

Historic Preservation Commission Regular Meeting Minutes

Subject to review and approval

Tuesday, May 13, 2025, at 7:00 PM
via Zoom Video Conference

Commission Members Present: Eric Gilbertson (Chair), Robert McCullough (Vice Chair), ,
Craig Durham, and Linden Chozinska

Members Absent: Bryan Jones and Paul Carnahan

Others Present: Meredith Crandall (staff)

Call to Order: 7:07 PM

Public Comments: None.

Approval of the Agenda: Bob moved to approve the agenda. Craig seconded. The agenda was approved 4-0.

Comments from the Chair: Expressed desire for the HPC to be involved in the post office sale process, and expressed opinion on SHPO Section 106 letter issues for the Commission to resolve—including citation of City ordinances and clarity of review process.

AGENDA ITEMS

1. 87 State Street—Federal Building Section 106 Review

- a. Eric expressed desire to clarify process for potential purchasers of the building, while avoiding being viewed as obstructing development.
- b. Staff summarized letter issues and timeline of actions to date by others.
- c. Commission discussed Section 106 review between U.S. General Services Administration and Vermont State Historic Preservation Officer, including Federally required standards of review and MHPC role in process.
- d. Commission modified Section 106 Letter drafted by Bob to respond to Vermont State Historic Preservation Officer's , incorporating comments from Eric and Linden, as well as modifications discussed during the meeting.
- e. HPC directed Staff to present the draft letter to City Council at its next meeting for guidance on whether the Letter should request that the Notice of Restriction for sale of the building be subject to "local Historic Preservation Commission approval" or "recommendations" for compliance with the NPS Secretary of Interior's Standards for Rehabilitation.
- f. Craig moved to approve the draft Section 106 letter to John E. Kelly as amended during the meeting, with subcommittee of Bob, Eric, and Craig to finalize language with consultation of City Staff, and submit it to GSA when final per City Council. Bob seconded. Motion passed unanimously.

- g. At Eric's suggestion, Bob moved to amend the letter to include Devin Colman's description of the Federal Building as an attachment. Craig seconded. The motion passed unanimously, 4-0.
- h. Eric asked to CC Ben Doyle for Resilience and Recovery Commission, City Manager's Office and City Council, and Laura Trieschmann.
- i. Staff to confirm the Section 106 letter addressing specifics.

2. Review and Approve Meeting Minutes

- 1. Staff advised that 4/1 minutes couldn't have Devin's input attached as Eric requested previously, and can't include a link to the audio recording from Zoom. Zoom links aren't kept forever. Eric indicated no need to include either. Asked that Devin's Architectural History of 87 State Street be a resource available for others.
- 2. Shift April 8th minutes to next meeting.

3. Other Business:

- a. Next Regular Meeting: Tuesday, September 9th 7:00 PM

4. Adjournment: Meeting adjourned unanimously at 8:48 PM