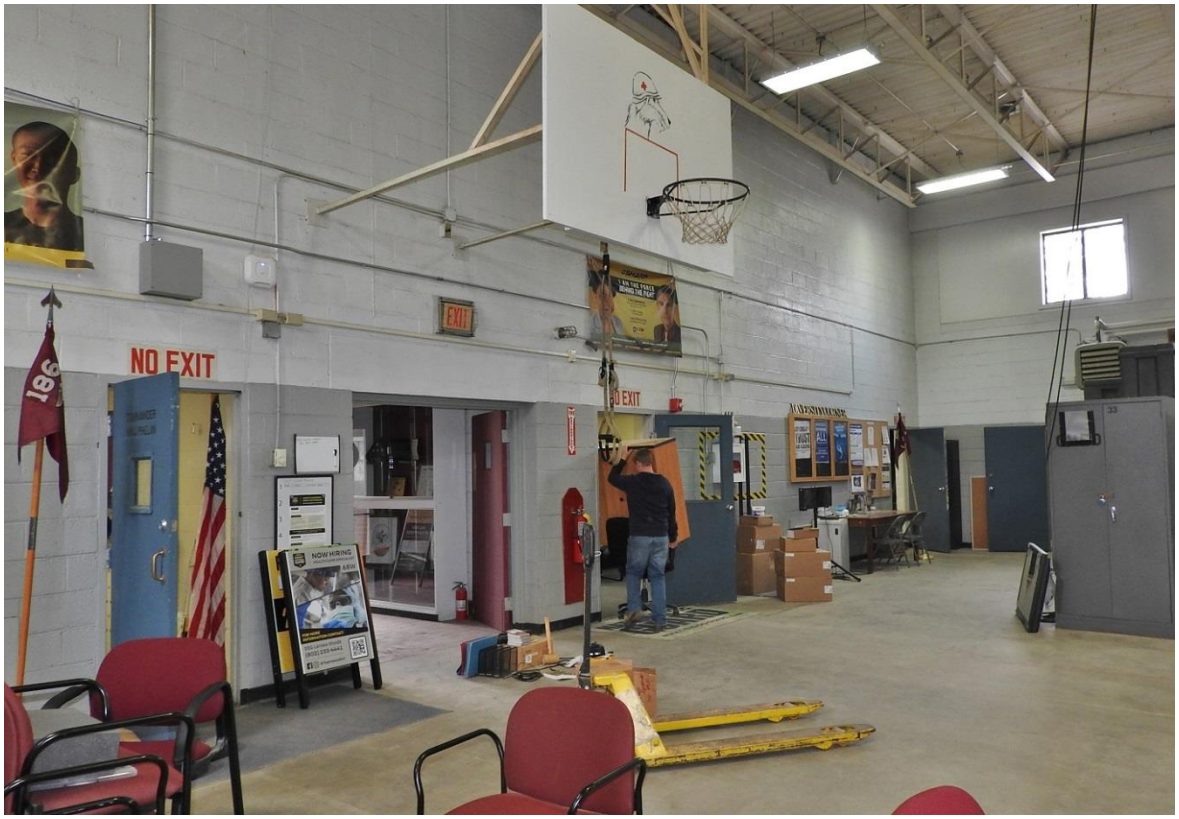
19. Facing north in lobby


20. Facing north in drill hall

* Formerly known as the Historic Sites and Structures Survey

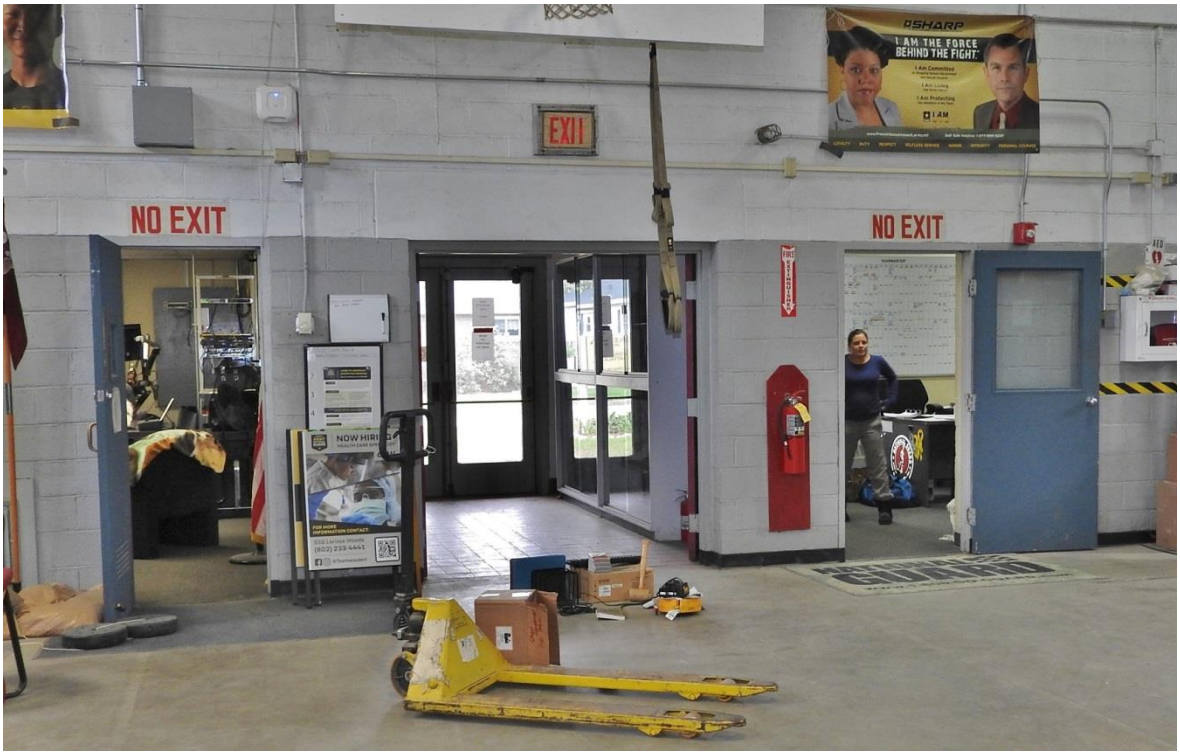


21. Facing south in drill hall



22. Facing southwest in drill hall

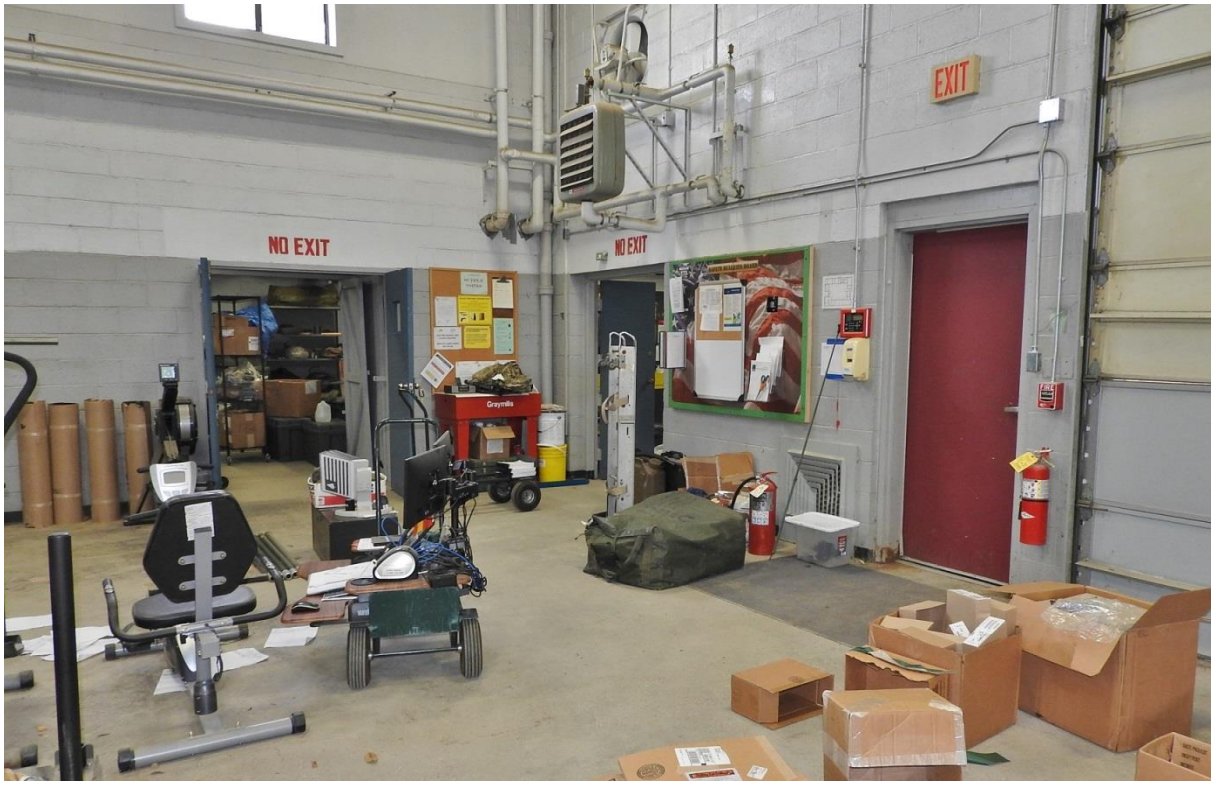
* Formerly known as the Historic Sites and Structures Survey



