

**HARTFORD HISTORIC PRESERVATION COMMISSION**  
**Wednesday, March 16, 2016**  
**Approved Meeting Minutes**

**Members Present:** Susanne Walker Abetti, Roy Black, Robin Adair Logan, Pat Stark and Chair Jonathan Schechtman.

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

**Others Present:** None.

A meeting of the Historic Preservation Commission was held in Meeting Room 2, Hartford Town Hall, 171 Bridge Street, White River Junction on Wednesday, March 16, 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. Matt Osborn requested that the CLG Performance Evaluation be added. The Commission agreed.
2. Minutes of the February 17, 2016 HHPC Meeting: Jonathan Schechtman asked if there are any corrections to the Minutes of February 17<sup>th</sup>. There were no corrections or additions. Roy Black made a motion to approve the Minutes of February 17<sup>th</sup> as written. The motion was seconded by Pat Stark and approved.
3. Historic Sites & Structures Survey (HSSS): Matt Osborn reported that consultant Lyssa Papazian did an excellent job on the Historic Sites & Structures Survey. He noted that the research that she conducted will go a long way in assisting the HHPC in the coming years. Matt noted that he is excited about the historic district nomination in Norwich that focuses on mid-twentieth century housing in Norwich. The district was suggested by Lyssa Papazian at the conclusion of Norwich's Historic Sites and Structures Survey.
4. Advent Camp Meeting Grounds Historic District Nomination: Matt Osborn reported that he received a project update from consultant Brian Knight. Brian has been in contact with people associated with the grounds, continued archival research, developing historic context, and working on individual building descriptions. Brian is planning to write a questionnaire/letter to send this spring which will gather specific information.
5. Update Downtown White River Junction Nomination: Matt Osborn reported that the grant agreement has been signed and shortly he will begin work on developing the Request for Proposals (RFP) for the project. He expects to release the RFP by April 1<sup>st</sup>.
6. Demolition Ordinance: Matt Osborn reported that he received two examples of demolition ordinances from the Vermont Division for Historic Preservation (Burlington and Shelburne). He stated that he went on-line and found other examples (Bennington, Montpelier, Rockingham and Waterbury). Matt also distributed a copy of the design review standards in the Hartford Zoning Regulations that have criteria for demolition of a building listed as a contributing property on the National Register. Matt noted that some communities include buildings that are potentially eligible for listing as well. He stated that you could have criteria for demolition for all contributing buildings in all historic districts. Jonathan Schechtman suggested possibly expanding the demolition requirement for all buildings town-wide. Matt cautioned about being too restrictive. He noted that historic preservation has been accepted in Hartford in large part because it is voluntary. Only the Downtown WRJ Design Review District has demolition restrictions. He noted that Hartford still doesn't have a building code and many residents prefer it that way. Robin Adair Logan requested that we establish standards for demolition by neglect in order to prevent a property owner from allowing a building to deteriorate beyond repair. The Commission agreed. Pat Stark stated that at a minimum, we should have documentation requirements so that we have the opportunity to photograph a building before it is demolished. Robin Adair emphasized the need for public education. The Commission agreed. She also suggested talking to the Planning Commission about the subject. The Commission agreed. Matt suggested that the HHPC spend time reviewing options before meeting with the Planning Commission. The Commission agreed.
7. Preservation Trust of Vermont Award Nomination: Robin Adair Logan reported that she contacted Paul Wynkoop of Breadloaf Corporations regarding an award nomination of the Hartford Town Hall for the 2016

Preservation Trust of Vermont Awards. Matt Osborn also reported that he contacted Mr. Wynkoop. The application deadline is April 5<sup>th</sup>.

8. West Hartford Library: Robin Adair Logan reported that she met with Library Trustee John Newton regarding leaks in the West Hartford Library roof. John solicited input from the HHPC regarding possible removal of the chimney. Robin Adair noted that the leaks began in August and that the work should be under warranty. Since the meeting at the Library, she prepared a memo of her observations and met with Interim Town Manager Patrick MacQueen and Parks and Recreation Department Tad Nunez. Robin Adair noted that it is very important that repairs be made prior to further damage. Jonathan Schechtman thanked Robin Adair for getting involved.
9. Jericho Schoolhouse: Matt Osborn reported that the Jericho Community Club signed a contract with Knob Hill Joinery of Plainfield, Vermont to do foundation repairs. The work is scheduled to begin in June and is to be completed by September 30<sup>th</sup>.
10. Methodist Church Update: Pat Stark reported that the fundraising continues with the Church Suppers. Currently, electrical system upgrades are underway.
11. Quechee Community Church: Pat Stark reported that the Church is for sale and that the Listers Office had a recent inquiry about the building.
12. Dartmouth Student Oral History Project: Matt Osborn reported that Dartmouth Senior Katherine Crane is undertaking an Oral History Project that focuses on changes to Downtown White River Junction. The project will incorporate academic theories about the creative economy, post-industrial redevelopment and stories about change. Matt noted that Pat Stark and he provided Katherine with oral history transcripts from previous oral history projects.
13. Jasmin House: Roy Black presented a 1953 article in Better Homes and Gardens that featured a Hartford home on Briar Rose Lane in Quechee that is currently owned by Peter Jasmin. The house was built on the former Punt Farm and originally had extraordinary views of surrounding agricultural land and the White River Valley. The house, designed by Architect Royal Barry Wills, used traditional materials (stone and wood) to blend in with the surrounding landscape yet had a modern design with extensive amounts of glass to take advantage of the views. The Commission agreed that it was an exceptional home worthy of appearing on the magazine cover.
14. Hartford Historical Society Town Meeting Australian Ballot: Susanne Walker Abetti expressed concern that although the Town Meeting Day Australian Ballot passed for the \$5,000 appropriation to the Hartford Historical Society (HHS), the vote had one of the lowest percentages of all the non-profit organizations on the ballot. She hopes this doesn't reflect the lack of appreciation of the work of the HHPC.
15. Annual Historic Preservation/Downtown Conference: Matt Osborn reported that the annual Historic Preservation/Downtown Conference is scheduled for Friday, June 10<sup>th</sup> in Waterbury. The Conference also will serve as the mandatory CLG training. Matt hopes that most of the HHPC members will attend.
16. CLG Performance Evaluation: Matt Osborn reported that he received an e-mail from CLG Coordinator Devin Colman of the Vermont Division for Historic Preservation yesterday stating that Hartford is one of four CLG communities that will be having a performance evaluation this year. Matt stated that he reviewed the questions and thinks it is a good time to review the work of the HHPC. The Commission agreed.
17. Next HHPC Meeting: Matt Osborn noted that the next HHPC Meeting is scheduled for Wednesday, April 20<sup>th</sup>.
18. Adjournment: Robin Adair Logan made a motion to adjourn the meeting. The motion was seconded by Roy Black and approved. The meeting was adjourned at 6:06 p.m.