

THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES ARE SUBJECT TO CORRECTION BY THE SHELBURNE HISTORIC PRESERVATION AND REVIEW COMMISSION. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE COMMISSION.

**SHELBURNE HISTORIC PRESERVATION &
DESIGN REVIEW COMMISSION**

April 8, 2021

Minutes

This meeting was conducted remotely using Zoom platform.

Members Attending:

Lauren Giannullo, Ruth Hagerman, Fritz Horton, Tom Koerner, Ann Milovsoroff, Marc Vincent, David Webster

Staff Attending:

Susan Cannizzaro, Dean Pierce

Others Attending:

Charles Tompkin, Roz Graham, Dorothea Penar, Christine Patrin, Alex Nalbach, Scooter MacMillan, Rebecca Jewett, Rebecca Solheim, Kevin Unrath, Elizabeth Chant, Laura Wolfsen

Call to order:

Fritz Horton called the meeting to order at 8:30 a.m.

Approval of Minutes:

Marc Vincent moved to approve the minutes of March 25, 2021. Ruth Hagerman seconded the motion, which was approved.

Design Review Application DR21-04 – Eric Denice & Laura Wolfsen, 209 Marsett Road:

The applicant was not currently present, so the Commission continued with the next agenda item.

Vermont Advisory Council on Historic Preservation Consideration of the State's Register Status of Shelburne Shipyard:

Dean Pierce disclosed that he lives in one of the houses which is being discussed as part of the Shipyard's Historic Register status; therefore, he will abstain from participating in this discussion.

As a follow-up to the discussion at the previous meeting, Fritz Horton, with the assistance of Dorothea Penar and David Webster, has prepared a statement on behalf of the HP&DRC to be forwarded to the Advisory Council for their April 20th meeting. The statement was reviewed in detail, with edits being made during the review. David Webster commented that it is important that the statement encourages an historic district that would include buildings surrounding the Shipyard since many of the homes were built for the Shipyard workers. Rebecca Solheim who lives in the Old Foreman House at

270 General Greene Road stated she strongly supports the house being part of an historic district. She added that the house was built in 1880 for the first foreman at the Shipyard.

On motion of Marc Vincent, seconded by Ruth Hagerman, the following resolution was adopted and will be forwarded to the Vermont Advisory Council on Historic Preservation:

“The SHP&DRC supports the retention of the Shelburne Shipyard on the Vermont State Register and recommends nomination of the Shipyard to the National Register of Historic Places.

The SHP&DRC strongly encourages further study for the potential of an historic district that would encompass the buildings in the adjacent properties that were part of the Shelburne Shipyard property in the past: specifically, the “Foreman’s” house at 270 General Greene and the workers housing at 206 General Greene. An historic district that would include these buildings and the underwater archeological sites would expand the period of significance to an earlier date.

We are in accord with the conclusions submitted by Scott Newman of 106 Associates that the Shipyard remains eligible under the State Register criteria: Historic, Architectural, and Archeological. We agree that the site maintains its integrity: Location, design, materials, workmanship, feeling, and association.

The Level of Significance is both local and State. In addition, we believe that a very good case could be made that the site has National significance when taking into account its 19th and 20th century period of activity in the areas of commerce, engineering, industry, maritime history, military history, and transportation. The Shipyard complex is a visual landmark on Lake Champlain, visible for miles around. The Shelburne Shipyard is believed to be the oldest, continually operating shipyard in the United States, having begun operation in 1812.

The SHP&DRC is in accord with the statements of building/sites that are contributing, namely #4 Main Boat Shop, #12 Marine Railway, and #14 Concrete Pier.

However, building #10 Boat Shop, although in a deteriorated state (which is often the case with sheds and barns), based on photographs presented, appears to have its timber frames intact and would add to the integrity of the site if renovated, as part of a larger project using the tax credits for historic preservation. For that reason, we think the structure should be considered contributing.

We do agree that the alterations to building #1 Store make the case for the structure being non-contributing. However, a case could be made that the 1950’s changes to the building have acquired historic status on their own, and the waterside porch addition of the 50’s is

largely intact. The Commission is concerned that no interior photographs of upper stories were included in the report.