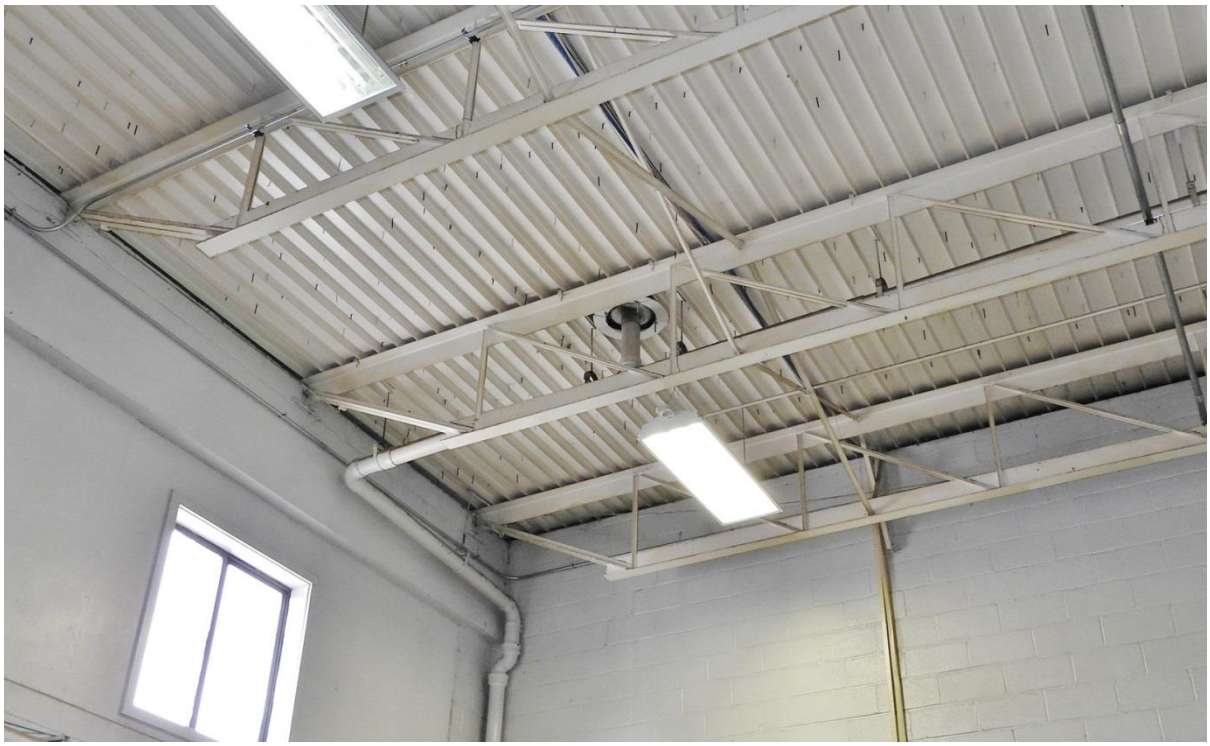
23. Facing south from drill hall toward lobby

24. Facing northeast in drill hall

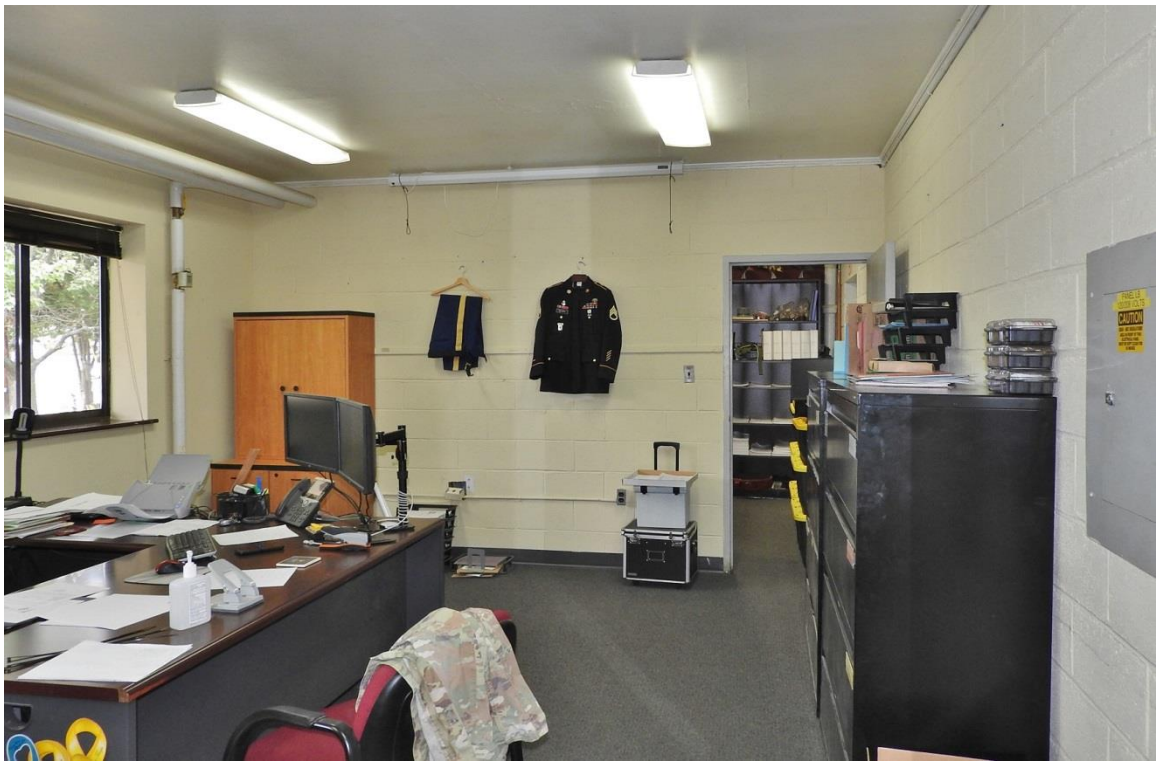
* Formerly known as the Historic Sites and Structures Survey



25. Facing northwest in drill hall


26. Detail of drill hall roof structure

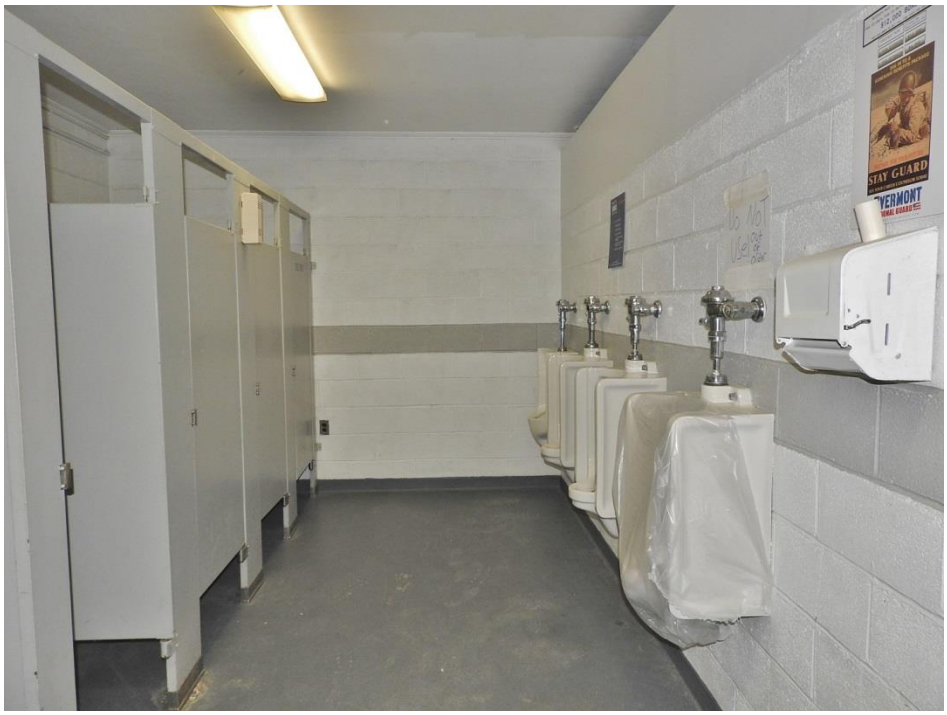
* Formerly known as the Historic Sites and Structures Survey



