POSSIBILITIES
FOR MANAGEMENT OF VERMONT'S BUILT ENVIRONMENT
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Pond Village, Brookfield, looking east with the Floating Bridge in the foreground. It is the physical resources of our communities — the shapes and arrangements of various buildings and structures — which interact with the natural environment to make each community unique. These resources can be managed to be of lasting value to a community and its economy.

POSSIBILITIES is designed to inform Vermont communities of the opportunities for constructive economic growth through the responsible management of existing physical resources. Physical resources consist of the traditional fabric of our towns and cities — buildings, streets and neighborhoods which interact to make each community unique. These resources can be effectively managed by the public and private sectors to provide increasing economic and social advantages to the community.

SPONSORING ORGANIZATIONS The Vermont Council SPNEA (Society for the Preservation of New England Antiquities) is the state branch of a regional organization based in Boston, which, as one of its major functions, provides technical services to communities involved in reusing existing structures in cooperation with the National Trust for Historic Preservation.

The Historic Preservation Graduate Curriculum is offered by the University of Vermont History Department to provide professional training in the management and improvement of the built environment.

The Vermont Natural Resources Council is a non-profit tax-exempt organization dedicated to the promotion of environmentally sound growth in the state of Vermont.

SAVE THIS ISSUE — POSSIBILITIES should be saved and cataloged as a permanent resource on the built environment. The publication is printed on high-quality paper for longevity and is published in a standard size to facilitate archival storage.

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REUSING BUILDINGS BOOSTS ECONOMY — The reuse of old buildings is having a significant economic impact on VT. Over the past 4 yrs the federal government has granted over 2 million dollars to VT communities for historic preservation projects. The private sector has made a substantial commitment as well. The banking community, for example, has taken leadership in investing in existing historic resources. Major banks including Burlington Savings, Chittenden Trust and VT Federal Savings & Loan have recycled historic structures for their own use. Others such as VT Natl and Citizens Bank of St J have cooperated in the preservation of major downtown buildings. The spin-off effects of preservation activities are numerous: downtown areas, which serve people instead of automobiles, are coming back to life; jobs are being created; building materials and energy are being conserved. Most importantly, VT’s unique environment, the state’s foremost economic asset, is being managed and enhanced.

Chester Liebs, ED

NEW HAVEN STATION — The former Rutland RR Depot at New Haven Junction (c mid 19th C) is finally getting the attention it deserves. Though located in a prominent position at the intersection of routes 7 and 17, it sat neglected for years and is seriously deteriorating.

In November 1975, the VT Div for Historic Preservation acquired title to the property and will lease it to the town of New Haven. The structure will be used for municipal office space and, very appropriately, a railroad museum.

MT

Published by the Historic Preservation Graduate Curriculum, History Department, University of Vermont, Burlington, VT 05401

Editor: Chester Liebs

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COMMUNITIES REJUVENATE THROUGH RIPPLE EFFECT

WINDSOR

Windsor, VT is developing a new self-image. Efforts to save one building have expanded into a commitment to revitalize the whole town.

Over 4 years ago Historic Windsor, Inc (HWI) was formed in response to the intention of the VT Natl Bank to raze the Windsor House (1838-9), and construct a drive-in bank in its place. The rescue of the large brick Greek Revival style inn was made possible through a $92,500 matching HUD Open Space Grant for which the structure qualified because it was in the Natl Register of Historic Places (NR). Besides housing the offices of HWI, the building is now occupied by a dentist and a restaurant. Windsor House will soon have a fully operating crafts center on its first 2 floors. This will be made possible by a $25,000 matching grant from the Natl Endowment for the Arts. The center will exhibit and sell VT crafts and have techniques classes and conferences for craftspeople.

Although HWI has seen many of its goals realized, it is far from slowing down. Its program of public education and advocacy works closely with townspeople to make constructive changes to Windsor’s physical environment. With the aid of the VT Div for Historic Preservation, a 103-structure historic district, composed largely of the downtown area, was included in the NR. As a follow-up to see what these buildings might look like unmasked of out-of-scale signage, cladding, and other visual clutter, HWI and the VT Natural Resources Council with support from the town of Windsor and the VT Bicentennial Comm undertook a Townscape Development Plan. The study, prepared by Vision, Inc of Cambridge, MA, analyzed the factors shaping the special character of the community — architecture, trees, open spaces, signage — and made recommendations for revival of the townscape based on these assets. A new focal point for the CBD will be Constitution Common, a small park combined with off-street parking, near Windsor House. Around town other merchants are adopting recommendations for more compatible store-fronts and signing. There is a general climate developing that Windsor has a future.