We regret that one of the most historic structures was recently demolished, namely the #6 Marine railway power house. This demolition has had a negative effect on the integrity of the historic site.

In addition, the underwater archeological assets should be updated in light of recent work done at the site by Texas A&M doctoral students and the staff at the Lake Champlain Maritime Museum. This study discovered new and very important information about the scuttled wrecks scattered along the shoreline of the historic boundaries of the Shelburne Shipyard. Any development of the coastline of the Shipyard should consider the effect on the underwater “treasures” known and ones yet to be found.

The machinery stored in the buildings should be inventoried and assessed for their historic merit and included in the State Inventory and as part of the State and National Register nomination.”

Commission members and others were urged to attend the April 20th meeting of the Advisory Council. Lauren Giannullo will submit a Front Porch Forum posting about the meeting, along with the Zoom link, about one week prior to the meeting. Dorothea Penar added that the Shelburne Historical Society will send a letter of support to the Council.

Design Review Application DR21-04 – Eric Denice & Laura Wolfsen, 209 Marsett Road:

Laura Wolfsen represented the application requesting approval for 2-story addition to the rear of their house and a garage expansion to accommodate two cars. There will also be two dormers added to the front of the house. The existing wood siding will be changed to hardiboard and the roof will be asphalt shingles, not metal as shown in the diagrams. Marc Vincent commented that he likes the proposed design and that the owners are keeping the house a Cape Cod style. There was discussion regarding the new doors and windows and the reveal of the siding. The applicant was asked to return with the details or catalog cut sheets of these items.

Lauren Giannullo moved to continue the application to the next meeting of the HP&DRC. David Webster seconded the motion, which was unanimously approved.

Discussion Regarding Town Hall Curtains:

Library Director, Kevin Unrath explained to the Commission some of the programs the library would like to host in the Town Hall in the future. This includes concerts, history programs, author readings, theatrical performances and free movie nights to name a few. Some of these events will require new equipment and the need for curtains on the large windows. In addition, curtains are needed to prevent the sunlight from damaging the restored wood in the Town Hall. Dorothea Penar stated she knows someone who sews for Patina and would be willing to contact her. David Webster commented that the

curtains have to be historically sympathetic to the Hall. He offered to contact a local curator, Celia Oliver, to ask if she could look at the space and offer an opinion regarding the curtains.

Kevin Unrath agreed that new curtains should be the first step. He added that the Vermont Arts Council has a grant requiring a 50% match which could possibly help with the cost of the curtains. Fritz Horton added the perhaps there is public funding that could help with the match.

Alex Nalbach offered to take the lead on the curtain project, with the help of David Webster, Fritz Horton and Kevin Unrath.

Public Relations Efforts for Shelburne Fall Historic District:

Marc Vincent and Ruth Hagerman have prepared a draft public relations announcement for the Shelburne Falls Historic District. Due to the lack of time, this item will be discussed at the next meeting.

Potential Grant Opportunities:

Dean Pierce commented that we currently have a CLG grant that had been put on hold due to COVID for updating the Historic Sites & Structures survey. He suggested that given the discussion earlier in the meeting and the statement that was adopted regarding the Shelburne Shipyard, perhaps the funds could be transferred to a different project relating to the Shipyard's National Register Nomination. He will inquire with the State to see if a substitution could be possible.

Upcoming Planning Commission Agenda Items:

Dean Pierce reported that the Planning Commission continues to work on possible Bylaw amendments.

At their last meeting, the Planning Commission reviewed the HP&DRC's request regarding fence permitting within the Village Design Review Overlay District and National Historic Register Districts. They agreed that these areas will still require a Zoning Permit for fencing. The proposed Bylaw language was modified to reflect this.

Other Business:

Fritz Horton distributed budget figures for the restoration of the Town Hall Clock. The project was completed approximately \$1,200 over budget.

Adjournment:

Marc Vincent moved to adjourn the meeting at 10:17 a.m. Ann Milovsoroff seconded the motion, which was unanimously approved.

Respectfully submitted,
Susan Cannizzaro