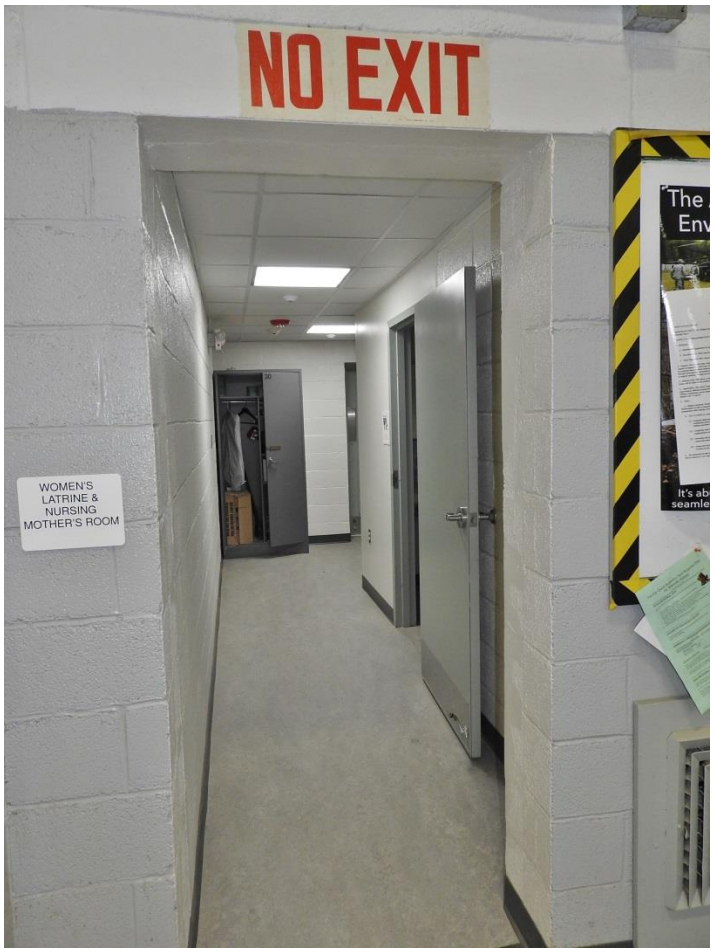
27. Facing west in office west of lobby


28. Facing east in men's latrine

* Formerly known as the Historic Sites and Structures Survey



29. Facing north in men's latrine



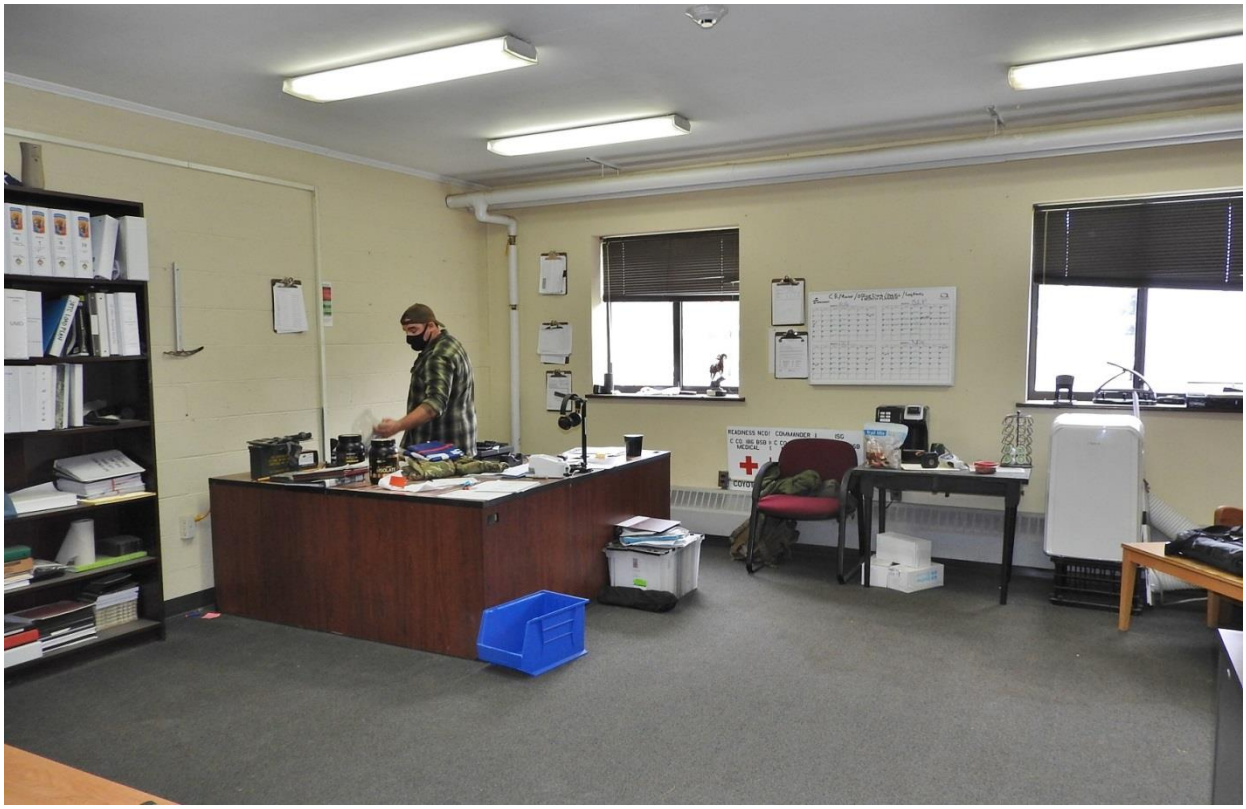
30. Facing east toward hall to women's latrine

* Formerly known as the Historic Sites and Structures Survey

31. Facing south in women's latrine

32. Facing east in kitchen

* Formerly known as the Historic Sites and Structures Survey

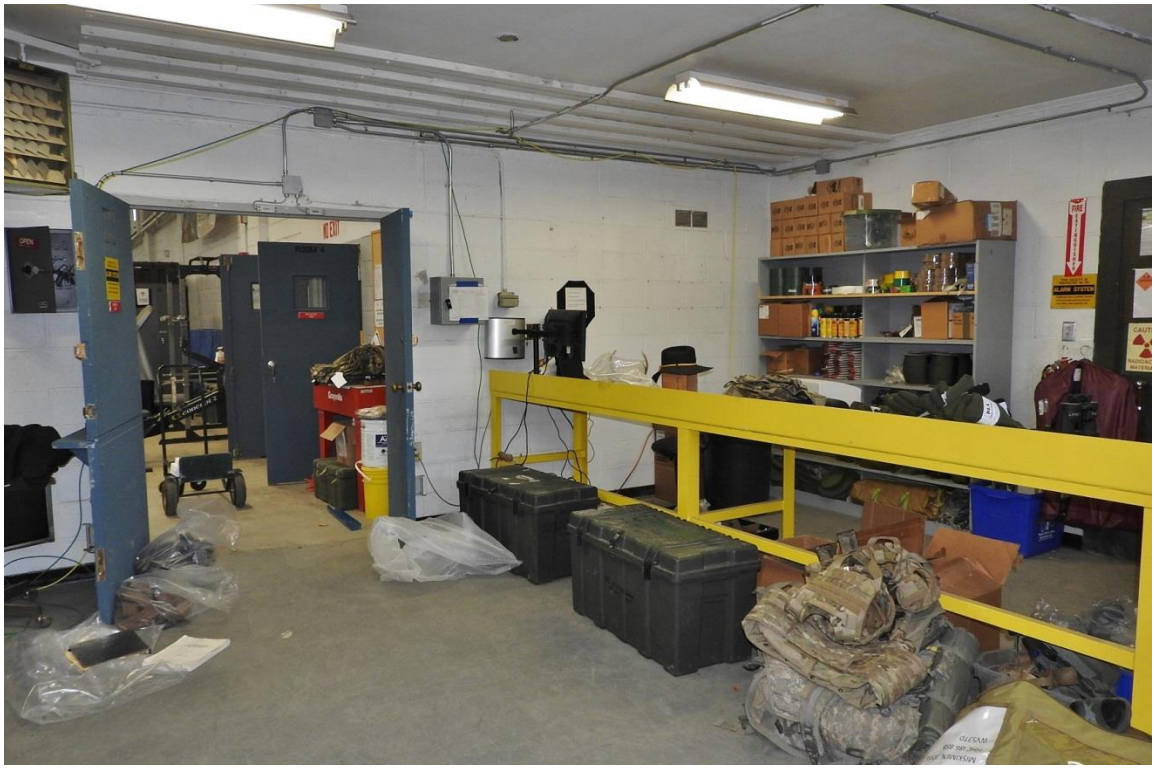


33. Facing northeast in administrative office on east side of building

34. Facing northeast in medical logistics room on east side of building

* Formerly known as the Historic Sites and Structures Survey

35. Original window at east elevation


36. Facing southwest in supply storage room at northwest corner of building

* Formerly known as the Historic Sites and Structures Survey

37. Facing west at north end of west storage room

38. Facing south in west storage room

* Formerly known as the Historic Sites and Structures Survey

39. Facing southeast in west storage room


40. Facing northwest toward front/south and east elevations, 2009.

* Formerly known as the Historic Sites and Structures Survey

41. Facing northwest toward east elevation, 2009

42. Facing southwest toward east and rear/north elevations, 2009

* Formerly known as the Historic Sites and Structures Survey

century, mostly for building foundations, and it was most common in Vermont from 1905 to 1920. It is unusual that rock-faced concrete block was used as late as 1928, and may be an indication of budget constraints. The original visual effect of the row of latrines has been preserved, and is important evidence of Camp Johnson's 1920's landscape and function.

Evaluation of Eligibility and Integrity
These latrines may be eligible as contributing structures in a National Register District. They meet National Register Criteria A for their association with Vermont's military history and National Register Criteria C for their intact historic architectural character. The latrines retain their integrity of location, design, setting, materials, workmanship, feeling and association.

Evaluation of Effect
Potential for adverse effect.

#9, Officers' Club, c.1929 (FISP Bldg. #19), Photos 24, 71

Architectural Description
The Officers' Club is 1-1/2 story wood frame building located in the southwest quadrant of Camp Johnson's main cluster of buildings, just southwest of the Officers' Mess Hall. It has a rectangular footprint oriented northeast-southwest, and faces southeast. The building is supported by poured concrete blocks, five under each side. It has flush horizontal-board siding and an overhanging, steeply-pitched, asphalt shingle gabled roof. Spanning the symmetrical front (southeast) elevation is a 4-bay shed-roofed porch with gabled end bays, square posts with simple square bases and caps, and a wood plank floor. The building is accessed through a wood door near each end of the front elevation and a door at the right end of the rear elevation. The front doors have three lower horizontal panels under a row of three square panels, and a square upper window under a horizontal panel. The rear door has five horizontal panels. Each elevation has regularly-spaced nine-pane windows with wood sills and plain window trim. The front windows are arranged individually and the side and rear windows are paired; the pairs are divided by a wood mullion. Each gable has a horizontal window opening with a center mullion. Architectural trim includes flat corner boards and fascia boards at the eaves. The porch gable tympanum are trimmed in plain boards and infilled with vertical boards.