Fortunately, the outpouring of creative and organizational energy applied to retaining a single building has continued to overflow and benefit an entire community.

ST JOHNSBURY

St Johnsbury is one of the state’s outstanding urban environments. Its fabric consists of many excellent 19th-C structures of various styles and functions, raised and lowered by the changing grades to produce dynamic streetscapes and vistas. The Fairbanks Scale Works was St Johnsbury's principal industry, and in the late 19th C the Fairbanks family lined Main St with costly public buildings including the Natural History Museum and the St. J Athenaeum, Railroad Ave, the lower thoroughfare, is flanked by commercial blocks, with facades of arched brickwork, and a Chateau-like RR Station.

Main St and part of RR St are on the NR and the city has enacted a local architectural design control ordinance. However, like many VT CBD’s the city core has been left to languish in favor of peripheral shopping centers. Several important structures were lost in recent years including a unique 2-story, 2-aisle, arched reinforced timber lattice truss covered bridge (c. 1870) which connected several buildings at the old scale works. Little notice was taken: a prevailing attitude had been to let the city die. This resolution was suddenly shaken by an Aug 1975 announcement that the Citizens Bank intended to demolish the St Johnsbury House (SJH) with the planning comm’s approval. As in Windsor, it took a blatant threat at the right moment to swing the community into action.

Fortunately the 125-year-old hotel will continue to occupy its familiar place on Main St. The sale of the structure to the Northeastern VT Dev Assoc (NVDVS) to become a residence and activities center for senior citizens culminated months of effort by concerned citizens to find a viable use for the landmark. Over 100 townspeople contributed $40,000+ to the Save the St J House Foundation (SSJF). The building was even the subject of possibly the nation’s first historic preservation telephone. SSJF funds will be loaned to NVDVS to supplement a $75,000 federal matching grant from the VT Div for Historic Preservation, a $203,000 EDA grant, a $100,000 HUD grant and a loan from 2 local banks.

The fate of the building was unclear for several months. The bank, which had foreclosed on the property in April, had set Oct 8 as the absolute deadline for sale of the structure. This date was extended because potential buyers were still considering the property for a hotel. The St J House was spared again on Nov 14 as a scheduled auction of its contents was cancelled at the last minute by what was termed a substantial demonstration of community concern. The Nov 7 defeat of a bond issue to renovate the New Avenue Hotel for senior citizens housing turned attention to using the St J House for that purpose. A Dec 10 deadline was extended until Dec 31 when the SSJF assured the bank it would cover costs to heat the building. This allowed NVDVS time to coordinate the financing for the purchase of the hotel.

Work is planned to begin in March to adapt the hotel to approximately 50 living units. Local unemployed labor will be utilized whenever possible and eventually the housing will be administered by a special non-profit corporation.

The retrieval of the St J House is hopefully the first step in stimulating environmentally sound private and public investment to gradually revitalize the city.

PJ, DN
PRIVATE ENTERPRISE TO REUSE STATE CASTOFF
Windsor has spawned some of Vermont's most important preservation activities. After the state abandoned the old Windsor Prison, private enterprise stepped in with plans to redevelop the complex into 85-mixed income rental units. Besides providing needed housing for the town, the Peabody Construction Co of Braintree, MA, will be helping to preserve an important complex of 19th-C brick structures.

Until 1975 Windsor Prison was purported to be the oldest penal institution still functioning in the country, with features dating from the early 19th C. The present main cell block was built in the 1870's. Other components of the complex are a 19th addition to the east side and 3 early 19th-C brick structures that served as shop space, a cafeteria/meeting hall, and license plate shop. A 30-foot wall — 20 feet of granite surmounted by 10 feet of brick — encircles the cluster of buildings.

