

**HARTFORD HISTORIC PRESERVATION COMMISSION**  
**Wednesday, February 17, 2016**  
**Approved Meeting Minutes**

**Members Present:** Roy Black, Pat Stark and Chair Jonathan Schechtman.

**Staff Present:** Matt Osborn, Town Planner.

**Others Present:** Consultant Lyssa Papazian.

A meeting of the Historic Preservation Commission was held in Room 312, Hartford Town Hall, 171 Bridge Street, White River Junction on Wednesday, February 17, 2016. Chair Jonathan Schechtman called the meeting to order at 4:34 p.m.

1. Additions/Changes to the Agenda: Jonathan Schechtman asked if there are any additions to the agenda. There were none.
2. Minutes of the January 20, 2016 HHPC Meeting: Jonathan Schechtman asked if there are any corrections to the Minutes of January 20th. There were no corrections or additions. Roy Black made a motion to approve the Minutes of January 20<sup>th</sup> as written. The motion was seconded by Pat Stark and approved.
3. Advent Camp Meeting Grounds Historic District Nomination: Matt Osborn reported that he prepared a letter of introduction for consultant Brian Knight and a letter to the Advent cottage owners.
4. Demolition Ordinance: Matt Osborn reported that he received two examples of demolition ordinances from the Vermont Division for Historic Preservation. He stated that he will dig up his files on other examples and provide them for discussion at the March HHPC meeting.
5. Downtown White River Junction Historic District Update: Matt Osborn reported that in the coming weeks, he will be working on the Request for Proposals for the White River Junction Historic District nomination update.
6. Preservation Trust of Vermont Award Nomination: Matt Osborn reported that the consensus of the HHPC is to nominate the Hartford Town Hall for the Preservation Trust of Vermont Awards for 2016. He noted that the application deadline is April 5<sup>th</sup>. Matt suggested working with Robin Adair Logan and Breadloaf Corporation on the nomination.
7. Historic Sites & Structures Survey (HSSS): Lyssa Papazian was present to discuss Historic Sites & Structures Survey. She stated that the original goal of the project was to inventory 246 properties in Hartford that were built between 1920-1949 as identified by the Hartford Lister's Office records. Lyssa noted that the Lister's records were not very accurate so she conducted a windshield survey of 340 properties. She determined that not many of the structures were eligible for individual listing on the National Register. Lyssa then focused on conducting research on Hartford subdivisions that were completed in 1900-1960 and national housing development trends. She then developed the historic context for mid-century housing development in Hartford. Although there were few individual houses (13)

built during this period that would be eligible listing on the National Register, there were three potential historic districts that are likely to be eligible for listing on the National Register. They include:

- Demers Avenue (13 structures)
- Watson Plaza (Worcester Avenue) 13 structures
- Highland Park (78 structures)

Lyssa conducted surveys for these potential historic districts.

Lyssa also noted that there are four other potential districts in Wilder that might be eligible for listing on the National Register.

- Frost Park & C Street (12 structures)
- C Street (4 structures)
- Chandler Terrace (7 structures)
- Christian Street (9 structures)

Lyssa also identified another neighborhood in White River Junction (Forest Hills: Chellis/Bullard/Third Avenue/Birchwood) that might be eligible for listing on the National Register, but needs further research.

Lyssa researched kit home designs throughout the U.S. during this period and noted several local builders were kit home dealers. She noted that the pattern in New England was for buyers to pick and choose their own home design.

Matt Osborn noted that Lyssa did an excellent job on the project and the research that she conducted will go a long way in assisting the HHPC in the coming years. The Commission agreed. Jonathan Schechtman thanked Lyssa for attending the HHPC meeting and presenting the results of the Historic Sites & Structures Survey.

8. Next HHPC Meeting: Jonathan Schechtman noted that the next HHPC Meeting is scheduled for Wednesday, March 16<sup>th</sup>.
9. Adjournment: Roy Black made a motion to adjourn the meeting. The motion was seconded by Pat Stark and approved. The meeting was adjourned at 6:16 p.m.