No records were found for this building, but judging by historic photos it was constructed between 1928 and the early 1930's. It is also possible that it was moved here from another location. It does not appear to have had any alterations with the exception of the asphalt shingle roof, which is not original. Original features of the Officers' Club include the massing, siding, porch, windows and doors.

Statement of Significance
The Officers' Club is significant for its architecture and its contribution to Camp Johnson's early history. It appears to be the only intact, historic, wood frame building at Camp Johnson, and is the least altered historic building at Camp Johnson. It is a good example of the vernacular Colonial Revival design employed by the military during the early twentieth-century, more commonly seen at adjacent Fort Ethan Allen. Stylistic features include its symmetry, gabled roof, full-facade porch with gabled entrance bays, paneled doors, and multi-pane windows.

Evaluation of Eligibility and Integrity
The Officers' Club may be eligible as a contributing structure in a National Register District. It meets National Register Criteria A for its association with Vermont's military history and National Register Criteria C for its intact historic architectural character. The Officers' club retains its integrity of location, design, setting, materials, workmanship, feeling and association.

Evaluation of Effect
Potential for adverse effect.

Officer's Club at Camp Johnson
Report for VTARNG
Paula Sagerman, 2014

Introduction

This report will document the architecture and significance of the ca. 1929 Officers' Club at Camp Johnson, and will provide preliminary recommendations for its preservation. Camp Johnson is the headquarters campus of the Vermont Army National Guard (VTARNG) in Colchester, Vermont. The Officers' Club has been determined eligible for the State and National Register of Historic Places as part of an amended Fort Ethan Allen Historic District, and is documented in Paula Sagerman's 2000 "Building Inventory and Evaluation Report for Camp Johnson," which is on file at the Vermont Division for Historic Preservation (VDHP).

Since the building is eligible as a contributing resource in a National Register historic district, if State and/or Federal funds are used to carry out any undertaking that will affect the building's historic integrity, the State of Vermont Military Department must comply with the Vermont Historic Preservation Act (22 V.S.A. chapter 14) and/or Section 106 of the National Historic Preservation Act (16 U.S.C. §§ 470).

Architectural Description

The Officers' Club is a 1 ½ story symmetrical wood framed building located in the southwest quadrant of Camp Johnson's main cluster of buildings, just southwest of the Officers' Mess Hall. It has a rectangular footprint oriented northeast-southwest, and faces southeast. The building is supported by concrete blocks, five under each side. It has flush horizontal-board siding and an open-eave, slightly overhanging, asphalt-shingle side-gabled roof. There is a four bay shed-roofed porch with cross-gables at the end bays, which lead to doorways in the end bays. The porch has square posts and square bases and caps, and a wood plank floor.

Architectural trim is limited to flat-stock cornerboards, eave fascia, and window and door casings. The building is accessed through the doorways at the left and right ends of the front eaves elevation and a doorway at the right end of the rear elevation. The front doors have three lower horizontal panels under a row of three square panels, and a square single-pane upper window under the horizontal panel. The rear door has five horizontal panels. Each elevation has regularly-spaced nine-pane wood windows. The front windows are arranged individually, with one window at the left and right ends of the elevation, adjacent to a doorway, and four windows between the doorways, arranged so that a space the size of a doorway remains in the center of the elevation. The gable end walls have two sets of paired windows, and the rear elevation has three sets of paired windows. Each gable has a boarded-up horizontal window opening with a center mullion.

The interior contains a full-width front club room, and a rear kitchen. The club room has wood floors, and varnished beadboard wall and ceiling sheathing.

No records were found for this building, but judging by historic photographs it was constructed between 1928 and the early 1930s. Its placement on modern concrete blocks may indicate that the building was moved from another location, so it could date to the 1910s or 1920s. All of its architectural features appear to be original, although the roof may have been originally sheathed with wood shingles. An examination of the attic may provide evidence of this.

Statement of Significance

The Officers' Club is eligible as a contributing resource in the Fort Ethan Allen Historic District. It meets National Register of Historic Places Criterion A for its role in Vermont's military history and Criterion C for its intact architecture and depiction of Camp Johnson's building types of the early twentieth century. The Officers' Club retains its integrity of location, design, materials, workmanship, feeling and association. It has lost some of its integrity of setting due to the late twentieth century development to its east. The building is also significant as the only wood frame historic building in the complex, and except for the latrines, as the only intact historic resource remaining from the pre-Korean War era.

The building is a good example of the vernacular Colonial Revival design employed by the military during the early twentieth century, more commonly seen at the adjacent Fort Ethan Allen. Significant features include its massing, symmetry, roofline, porch, siding, doors, windows, floor plan, and beadboard sheathing.

The Officers' Club was constructed to accommodate army officers during Camp Johnson's first major development of permanent structures. During the 1920s, training was increased from one week per year to forty-eight days per year of "local" training and fifteen days per year of "intensive" training, a.k.a. "Summer Camp." The Adjutant General reported in his 1926 biennial report that $50,000 had been slated for construction and repairs at the "State Reservation." The funds were used for a permanent water system, latrine and shower buildings, a septic tank sewer system, and sixteen new and combined kitchen and mess buildings with permanent ranges and refrigerators. It is likely that the Officers' Club was constructed during this time was well, or perhaps slightly earlier or later.

Historic Preservation Recommendations

The following recommendations will help prevent adverse effect to the historic integrity of the Officers' Club.

Although the building may have been moved, it has been in the same location since c. 1930, not far from Camp Johnson's original gate. It is recommended to retain the building in this location, unless the programmatic needs of the complex warrant its relocation. In this case, it should remain in this general area.

Maintain the historic features listed above. Since the building suffers from deferred maintenance and its fabric is in fair condition, features may be replaced in-kind with wood materials that match the original in appearance and profile. It is important to retain the historic appearance of the building and not make it look "like new." The interior floor plan should be retained, especially the front room.

EAST ELEVATION

Scale: 1/4" = 1' – 0"

SOUTH ELEVATION

Scale: 1/4" = 1' – 0"

WEST ELEVATION

Scale: 1/4" = 1' – 0"

NORTH ELEVATION

Scale: 1/4" = 1' – 0"

GENERAL CONSTRUCTION NOTES

1. Contractor is responsible to verify all measurements in the field. The drawings are for reference only.
2. Coordinate with owner for access to sensitive areas.
3. Contractor shall be responsible for storage outside the building. Contractor may place a storage trailer on the premises.
4. Provide submittals for window glass, window frames, lighting fixtures, plumbing, and other new materials to project manager for review.
5. Work hours are 0700-1700 M-F. Alternate Mondays are "Compressed" days with more limited access. Coordinate with owner for schedule.
6. Performance and Payment bonds are required.
7. All work must comply with state and local codes. Contractor shall submit fire, plumbing, electrical, and mechanical permits as required. There is no fee assessed for this state agency capital improvement project. Contractor shall forward all inspection reports to owner.
8. All work must be completed in a neat and orderly manner.
9. Contractor is responsible for their own toilet facilities and generator power.
10. Follow State of Vermont Agency of Natural Resources Waste Reduction Guidelines. Remove and recycle existing light fixtures. Fluorescent bulbs may be brought to Bldg 2 for hazardous disposal. Metal may be deposited at Camp Johnson Recycling facility.
11. At completion of construction, Contractor shall clean the facilities and remove all waste. Provide Owner with 2 printed and bound and 1 electronic (PDF) copy of all operations and maintenance manuals for installed equipment. Complete a Statement of Beneficial Occupancy prior to final payment.
12. Should discrepancies or requirements not addressed in these plans arise during construction, Contractor shall submit a Change Order Proposal in writing detailing proposed additional work and cost to the Project Manager. No additional work may be invoiced without the signed authorization by the PM.
13. Contractor shall attend a pre-construction meeting with the PM and building representatives before commencing work and progress meetings as necessary.
14. Contractor shall prepare a schedule of values and construction schedule prior to commencing work. Submit partial invoices using AIA Documents G702 and G703. Retainage at the rate of 10% shall be kept until satisfactory completion of all work. Invoices shall be payable net 30 days.
15. Provide names of all employees (typed, email acceptable), by sub-contractor, to Project Manager for security use. Security personnel may require surrendering driver's license or other ID to allow admittance and will be returned upon departure.

DEMOLITION

1. Contractor is responsible for notifying Owner 3 Business days in advance prior to Demolition.
2. Contractor is responsible for construction waste removal.
3. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.
4. Remove the select building items As noted in the contract documents.
5. Remove other items indicated, for salvage .
6. Provide, erect, and maintain temporary barriers and security devices.
7. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.

FINISH NOTES:

1. Painting will include surface preparation, field application of paint where interior and exterior surfaces are exposed to view unless fully factory finished and unless otherwise indicated. Do not paint glass.
2. Interior hardwood flooring is to be sanded to remove paint. Oil-based Polyurethane is to be applied per the manufacturers instructions in order to restore the flooring.

VT Army National Guard
VT Military Dept
Camp Johnson Bldg 5
789 Vermont National
Guard Rd Colchester, VT
05446-3099

Building 19 Officer's Club Renovations
Camp Johnson, Colchester, VT

Revision:	By:
A-3.1, A-2.4	ROF
Date: 14SEP22	Scale:
Drawn By: ROF	Check By: JR

Floor Plan

A-1

VERMONT MILITARY DEPARTMENT
VERMONT ARMY NATIONAL GUARD

Building 19 Officer's Club Renovation

CAMP JOHNSON COLCHESTER, VT

September 11, 2023

Technical Specifications

The following outlines the scope of work for the Camp Johnson Building 19 Officer's Club Renovation Project. Please note that painted components of this building can contain lead paint. Please see the attached environmental materials assessment for more detail.