Anderson Notter Assoc of Boston (ANA), architects for the project, intend to retain as much of the original quality of the architecture as possible while minimizing the visual associations of its former institutional use. A few exterior changes will be made: the silver paint covering the lower granite courses of the main block will be removed; skylights will pierce the roof covering the loft apartments of the 1870's building; new windows will be installed, and the foreboding wire mesh fence will be dismantled. The only building not planned for apartment space is the small license plate shop. Its removal would allow for a landscaped, open area, a terrace and some additional parking space. The granite/brick wall is being incorporated as a valuable element of the design scheme, and though its height will be reduced by 10 feet and its shape will undergo alterations, it will still afford residents welcome privacy. The former Warden's House, a brick structure with a mansard roof, is to be converted into 6 1-bedroom apartments.

Activity may begin by spring. ANA project architect Jim Alexander indicates that before work can start, approval must be obtained for a zoning change to permit increased density. Financing arrangements are awaiting conclusion, and the architectural plans must be completed.

MT

WHEELER HOUSE, east elevation. The structure was built slightly differently from architect Ammi B. Young's original drawing (shown here).

HISTORY DEPARTMENT MOVES TO WHEELER HOUSE
UVM's Wheeler House is embarking on another chapter of its 134-year history. The red brick structure on the corner of Main and South Prospect streets began as the home of Rev. John Wheeler (1798-1862), former president of the University of VT. Designed by noted American architect Ammi B. Young, the house was constructed in 1842. After Wheeler's death the building remained in the family until 1943 when it was sold to a local developer. A group of alarmed UVM alumni, faculty and friends formed a committee, purchased Wheeler House, and presented it to the University for use as the Wasson Memorial Infirmary. In the spring of 1975 the Historic Department moved into the new quarters.

As the result of university policy which encourages the recycling of existing architectural resources, Wheeler House has been converted to serve as the new quarters of the History Department. Burlington architect Colin Lindberg was able to design excellent office and seminar facilities, at a fraction of the cost of new construction, through the creative reuse of existing interior spaces and details. Wheeler House will also be the new home of the Historic Preservation Graduate Curriculum and POTENTIALITIES.
PARK McCULLOUGH HOUSE CHANGES OWNERSHIP

On October 13, 1975, John G. McCullough II signed the ParkMcCullough House over to the Park-McCullough House Association Inc (PMHAI). The 35-room Victorian mansion in N Bennington, built in 1865, was designed for Trenor W. Park by the New York architectural firm of Diaper & Dudley. Park’s son-in-law John G. McCullough, elected governor in 1902, raised his family in the Big House.

In 1968, 3 years after the death of the last family member to live in the building, PMHAI was formed to preserve the house. Rather than embalming the structure as a historic shrine, to add to the list of uninspired house museums, PMHAI adopted a dynamic philosophy combining historic preservation with community service. In addition to guided tours from July to mid-October, the house is the focus of an impressive schedule of cultural, recreational and educational events. PMHAI actively sponsors community efforts for economic growth through historic preservation. The Big House can also be rented for social gatherings, business meetings and similar events.

Final transfer of the property by the McCullough family shows recognition that PMHAI is an organization capable of guiding the future direction of this important community resource. For information on events and membership: Tordis Isselhardt, PMHAI, Box 95, N Bennington, VT 05257.

NEW HOPE FOR ELM TREES — There is growing hope for the revival of the American Elm. The loss of this important urban shade tree, at a rate of over 1 million per year nationally, has eroded the quality of streets and neighborhoods throughout Vermont.

Project Elm (PE), a UVM based pilot project collating research data in conjunction with Elm Research Institute of Harrisville, N.H., has begun its 2nd year of experimentation with Dutch elm disease control. One of the most promising techniques being employed by PE is the injection of BLP (a soluble fungicide Benlate developed by Dupont) into the vascular system of infected trees. Thirty elms on UVM’s University Green, planted between 1840-1890, have received this treatment. PE coordinator Susan Morse cautions that injections are not a panacea but must be accompanied by a comprehensive tree maintenance program including beetle population control, removal of diseased trees, and feeding and watering. Many elms well over 100 years old have miraculously survived without planned feeding and watering by their host cities. Disease resistant trees are now also available to replace those removed.

