

**HARTFORD HISTORIC PRESERVATION COMMISSION**  
**Wednesday, January 18, 2017**  
**Approved Meeting Minutes**

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

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

**Others Present:** Architectural Historian Brian Knight and Selectboard Liaison Dennis Brown.

A meeting of the Historic Preservation Commission was held in Meeting Room 2, Hartford Town Hall, 171 Bridge Street, White River Junction on Wednesday, January 18, 2017. 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. Pat Stark requested that the Fire Department Demolition Permit be added to the agenda. The Commission agreed.
2. Minutes of the December 21, 2016 HHPC Meeting: Jonathan Schechtman asked if there are any corrections to the Minutes of December 21<sup>st</sup>. There were no corrections. Roy Black made a motion to approve the Minutes of December 21<sup>st</sup> as written. The motion was seconded by Robin Adair Logan and approved.
3. Fire Department Demolition Permit: Pat Stark reported that the Fire Department has a Demolition Permit requirement and that she received a list of demolitions from the Fire Department over the last several years. She noted that most buildings on the list were destroyed by fire. Matt Osborn reported that there is a Dilapidated Building Ordinance that requires repair or demolition if a building poses a danger to the public. Robin Adair Logan noted that it needs to be a factual assessment. Pat suggested inviting the Fire Department to a HHPC Meeting to discuss the process. The HHPC agreed.
4. Update of the White River Junction Historic District: Brian Knight was present to discuss his preliminary analysis of possible expansion of the WRJ Historic District down South Main Street and north across Maple Street. Brian reported that he consulted with State Architectural Historian Devin Colman and their preliminary review was that expanding the existing Historic District would create gaps on the southern end that creates a disruption in the district. However, Brian noted that he hasn't provided a formal recommendation and that he is interested in the Hartford Historic Preservation Commission's input. He stated that currently the District is cohesive and tells a convincing story. Expansion could create some gaps and lose that tight-knit cohesive quality. Brian went through South Main Street and Maple Street building by building. There was discussion. Matt Osborn noted that there have been a lot of changes in the WRJ Historic District since the 2002 update and several buildings that were identified as contributing properties in 2002 no longer exist. He expressed concern that expansion might detract from the integrity of the District. For instance, he questioned crossing Maple Street for one historically intact building. The other buildings have been substantially changed. Pat Stark commented that she supports crossing Maple Street which could also include the historic railroad bridge. The HHPC agreed that the 101 Maple Street commercial building is an excellent example of a mid-20<sup>th</sup> century commercial building.

Brian pointed out some buildings that were ineligible for listing in 2002 could be eligible today such as the Polka Dot Diner and the former Guarino/Terino Law Office. Brian concluded by noting that this is the beginning of the conversation. He suggested that the HHPC continue to think about it and

then discuss it with him at a future HHPC Meeting. The HHPC requested access to Brian's photos. Brian agreed.

5. Village Center Application for Hartford Village: Matt Osborn reported that the Selectboard approved the request to submit an application to the Vermont Downtown Board for Village Center Designation for Hartford Village at their 12/20 meeting. Matt noted that the application will be submitted next week. A meeting with the Downtown Board will likely be held on February 27<sup>th</sup>.
6. Dinsmore House & Upper Valley Waldorf School: Matt Osborn reported that working with their engineer, the Upper Valley Waldorf School was able to come up with a road design that would avoid the demolition of the 1850 Dinsmore House. Instead, they will remove the garage and breezeway of the house to create the space necessary to widen Bluff Road to make it safer. Jonathan Schechtman responded that this is great news. The HHPC agreed.
7. Upper Valley Waldorf School Addition: Pat Stark reported that the Waldorf School is proposing to build an addition to the School and invited the Hartford Historical Society and HHPC to a meeting to discuss the project. The meeting is scheduled for Wednesday, January 25<sup>th</sup> at 3:00 p.m.
8. Temporarily Close the HHPC Meeting: Roy Black made a motion to temporarily close the meeting to begin the Advent Community Meeting. The motion was seconded by Robin Adair Logan and approved. The meeting was temporarily closed at 5:33 p.m.
9. Re-open the HHPC Meeting: Roy Black made a motion to reopen the HHPC meeting. The motion was seconded by Robin Adair Logan and approved. The meeting was re-opened at 6:26 p.m.
10. Advent Camp Meeting Grounds Historic District Nomination: Matt Osborn reported that the Certified Local Government Program requires that we fill out the CLG National Register Nomination Final Review and Recommendation Report. He noted that property owners were mailed notices about this meeting. In addition, there were several mailings over the course of the project to property owners. A legal ad appeared in the Valley News. There were notices posted on the town website, Hartford Listserv, the libraries, Bugbee Senior Center and the Town Hall. In addition, copies of the nomination were made available to the public.

Matt noted that the Nomination meets the National Register Criteria for events (Criterion A) and design and construction (Criterion C). Regarding Criteria Considerations, the Nomination meets Criterion A (religious properties). The level of significance is state and the properties retain their historic integrity. He asked the HHPC if they support submittal of the Nomination to the Vermont Division for Historic Preservation to be reviewed by the Vermont Advisory Council on Historic Preservation. Pat Stark made a motion to recommend approval of the Advent Camp Meeting Grounds Historic District Nomination and submittal to the Vermont Division for Historic Preservation. The motion was seconded by Susanne Walker Abetti and approved by a 5 to 0 vote. Matt reported that the next step is for the HHPC to go before the Selectboard and seek their approval to submit the Nomination to the State. The Selectboard meeting will be scheduled in the coming weeks. Jonathan Schechtman thanked Brian Knight and Joe Trottier for attending the meeting.

11. Next HHPC Meeting: Jonathan Schechtman noted that the next HHPC Meeting is scheduled for Wednesday, February 15<sup>th</sup>.
12. Adjournment: Pat Stark made a motion to adjourn the meeting. The motion was seconded by Susanne Walker Abetti and approved. The meeting was adjourned at 6:36 p.m.