1. Verify dimensions prior to ordering materials. Verify paint colors with Owner. See drawing A.1 for elevation plans.
2. Remove all exterior wood siding and wood trim and replace to match the original in dimension and in color (red). Provide submittals of new materials for the project manager to review.
3. While siding is removed, remove any debris found between the wood wall studs and install new mineral wool insulation to achieve at least an R-15 value. Seal all cracks and gaps discovered with expanding foam to create air-tight seals. Install a new vapor barrier layer between the mineral wool and the new siding. Provide submittals of new materials for the project manager to review.
    a. Siding on the front porch will be put back differently than existing. The original front wall had a single door in the center of the wall, there is obvious evidence of this. We would like the original to be recreated with a 36" door for ADA access. Two existing doors are to be removed and infilled. Trim on new door to match existing. Provide submittals of new materials for the project manager to review.
4. Windows and window trim are to be removed. New window trim is to be installed to match existing, original details and new windows are to be installed to match the existing, original style. Window trim is to be painted white. Provide submittals for window glass and window frames for the project manager to review. (Alt. Deduct #1)
5. The back door is to be replaced with a new door to match the new front door. The back door does not need to be 36" wide, use existing width of opening. Replace all door trim with new trim. Paint the door and trim to match and provide new door hardware. Provide submittals of new materials to be reviewed by the project manager.
6. The porch is to be replaced with new wood to match the original style and details. The porch is to be painted to match the rest of the building.
7. The interior floor is to be stripped of paint and lightly sanded as necessary to preserve the markings created by boot spurs. The floor is to be stained to complement the wall color; contractor will provide stain color options to the owner for review.

Attachment D

November 13, 2014

Lee Ann Banks
Building 5, Camp Johnson
Environmental Office
789 National Guard Road
Colchester, VT 05446

RE: PCB Survey Building Material Survey
Vermont Army National Guard
Winooski Armory
255 Lafountain Street
Winooski, Vermont
Cardno Project # 063.10796.0047

Cardno

Office Address:
171 Commerce Street
Williston, VT 05495
USA

Mailing Address:
PO Box 1486
Williston, VT 05495
USA

Phone: +1 802 862 1980
Fax: +1 802 862 1405

www.cardno.com

Dear Lee Ann,

The following report details the PCB in building material survey conducted by Cardno at the Winooski Armory located in Winooski, Vermont on September 30, 2014.

PCB BULK SAMPLING

PCB bulk samples of suspect materials (oil paints, caulking or similar elastic sealant materials installed prior to 1978) were collected; a minimum of two bulk samples representative of each different homogeneous material sampled were collected. Samples were submitted to EMSL Analytical, Inc. (Cinnaminson, NJ) for laboratory analysis via 3540C/8082A analysis

The EPA regulatory limit ("not authorized for use" under the Toxic Substances Control Act of 1976 [TSCA]) for PCBs in building materials is 50 parts per million [ppm]). The following table summarizes the PCB sampling results:

Homogeneous Material	Description	Results mg/kg (ppm)	Sample Numbers
PCB-01	White Caulk – Around Windows and Doors	1.6*	PCB-01A & 01B
PCB-02	Brown Caulk – New Windows	ND	PCB-02A & 02B
PCB-03	White Window Glazing	ND	PCB-03A & 03B
PCB-04	**Grey – Green Paint – Throughout Building**	**110***	**PCB-04A & 04B**
PCB-05	Grey Caulk – Roof Flashing	ND	PCB-05A & 05B

*Highest concentration of the two samples collected
ND – Below laboratory detection limits

The Grey –Green paint exceeded the EPA standard of 50 ppm, is considered an "unauthorized use", and must be removed.

Recommendations

Removal of any unauthorized material should be pursuant to State and EPA requirements. An Operations and Maintenance (O&M) program should be designed to manage this material prior to removal.

A sample location diagram is attached with this report. **Appendix A** contains laboratory analytical results.

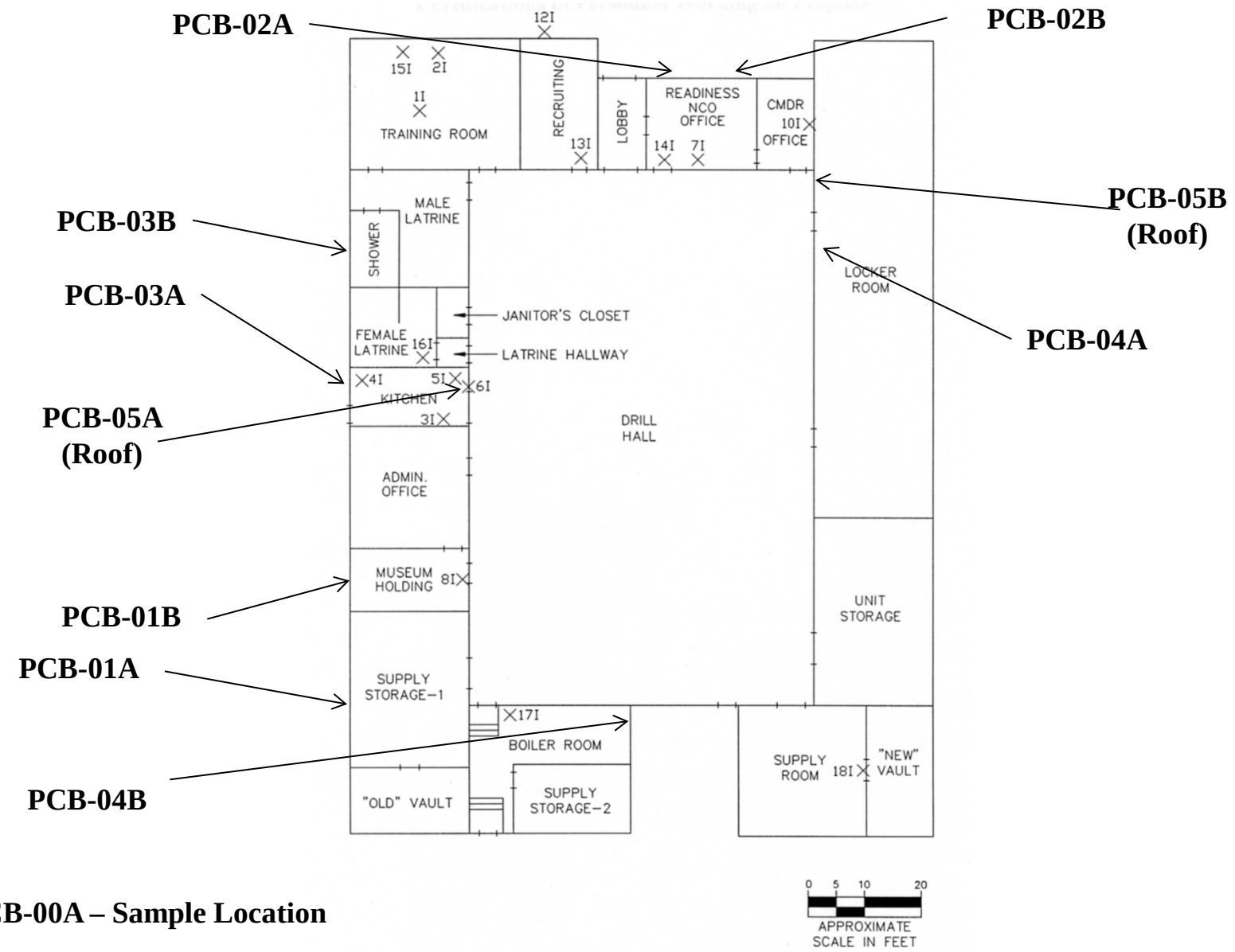
Thank you for selecting Cardno for your environmental management needs. If you have any questions, please do not hesitate to call us at (802) 862-1980.

Sincerely,
CARDNO

Harland Miller
Environmental Technician
for Cardno
Direct Line +1 802-862-1980
Email: harland.miller@cardno.com

Stephen Znamierowski
Senior Project Manager
for Cardno
Direct Line +1 802-862-1980
Email: stephen.znamierowski@cardno.com

S:\Projects\T-Z 00000 to 24999\10796 VT, State of\063.10796.0047 Winooski Armory\PCB\063.10796.0047 Winooski Armory PCB bulk letter Rpt.docx



PCB-00A – Sample Location

PCB SAMPLE LOCATION DIAGRAM

Address: VT Army National Guard
Winooski Armory
255 Lafountain Street
Winooski, Vermont

Cardno ATC Project No. 063.10796.0047

Cardno
Shaping the Future

171 Commerce St. Williston, Vermont 05495
Phone:(802) 862-1980 Fax: (802) 862-1405

SCALE: Not to scale

APPENDIX A

PCB HARDCOPY RESULTS

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone: (856) 303-2500 Fax: (856) 858-4571 Email: EnvChemistry2@emsl.com

Attn: **Harland Miller**
Cardno ATC
PO Box 1486
Williston, VT 05495
Phone: (802) 862-1980
Fax: (802) 862-1405

10/14/2014

The following analytical report covers the analysis performed on samples submitted to EMSL Analytical, Inc. on 10/1/2014. The results are tabulated on the attached data pages for the following client designated project:

63.10796.0047

The reference number for these samples is EMSL Order #011405302. Please use this reference when calling about these samples. If you have any questions, please do not hesitate to contact me at (856) 303-2500.