Municipalities spend thousands of dollars annually for tree removal and pennies on conservation and replacement. More alarming is the fact that disease, road salt and other environmental factors are endangering what are often thought of as safe trees, e.g., beeches, birches and the venerable Vermont maple. Beyond their obvious aesthetic appeal, shade trees act as windbreaks, provide natural air-conditioning in summer and contribute to the supply of urban oxygen. They also improve neighborhood quality, hence property values. Urban planting, unlike the latest model shiny new snow plow, traffic light, or police cruiser, will last for generations. Tree planting and care are also labor intensive with the ability to create new jobs and absorb workers from less environmentally sound public works projects. Federally sponsored CETA workers (Comprehensive Employee Training Act) can also be productively utilized in municipal tree care.

For further information on PE and the 22-minute film, The American Elm, Its Plan for Survival, contact: Susan Morse, c/o Project Elm, English Dept., UVM, Burlington, VT 05401.

DEVELOPER BUYS DEPOT — The Montpelier-Wells River RR Station (c 1865) located on the east side of Main St north of the RR tracks in the capital city, is scheduled for renovation in the spring of 1976. The Pomerleau Real Estate Co bought the property in 1975 from the Bailey Feed Co. The developer had originally intended to demolish the structure for additional parking for the Grand Union store across the street but has reconsidered in favor of preservation and reuse.

The first 2 floors will be leased at 100% occupancy by the spring. The interior space will be adapted to suit the tenants’ needs while the exterior brickwork will be cleaned (hopefully not by sandblasting).

AWAITING RESOLUTION

LEGAL ISSUES RAISED ABOUT ELM STREET BRIDGE

Woodstock’s Elm St Bridge, threatened with demolition by the VT Highway Dept, is eligible for legal protection under several federal laws. In a memorandum written for the Ottaquechee Regional Planning Comm, Norman Williams, professor at VT Law Sch, cites the Natl Historic Preservation Act, Dept of Transportation Act and the Natl Environmental Policy Act which offer procedural protection from federally funded projects to historically significant structures. Listed in the Historic American Engineering Record and included in the Woodstock Village NR District, the iron bow-string truss bridge is a rare extant example of a bridge type that was originally developed for use in crossing the Erie Canal.

The VT Highway Dept has applied for federal funds to replace the bridge under the Emergency Bridge Program. This would provide 75% of the construction cost and requires that the new bridge be built wider to permit higher vehicle speeds. Sentiment at public hearings has favored preservation of the structure because the bridge is as important a component of the village-scape as the many fine houses in Woodstock. The A-95 statement prepared by the VT Div for Historic Preservation cited not only the bridge’s historic value but its importance as a gateway which slows and prepares traffic for a pedestrian-oriented environment.

The conflict between various federal protective laws with the Emergency Bridge Program has prompted local groups to demand a ruling by the Secy of the US DOT which could modify arbitrary construction standards to allow for the preservation of this and other historic bridges.

P.J.
BAILEY HOUSE THREATENED AGAIN — Unlike other capital buildings which are often surrounded by uninspired architecture or commercial clutter, VT’s Statehouse (A Natl Historic Landmark) is set against a wooded hillside and encompassed by several outstanding 19th-C buildings. One of these, the Bailey House, is located directly west of the statehouse and is the visual anchor for a corner of what is now dubbed The Capitol Complex.

The State Buildings Division (SBD) has owned the property for several years and has already demolished a neighboring Gothic Revival style house for parking. After multiple attempts to receive legislative permission to demolish the Bailey House, the SBD now states that the building will cost more than the $50,000 allocated for its renovation, that the structure would house only 30 workers while the site would hold 71 cars, and that a master plan, dating from the pre-energy shortage days of unlimited state expansion, called for replacing the structure with a large office complex.

The SBD has been notified by the Secty of the Agency of Development and Community Affairs that demolition of the Bailey House would violate procedural requirements set forth in Sect 106 of the NHPA of 1966 and Sects 742&3 of the VHFA of 1975.

Significantly, the buildings divisions of other large institutions like UVM find it desirable and economical to convert former residential buildings to quality office space (see article on Wheeler House).

One of the best examples of Greek Revival architecture in VT, the house now sits on the fringes of Burlington’s urban renewal area, and its run-down appearance reflects its raw surroundings.

The deterioration of the building has for good reason caused concern. According to architect Colin Lindberg, if selected structural stabilization does not occur soon, the cost to repair the badly deteriorating columns might become prohibitive.