Reviewed and Approved By:

Julie Smith - Laboratory Director

The test results contained within this report meet the requirements of NELAP and/or the specific certification program that is applicable, unless otherwise noted.
NELAP Certifications: NJ 03036, NY 10872, PA 68-00367

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (856) 303-2500 / (856) 858-4571
http://www.EMSL.com EnvChemistry2@emsl.com

EMSL Order: 011405302
CustomerID: ATCE53
CustomerPO:
ProjectID:

Attn: **Harland Miller**
Cardno ATC
PO Box 1486
Williston, VT 05495

Phone: (802) 862-1980
Fax: (802) 862-1405
Received: 10/01/14 9:25 AM

Project: **63.10796.0047**

Analytical Results

Client Sample Description PCB-01A
Supply Storage Window
Collected: 9/30/2014 ***Lab ID:*** *0001*

Method	Parameter	Result	RL	Units	Prep Date	Analyst	Analysis Date	Analyst
3540C/8082A	Aroclor-1016	ND	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	1.6	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1260	ND	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1262	ND	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1268	ND	0.83	mg/Kg	10/9/2014	AB	10/10/2014	EH

Client Sample Description PCB-01B
Supply Room Window
Collected: 9/30/2014 ***Lab ID:*** *0002*

Method	Parameter	Result	RL	Units	Prep Date	Analyst	Analysis Date	Analyst
3540C/8082A	Aroclor-1016	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1260	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1262	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1268	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH

Client Sample Description PCB-02A
Recruiting Window
Collected: 9/30/2014 ***Lab ID:*** *0003*

Method	Parameter	Result	RL	Units	Prep Date	Analyst	Analysis Date	Analyst
3540C/8082A	Aroclor-1016	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1260	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1262	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1268	ND	1.0	mg/Kg	10/9/2014	AB	10/10/2014	EH

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (856) 303-2500 / (856) 858-4571
http://www.EMSL.com EnvChemistry2@emsl.com

EMSL Order: 011405302
CustomerID: ATCE53
CustomerPO:
ProjectID:

Attn: **Harland Miller**
Cardno ATC
PO Box 1486
Williston, VT 05495

Phone: (802) 862-1980
Fax: (802) 862-1405
Received: 10/01/14 9:25 AM

Project: **63.10796.0047**

Analytical Results

Client Sample Description PCB-02B
Office Window
Collected: 9/30/2014 ***Lab ID:*** *0004*

Method	*Parameter*	*Result*	*RL*	*Units*	*Prep Date*	*Analyst*	*Analysis Date*	*Analyst*
3540C/8082A	Aroclor-1016	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1260	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1262	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1268	ND	0.99	mg/Kg	10/9/2014	AB	10/10/2014	EH

Client Sample Description PCB-03A
Kitchen Window
Collected: 9/30/2014 ***Lab ID:*** *0005*

Method	*Parameter*	*Result*	*RL*	*Units*	*Prep Date*	*Analyst*	*Analysis Date*	*Analyst*
3540C/8082A	Aroclor-1016	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1260	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1262	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1268	ND	0.93	mg/Kg	10/9/2014	AB	10/10/2014	EH

Client Sample Description PCB-03B
Shower Room
Collected: 9/30/2014 ***Lab ID:*** *0006*

Method	*Parameter*	*Result*	*RL*	*Units*	*Prep Date*	*Analyst*	*Analysis Date*	*Analyst*
3540C/8082A	Aroclor-1016	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1260	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1262	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1268	ND	0.96	mg/Kg	10/9/2014	AB	10/10/2014	EH

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (856) 303-2500 / (856) 858-4571
http://www.EMSL.com EnvChemistry2@emsl.com

EMSL Order: 011405302
CustomerID: ATCE53
CustomerPO:
ProjectID:

Attn: **Harland Miller**
Cardno ATC
PO Box 1486
Williston, VT 05495

Phone: (802) 862-1980
Fax: (802) 862-1405
Received: 10/01/14 9:25 AM

Project: **63.10796.0047**

Analytical Results

Client Sample Description PCB-04A Storage Room ***Collected:*** 9/30/2014 ***Lab ID:*** *0007*

Method	*Parameter*	*Result*	*RL*	*Units*	*Prep Date*	*Analyst*	*Analysis Date*	*Analyst*
3540C/8082A	Aroclor-1016	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	77	4.9	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1260	ND	4.9	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1262	ND	4.9	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1268	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH

Client Sample Description PCB-04B Boiler Room ***Collected:*** 9/30/2014 ***Lab ID:*** *0008*

Method	*Parameter*	*Result*	*RL*	*Units*	*Prep Date*	*Analyst*	*Analysis Date*	*Analyst*
3540C/8082A	Aroclor-1016	ND	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1221	ND	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1232	ND	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1242	ND	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1248	ND	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1254	110	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1260	ND	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1262	ND	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH
3540C/8082A	Aroclor-1268	ND	6.2	mg/Kg	10/9/2014	AB	10/13/2014	EH

Client Sample Description PCB-05A @ Cut A Wall ***Collected:*** 9/30/2014 ***Lab ID:*** *0009*

Method	*Parameter*	*Result*	*RL*	*Units*	*Prep Date*	*Analyst*	*Analysis Date*	*Analyst*
3540C/8082A	Aroclor-1016	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1260	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1262	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1268	ND	0.82	mg/Kg	10/9/2014	AB	10/10/2014	EH

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (856) 303-2500 / (856) 858-4571
http://www.EMSL.com EnvChemistry2@emsl.com

EMSL Order: 011405302
CustomerID: ATCE53
CustomerPO:
ProjectID:

Attn: **Harland Miller**
Cardno ATC
PO Box 1486
Williston, VT 05495

Phone: (802) 862-1980
Fax: (802) 862-1405
Received: 10/01/14 9:25 AM

Project: **63.10796.0047**

Analytical Results

Client Sample Description PCB-05B @ Cut B Wall ***Collected:*** 9/30/2014 ***Lab ID:*** *0010*

Method	*Parameter*	*Result*	*RL*	*Units*	*Prep Date*	*Analyst*	*Analysis Date*	*Analyst*
3540C/8082A	Aroclor-1016	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1221	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1232	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1242	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1248	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1254	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1260	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1262	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH
3540C/8082A	Aroclor-1268	ND	0.98	mg/Kg	10/9/2014	AB	10/10/2014	EH

Definitions:

ND - indicates that the analyte was not detected at the reporting limit
RL - Reporting Limit

Cardno ATC
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011405302

Cardno ATC PCB Sample Collection / Chain of Custody Form

SendTo:	Email results to:	Bill To:
EMSL Analytical, Inc. 200 Route 130 North Cinnaminson, NJ 08077 Phone (800) 220-3675 Fax: (856) 786-5974	Harland.Milne@Cardno.com Date Collected: 9/30 Date Shipped: 9/30	Cardno ATC 171 Commerce Street PO Box 1486 Williston, Vermont 05495 Ph: 802-862-1980 Fax: 802-862-1405

Collected At:
Cardno ATC Client: VT Military
Cardno ATC Project Number: 63.10796.0047
Site Address: Winooski VT Armory
Town: Winooski VT
Inspector: H. Milne

Turnaround Time:
[X] Standard (2 weeks)
[ ] 1 week*
[ ] 2 day*
*Contact lab to arrange

[X] PCB EPA Method 8082/3540C (Soxhlet Extraction)

Client Sample ID	Client Homogenous Group Number	Material	Sample Location	Analytical Method Requested
PCB - 01 A	PCB 01	White Window Caulk	Supply Storage window	EPA8082/3540C
- 01 B			Supply Room window	EPA8082/3540C
- 02 A	PCB 02	Brown Window Caulk	Receiving Window	EPA8082/3540C
- 02 B			Office Window	EPA8082/3540C
- 03 A	PCB 03	White Window Glaze	Kitchen Window	EPA8082/3540C
- 03 B			Shower Window	EPA8082/3540C
- 04 A	PCB 04	Forest Green Paint	Storage room	EPA8082/3540C
- 04 B			Boiler Room	EPA8082/3540C
- 05 A	PCB 05	Grey Flashing Caulk	C Cut A Wall	EPA8082/3540C
- 05 B			C Cut B Wall	EPA8082/3540C
				EPA8082/3540C
				EPA8082/3540C

INSTRUCTIONS OR COMMENTS:

Analyze as Separate Samples

EMSL Order Number (Lab Use Only):

Released By (signature)	Date & Time	Received By (signature)	Date & Time
[signature]	9/30/14 1800	[signature]	10/1/14 0925

Rec'd in plastic

25°

~ Page 1 of 1 - 10

OrderID: 011405302

November 13, 2014

Lee Ann Banks
Building 5, Camp Johnson
Environmental Office
789 National Guard Road
Colchester, VT 05446

Transmitted via electronic mail to: *leeann.banks@state.vt.us*

RE: Limited Asbestos Survey
Vermont Army National Guard
Winooski Armory
255 Lafountain Street
Winooski, Vermont
Cardno ATC Project # 063.10796.0047

Cardno

Office Address:
171 Commerce Street
Williston, VT 05495
USA

Mailing Address:
PO Box 1486
Williston, VT 05495
USA

Phone: +1 802 862 1980
Fax: +1 802 862 1405

www.cardno.com

Dear Lee Ann,

The following report details the limited asbestos sampling conducted by Cardno at the Winooski Armory located in Winooski, Vermont on September 30, 2014. The sampling was limited to suspect materials not previously sampled.

ASBESTOS BULK SAMPLING

Cardno sampled five (5) materials from the property. All the bulk samples of suspect asbestos containing building materials (SACBM) were submitted to EMSL Analytical Inc. of Cinnaminson, New Jersey. They were analyzed by polarized light microscopy (PLM) EPA method as defined in Perkins, R.L. and B. W. Harvey, July 1993: "Method for the Determination of Asbestos in Bulk Material" 61 pp. (EPA/600/R-93/116). PLM results indicate that the **White Caulk (H01)** is considered to be “asbestos containing materials” by EPA (AHERA) and Vermont Department of Health definition (>1% asbestos content).