Already listed on the National Register of Historic Places, the building is eligible for a $75,000 matching federal historic preservation grant. The problem is not so much a question of money as of finding its present owners a new home.

VFW Commander James Forrest indicates that the club, in order to assume the vital community role he envisions, needs to expand its physical facilities and center all activity for its 466 members on 1 or 2 floors. Though the VFW is not now actively scouting for a new site, it would consider selling the property or working out a swap as long as its new headquarters would have the convenience of a central downtown location, sufficient parking space, and the opportunity for immediate occupancy.

Both the Lake Champlain Regional Chamber of Commerce and the Burlington Historic Sites Committee are eager to see the building preserved and the Chamber is exploring the possibility of acquiring it. Hopefully the interested parties will press for a resolution to the problem soon.

FOLLETT HOUSE — There is no lack of appreciation in Burlington for the Follett House (1840), a Greek Revival mansion designed by Ammi B. Young, which overlooks Lake Champlain. The house has a long history of ownership by prominent businessmen and institutions, and since the 1940’s has been home to the Veterans of Foreign Wars.

THE OLD CHITTENDEN COUNTY COURTHOUSE is looking for new tenants. Since the Chittenden County Superior and Probate courts relocated to the Old Post Office and Customs House in September, the 1872 Second Empire style building is virtually vacant except the 1st floor, which is partially used by the county sheriff and now happily the city bicentennial comm.

Listed in the National Register of Historic Places, the former courthouse was designed by Burlington architect E. C. Ryer and is an important visual element in lower Church Street. Ryer achieved the rich polychromatic effect of the exterior walls by mixing a variety of native materials: local redstone, blue-grey slate La Mott stone, and light and dark shades of slate.

Since the building is on the south side of Main St, it falls into a district zoned for residential use. Possibilities for its continued life would include conversion to office space, use as the headquarters of a membership organization, or service for public or semi-public functions.

The building has been granted $17,000 in matching federal historic preservation funds for exterior restoration. This money is temporarily escrowed pending county action. The possible deterioration of this structure from disuse raised potential legal questions under the National Historic Preservation Act. Chittenden County acted wisely in converting the old post office to a new downtown court facility. Considering that funds are already available, it is indefensible that finding a new use for the old courthouse should be further delayed.
PROJECT FUNDING

$1,200,000 EDA GRANT FOR VERMONT

Vermont has been awarded $1,200,000 under the US Public Works & Economic Development Act. This is reportedly the largest historic preservation grant ever received by a state. Monies are earmarked for 50% matching grants for preservation projects in communities located along the Vermont Bicentennial Transportation System. Projects must be labor intensive and show that projects are of historic significance and that is, in stimulating other projects and generating additional jobs through redirected private investment. Projects which respectfully and creatively utilize older buildings in designated downtown areas will be eligible. For further information: Peter King, VT Div for Historic Preservation, Pavilion Bldg, Montpelier, VT 05602 (802) 828-3226.

FEDERAL FUNDS FOR HISTORIC PRESERVATION

One major source of matching federal funds for historic preservation projects is the Natl Park Service grants-in-aid program administered by the Vermont Div for Historic Preservation (VDHP). The program is restricted to sites in the Natl Register of Historic Places. Funds may be used primarily for structural stabilization, restoration, fire detection and meeting occupational codes. Extensive new construction and historic replicas are usually not allowed. Grantees may be public or private but all must submit to binding covenants and regulations depending on the amount of federal funds involved. There is usually only enough grant monies available to fund a percentage of the total grant requests, yet in the past a good amount of the soundest projects have met with success. Federal funds must be matched on a 50-50 basis. Other federal funds cannot be used in the grantee's share of the match, but donated services and materials are allowable. Grant procedure: The property must be listed in the NR (See article on NHPA of 1966, requests for nomination to NR). Once the property is in the NR a preliminary application for federal funding should be filed with the VDHP. The project and estimated cost will be listed in an Apportionment Warrant (AW), a list of potential grant projects, usually prepared in June, which is used by the federal government to determine each state's grant allocation. Upon receipt of this allocation, usually at the end of the year, the VDHP will invite those responsible for projects in the AW to submit a final application for matching federal funds. Remember, not all projects in the AW can be funded because requests usually far exceed allocations. Projects to receive funding will be chosen by the VT Advisory Council on Historic Preservation. Plans and specifications for projects then have to be approved in Washington and other project conditions have to be satisfied before work may begin. With perseverance, this seemingly foreboding procedure can yield thousands of needed dollars for VT preservation projects.

FEDERAL PRESERVATION GRANTS FOR 1975 — The following projects were awarded historic preservation grants in 1975.

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<tr>
<th>Grantee</th>
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PROPERTIES ELIGIBLE FOR FUNDING IN 1976

The following National Register properties are listed in VT's 1976 Historic Preservation Apportionment Warrant, thereby entitling owners to apply for matching federal funds. Because of limited congressional appropriations, approximately 1 out of 12 projects will actually receive grants according to the VT Div for Historic Preservation. Projects are listed by property name; project type: A or D (Acquisition or Development); location; ownership: S, L, P, or M (State, Local, Private or Multiple).

CVRR Headquarters, St. Albans (above) and Pulp Mill Covered Bridge (below); two of the many NR properties whose owners are entitled to apply for 1976 federal matching funds for historic preservation.
PRESEVATION LAW

NATIONAL HISTORIC PRESERVATION ACT OF 1966 — IN SUMMARY: The NHPA is one of the nation's key laws for the management of the built environment. Title I authorizes the Sec'y of the Interior to expand and maintain a Nat'l Register of Historic Places (NR) and provide grant funds to states for comprehensive historic resource inventories, planning, and the acquisition and development of historic properties. Title II authorizes the formation of an Advisory Council on Historic Preservation. One of the major functions of the ACHP and the heart of the NHPA is section 106 which reads:

The head of any Federal agency having direct or indirect jurisdiction over a proposed federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in the National Register. The head of any such Federal agency shall afford the Advisory Council on Historic Preservation established under title II of this Act a reasonable opportunity to comment with regard to such undertaking.

The procedural protection afforded by section 106 could be utilized by many more VT communities, with sites or districts in the NR, as a tool for forcing federally funded projects, such as urban area highway programs, to adopt design standards consistent with community character. Eg. Middlebury.

The Nat'l Register of Historic Places (NR) is a natl list of significant sites, structures and districts. Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history.

Criteria for Considerations:

Ordinary cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, re-constructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

(a) A religious property depriving primary significance from architectural or artistic distinction or historical importance.
(b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
(c) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
(d) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
(e) A property primarily commemorative in intent or design, age, tradition, or symbolic value has invested it with its own historical significance.
(f) A property achieving significance within the past 50 years if it is of exceptional importance.

Requests for nominations in VT should be made in writing to William B. Pinney, VT Div for Historic Preservation, Pavilion Bldg, Montpelier, VT 05602. They should be accompanied by good current photograph(s) and historical background of the site or district in question. The request will be reviewed by the VT Advisory Council on Historic Preservation. If approved, a nomination form will be prepared by the VDHSP staff. The form requires considerable work in preparing legal and architectural descriptions, statements of significance, photography and cartographic computations. The completed NR nomination is sent to the Natl Register in Washington, DC (for final review). The state will be notified whether the property is accepted or rejected. Benefits: NR listing is not only honorific but protects historic properties from detrimental federal and state intervention and entitles owners to apply for federal preservation grants. Restrictions: Generally NR status places no restrictions on properties unless state (in VT) or federal funds are involved.

VERMONT HISTORIC PRESERVATION ACT OF 1975 — IN SUMMARY: This act is VT's version of the NHPA of 1966. It establishes a Div for Historic Preservation (VDP), as successor to the Div of Historic Sites, in the present Agency of Development and Community Affairs. The VDP is empowered to: undertake a state historic resources inventory, nominate properties to the NR, develop a State Register (SR), prepare a State Historic Preservation Plan, maintain state-owned historic properties and provide technical and financial assistance. The VDHSP may also acquire and dispose of real property for preservation purposes.

The act further establishes an Advisory Council on Historic Preservation (VARCHP) which reviews the state inventory, state plan, nominations to the NR & SR, and approves grants-in-aid applications. The VARCHP also coordinates the resolution of conflicts over state licensed and funded projects which may adversely affect properties on the NR & SR under Section 742(7) of the Act. (This is similar to Section 106 of the NHPA of 1966.) The Council may also provide testimony in state land use cases involving historic resources.