List of Suspect Asbestos Containing Materials sampled:

Homogeneous Material	Description	% Asbestos	Sample Numbers
H01	**White Caulk – Around Windows Sills**	**5% Chrysotile**	**01A & 01B**
H02	Brown Window Caulk	ND	02A & 02B
H03	White Window Glazing	ND*	03A & 03B
H04	Roofing Tar layer on Tectum	ND	04A & 04B
H05	Grey Caulk – Roof Flashing	ND	05A & 05B

ND - None Detected by Polarized Light Microscopy (PLM)

* - Standard PLM analysis is accepted by the USEPA and the VDH. However, PLM is not consistently reliable for detecting asbestos in non-friable organically bound (NOB) materials (e.g. floor tiles, roofing, mastics). Therefore if PLM analysis has concluded that asbestos was not detected in a non-friable organically bound material, Quantitative TEM with NOB prep is the recommended analytical method that should be used to confirm that a material is negative.

Recommendations

- If demolition/renovation activities result in the discovery of additional suspect ACBM not sampled in this survey, appropriate sampling and analysis should be performed prior to disturbance pursuant to Federal and State requirements.
- Prior to any renovations/demolition to the building, any asbestos containing materials that may be disturbed must be removed or abated as required (per State and Federal regulations).
- Abatement activities must be performed by a Vermont certified abatement contractor following all applicable State and Federal regulations. Abatement activities should be designed by a Vermont certified asbestos project designer and overseen by a Vermont certified asbestos project monitor.

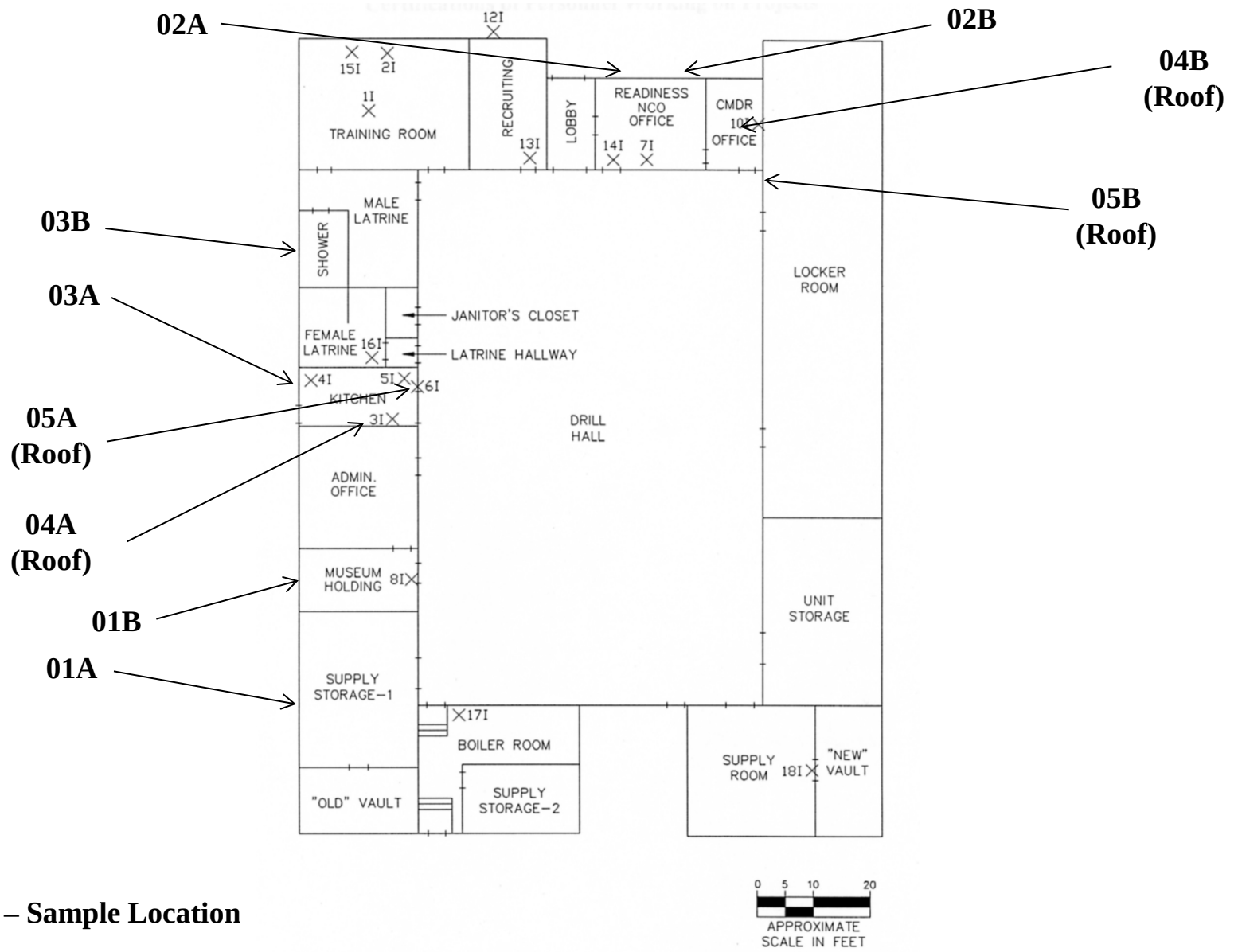
A sample location diagram is attached with this report. **Appendix A** contains laboratory analytical results and **Appendix B** contains the Cardno certifications.

Thank you for selecting Cardno for your asbestos management needs. If you have any questions, please do not hesitate to call us at (802) 862-1980.

Sincerely,
CARDNO

Harland Miller
Environmental Technician
for Cardno
Direct Line +1 802-862-1980
Email: harland.miller@cardno.com

Stephen Znamierowski
Senior Project Manager
for Cardno
Direct Line +1 802-862-1980
Email: stephen.znamierowski@cardno.com



00A – Sample Location

ASBESTOS SAMPLE LOCATION DIAGRAM

Address: VT Army National Guard
Winooski Armory
255 Lafountain Street
Winooski, Vermont

Cardno ATC Project No. 063.10796.0047

Cardno
Shaping the Future

171 Commerce St. Williston, Vermont 05495
Phone:(802) 862-1980 Fax: (802) 862-1405

SCALE: Not to scale

APPENDIX A

ASBESTOS HARDCOPY RESULTS

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com cinnasblab@EMSL.com

EMSL Order:	041428875
CustomerID:	ATCE53
CustomerPO:	
ProjectID:	

Attn: **Harland Miller**
Cardno ATC
PO Box 1486
Williston, VT 05495

Phone:	(802) 862-1980
Fax:	(802) 862-1405
Received:	10/01/14 9:25 AM
Analysis Date:	10/7/2014
Collected:	9/30/2014

Project: **VT Military / Winooski Army / Winooski, VT/ 63.10796.0047 / Throughout**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
01A *041428875-0001*	1st Floor - Supply Storage - White Window Caulk	Gray/White Non-Fibrous Homogeneous		95% Non-fibrous (other)	**5% Chrysotile**
01B *041428875-0002*	1st Floor - Supply Room - White Window Caulk				**Stop Positive (Not Analyzed)**
02A *041428875-0003*	1st Floor - Recruiting - Brown Window Caulk	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
		Recommend TEM			
02B *041428875-0004*	1st Floor - Office - Brown Window Caulk	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
03A *041428875-0005*	1st Floor - Kitchen - White Window Glazing	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
03B *041428875-0006*	1st Floor - Shower - White Window Glazing	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
04A *041428875-0007*	Roof - Cut A - Tar On Plywood Deck	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
04B *041428875-0008*	Roof - Cut B - Tar On Plywood Deck	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

Analyst(s)

Brittany Brown (4)
Jillian Yurick (5)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

Initial report from 10/07/2014 10:08:51

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
05A *041428875-0009*	Roof - @ Cut A Wall - Grey Flashing Caulk	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
05B *041428875-0010*	Roof - @ Cut B Wall - Grey Flashing Caulk	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

Cert# PB041589(BB) Cert# PB229143(JY)

Analyst(s)

Brittany Brown (4)
Jillian Yurick (5)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

Initial report from 10/07/2014 10:08:51

OrderID: 041428875

041428875

Cardno ATC

Page 1 of 1

BATCH NO.

171 Commerce Street | PO Box 1486 | Williston, Vermont 05495 | 802-862-1980 tel

PLM BULK SAMPLE DATA AND CHAIN OF CUSTODY FORM

PROJECT INFORMATION ☐ Vermont ☐ NY State Code Rule for Asbestos

1. Client	2. Project Name:	3. Project #:	4. Project Manager
VT Military	2a. Project Address: Winooski VT	63.10796.0047	4a. Investigator H. Miller

5. Date:	6. Building Name:	8. Turnaround Time	
9/30/14	7. Sampling Areas: Throughout	☐ 3 HRS ☐ 24 HRS ☐ 72 HRS ☐ OTHER ☐ 6 HRS ☐ 48 HRS ☒ STANDARD	☒ Analyze until 1st positive result in each H group. ☐ * Hold until further instructions.