The act establishes a state archaeologist, sets up an archeological landmarks program, and prescribes penalties for violations.

The VHPA is new and little publicized. An increasing awareness of the law by the public and state and local officials is necessary to ensure that public investment is utilized to enhance rather than destroy VT's valuable built environment.

VT TO HAVE STATE ARCHAEOLOGIST — Over the past few years state government has spent millions of dollars on highways and environmental planning and virtually nothing on the protection of archeological resources. This priceless information, if properly excavated and analyzed, could make it possible to fill in the gaps in thousands of years of VT history. Recently archeological sites have been increasingly threatened by public works projects, private development, and pot hunters, self-styled archeologists who ravage sites for trinkets without the ability or training to properly map, record and analyze information found.

GOOD NEWS ... Through the efforts of the VT Archaeological Society and the VT Div for Historic Preservation the state is now recruiting for a state archeologist (SA). The position was secured, despite a hiring freeze, through the intergovernmental transfer of a personnel vacancy. The SA will be a boast to
archeology and prevent VT’s potential loss of federal preservation funds for not having an archeological program (most states already have a SA). The SA will prepare NR nominations, administer the new state archeological landmarks program, and will facilitate communication between amateur and professional groups. Qualified applicants with extensive experience in public archeology apply to: William B. Finney, VT Div of Historic Preservation, Pavilion Building, Montpelier, VT 05602.

RESTORATION TECHNOLOGY


Morgan Phillips, architectural conservator for SPNEA, has written an article which should help the property owner interested in quality building restoration. Mr. Phillips carefully avoids a how-to approach in his article, realizing that no one technique will suit all cases. Instead, he urges patient research and analysis of each building and consultations with professionals in the restoration field.

He cautions that the natural desire to clean up and begin work can destroy vital evidence of a building’s history. A professional can not only interpret obscure clues to aid in reconstructing lost details, but he can apply his knowledge of scientific conservation processes to save deteriorated building features which might hurriedly be discarded by the inexperienced. He can also suggest alternatives to sandblasting and repointing brick which is usually highly destructive to old buildings. Mr. Phillips concludes that in the long run it pays off to give a building the best study and care possible.

Editor’s Note: SPNEA can furnish the professional services cited in the above article. Contact: Consulting Services Group, SPNEA, 141 Cambridge St, Boston, MA 02114.

Many Church St merchants favor the mall believing that it will allow the city’s historic commercial district to compete favorably with surrounding shopping centers and the underground mall, in the urban renewal area, which is nearing completion. Many problems remain unresolved including the effects of altered traffic flow on nearby streets, consequences to existin9 architectural resources in the city center, and financing. P

Recommended Readings

Books marked NTPB and USGPO may be ordered from the following sources: National Trust Preservation Bookstore, 740-748 Jackson Place, NW Washington, DC 20006; and US Government Printing Office, Washington, DC 20402.


APPLICATIONS DUE MARCH 1, 1975 — The University of Vermont Historic Preservation Graduate Curriculum is accepting applications for Fall 1976. The program, offered by the History Dept., utilizes VT as a lab for studying conservation of small cities and rural areas. The core curriculum will focus on historic preservation problems and techniques, planning, administration, and community advocacy. The program is open to participants from a wide variety of preservation-related backgrounds: architecture, economics, planning, law &c. For applications: Graduate College Admissions Office, University of Vermont, Burlington, VT 05401.

INTERNSHIPS — Several students in the UVM Historic Preservation Curriculum are in need of summer internships in preservation-related projects and programs. Please contact: Miriam Tremontozzi, Internship Coordinator, History Dept, UVM, Burlington, VT 05401.

2ND ANNUAL GOVERNORS CONFERENCE ON HISTORIC PRESERVATION will be held on Friday, April 23 in the Royall Tyler Theater, UVM, Burlington. For information: Margaret Garland c/o the Editor.

YOUR COMMENTS ARE SOLICITED in order for POSSIBILITIES to be effective. We would like your suggestions, criticisms, photographs, project news, and progress reports. Th more complete and concise the copy, the more likelihood of publication. Thank you.

Note: Excav abrtrns s& s off mor info... Irnd frm Rbt Vgl. Dpt Tchnig, Smths Ins, Wsh.