BULK SAMPLE LOCATION ☐ Please fax results to 802-862-1405 ☒ email results to: Harland.Miller@Cardno.com

10. Homogenous Area No.	11. Bulk Sample ID No.	12. Material	13. Thermal System	14. Sample Location: Floor	14. Sample Location: Sample Coordinates	15. Material Total Qty (LF, SF, PCS)	16. Asbestos Content (Type & %)
H1	01A	White Window Caulk		1st	Supply Storage		
	01B	↓			Supply room		
H2	02A	Brown Window Caulk			security		
	02B				office		
H3	03A	White window glazing			kitchen		
	03B			↓	Shower		
H4	04A	Tar Paper on plywood deck		roof	Cut A		
	04B			↓	Cut B		
H5	05A	Grey flashing		roof	@ Cut A Wall		
	05B	Caulk		↓	@ Cut B Wall		

RECEIVED EMSL CINNAMINSON, NJ 2014 OCT -1 AM 11:04

CHAIN OF CUSTODY

17. Relinquished By	18. Date	19. Time	20. Received By:	21. Date	22. Time
I	9/30/14	1800	UC FX	10/1/14	9:25
II					
III					

23. Method of Submittal

FIELD	
WALK IN	
US MAIL	
FED-X	
OTHER	

10BB

LAB INFORMATION

24. Name and Signature	25. Date	26. Time
24a. Analyzed By:		
24b. Analyzed By:		

27. Comments (Lab)

APPENDIX B

CARDNO CERTIFICATIONS

VERMONT DEPARTMENT OF HEALTH
Asbestos & Lead Regulatory Program

Asbestos Site Inspector
Not a Legal Form of ID

HARLAND L. MILLER IV

Eff. Date 09/08/14
Exp. Date 09/08/15

Renewal

CONES
AI472335
VT

ASBESTOS SITE INSPECTOR

HARLAND L. MILLER IV
267 SOUTHFIELD DRIVE
WILLISTON, VT 05495

Vermont Department of Health
Environmental Health
P.O. Box 70 - Drawer 30
Burlington, VT 05402-0070

LICENSE: AI472335

EXPIRES: Tuesday, September 08, 2015

CERTIFICATE OF LICENSE
VERMONT ASBESTOS REGULATORY PROGRAM

THIS CERTIFICATE SHALL REMAIN IN FORCE UNTIL THE EXPIRATION DATE UNLESS REVOKED OR VOIDED BEFORE THAT TIME. THIS CERTIFICATE IS NOT TRANSFERABLE AND IS VALID ONLY FOR THE ABOVE PARTY.

COPY OF THIS CERTIFICATE AND PHOTO ID CARD MUST BE ON SITE AT ALL TIMES.

ASBESTOS CONSULTING ENTITY

CARDNO ATC
171 COMMERCE STREET
P.O. BOX 1486
WILLISTON, VT 05495

Vermont Department of Health
Environmental Health
P.O. Box 70 - Drawer 30
Burlington, VT 05402-0070

LICENSE: CE239820 EXPIRES: Tuesday, August 11, 2015

CERTIFICATE OF LICENSE
VERMONT ASBESTOS REGULATORY PROGRAM

THIS CERTIFICATE SHALL REMAIN IN FORCE UNTIL THE EXPIRATION DATE UNLESS REVOKED OR VOIDED BEFORE THAT TIME.
THIS CERTIFICATE IS NOT TRANSFERABLE AND IS VALID ONLY FOR THE ABOVE PARTY.

COPY OF THIS CERTIFICATE MUST BE ON SITE AT ALL TIMES.

Attachment E

MEMORANDUM OF AGREEMENT
BETWEEN THE NATIONAL GUARD BUREAU, VERMONT ARMY NATIONAL GUARD,
AND THE
VERMONT STATE HISTORIC PRESERVATION OFFICE
REGARDING THE DEMOLITION OF THE WINOOSKI ARMORY, WINOOSKI, CHITTENDEN COUNTY, VERMONT

WHEREAS, the National Guard Bureau (NGB), as a Federal agency, is required to comply with the National Historic Preservation Act (16 U.S.C. §470f) (NHPA), and its implementing regulations, 36 CFR Part 800, and the NGB provides Federal funding and guidance to state Guard organizations[1]; and

WHEREAS, the Vermont Army National Guard (VTARNG) operates the Winooski Armory which is located at 255 Lafountain Street in the City of Winooski, Chittenden Country, Vermont. The property consists of a 1.51-acre lot at the northwest corner of Lafountain Street and Park Street in a densely settled residential neighborhood of Winooski. The lot is improved upon with an armory, a motor pool, a gravel parking area and grassy lawn. The 1955 armory is a one-story, 13,950 square foot, American Style brick building. The armory was determined individually eligible for the National Register of Historic Places (NRHP) as it contributes to the military history of Vermont and retains much of its historic integrity. Therefore, the potential exists for adverse effects to the historic resource because of future undertakings; and

WHEREAS, the VTARNG is planning to demolish the Winooski Armory (Undertaking). The armory meets Criterion A for its association with Vermont's military history. This project will be completed using Federal funds, therefore, the VTARNG and NGB have determined that this project constitutes a Federal undertaking as defined by 36 CFR §800.16(y); and

WHEREAS, VTARNG has determined that the armory has significant PCB and asbestos contamination. There is also the likelihood that additional lead contamination from the former Indoor Firing Range will be encountered. A general cost analysis of demolishing the building compared to remediation following the Vermont Department of Environmental Conservation's redevelopment rules shows that demolishing the building and then selling the vacant lot is the only option for the VTARNG; and

WHEREAS, VTARNG has defined the undertaking's area of potential effects (APE) as the 1.51-acre lot (Appendix A); and

WHEREAS, VTARNG has determined that the undertaking may have an adverse effect that applies to the demolition of the Armory. An undertaking is considered to have an adverse effect when it may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. The VTARNG has consulted with the Vermont State Historic Preservation Officer (VT SHPO) pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) (Appendix B); and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), VTARNG has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation, and ACHP has chosen *to/not to* participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii) (Appendix C); and

[1] The Army National Guard Directorate (D, ARNG) is a component of the NGB.

WHEREAS, a limited archaeological assessment was conducted in 2017 when a bathroom addition was constructed. The majority of the parcel is taken up by the footprint of the building, a gravel parking area and the motor pool. The APE does not encompass any known archeological sensitive areas; and

WHEREAS, VTARNG has determined that there are no federally recognized Tribes that attach religious or cultural significance to the landscape within the APE (Appendix D); and

WHERAS, VTARNG has afforded the public the opportunity to comment on the proposed undertaking through posting an announcement in the Colchester Sun from January 11, 2023 – January 17, 2023, and making copies of MOA and appendices available upon request for period of 30 days; and

NOW, THEREFORE, NGB, VTARNG and VT SHPO agree that the undertaking shall be implemented in accordance with the following stipulations to consider the effects of the undertaking on historic properties.

STIPULATIONS

VTARNG shall ensure that the following measures are carried out:

I. Partial rehabilitation of the historic "Officer's Club" at Camp Johnson. The Officer's Club is a ca. 1929 building which is currently vacant, in poor condition, and in need of code and safety upgrades for future occupation by the Vermont Army National Guard (VTARNG). Rehabilitation as mitigating the adverse effects to include:

a. The removal of all exterior wood siding and wood trim.
b. Installation of mineral wool insulation and sealing of all cracks and gaps with expanding foam and the installation of a new vapor barrier between the mineral wool and the new siding.
c. Replacement of all exterior wood siding and trim to match the original dimension and color. (If SHPO would rather we could scrape and repaint the current trim, but we wouldn't be able to insulate the building then).
d. Changing the entry on the porch from the two doors currently there, back to the original one door entry in the middle. This door will be recreated with a 36" threshold for ADA access.
e. We could either add in replacing windows or replacement of the porch if SHPO does not think a-d above are sufficient.

II. DURATION

This MOA will expire if its terms are not carried out within five (5) years from the date of its execution. Prior to such time, VTARNG may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation IV.b below.

III. MONITORING AND REPORTING

VTARNG will supply a project completion report to SHPO within one year from the date of its execution. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in VTARNG's efforts to carry out the terms of this MOA.

IV. GENERAL PROVISIONS

a. Anti-Deficiency Act Compliance. All requirements set forth in this MOA requiring expenditure of Department of the Army funds are expressly subject to the availability of appropriations and the requirements of the Anti-Deficiency Act (31

USC §1341). No obligation undertaken by the Army under the terms of this MOA shall require or be interpreted to require a commitment to expend funds not appropriated for a particular purpose.

b. Amendments. This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all the signatories is filed with the ACHP.

c. Dispute Resolution. Should any signatory to this MOA object at any time to any actions proposed or the way the terms of this MOA are implemented, VTARNG shall consult with such party to resolve the objection. If VTARNG and the NGB determine that such objection cannot be resolved, VTARNG and the NGB will:
   1. Forward all documentation relevant to the dispute, including VTARNG's proposed resolution, to the ACHP. The ACHP shall provide VTARNG with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, VTARNG and NGB shall prepare a written response that considers any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy ofthis written response. VTARNG and NGB will then proceed according to its final decision.
   2. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day period, VTARNG and the NGB may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, VTARNG and the NGB shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA and provide them and the ACHP with a copy of such written response.
   3. VTARNG's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

d. Termination. If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatories to attempt to develop an amendment per Stipulation Vb., above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories. Once the MOA is terminated, VTARNG must either (a) execute an MOA pursuant to 36 CFR § 800.6 or (b) request, consider, and respond to the comments of the ACHP under 36 CFR § 800.7. VTARNG shall notify the signatories as to the course of action it will pursue.

Execution of this MOA by the NGB, VTARNG, and VT SHPO and implementation of its terms evidence that NGB and VTARNG has considered the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

National Guard Bureau

_____ Date _____
COL Anthony Hammett
Colonel, U.S. Army
Chief, G-9 Army National Guard

Vermont Army National Guard

_____ Date _____
MG Gregory C. Knight
Vermont Adjutant General
Vermont Army National Guard

Vermont Historic Preservation Officer

_____ Date _____
Laura V. Trieschmann
State Historic Preservation Officer
Vermont Division for Historic Preservation