

Historic Preservation Commission Regular Meeting Minutes

Subject to review and approval

Tuesday, August 12, 2025, at 7:00 PM
via Zoom Video Conference

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

Members Absent: Bryan Jones and Craig Durham

Others Present: Meredith Crandall (staff)

Call to Order: 7:13 PM

Public Comments: None.

Approval of the Agenda: Bob moved to approve the agenda with the addition of a discussion on the 5 Home Farm Way bricks. Paul seconded. The agenda was approved 4-0.

Comments from the Chair: None.

AGENDA ITEMS

1. Staff Updates

- a. HPC Ordinance Updated: Meaning only 3 Commission members required for a quorum now.
- b. 87 State St – Federal Sale: No substantive news. State is lead on a letter of interest that was sent to the Federal owners.

2. 12-Month Goals

- a. Per Eric, the SHPO advised that there will be some federal CLG funding, but that CLG grant applications likely won't open until the Fall or Winter.
- b. The Green Mount Cemetery Chapel would be a good project for an Historic Preservation Grant Program, as well as a Preservation Trust of Vermont grant for a re-assessment. Staff to reach out.
- c. CLG Grant may be good funding source for Lyssa's presentation of the Historic Resources Scoping Study.
- d. Eric suggested the Meadow as an easy next survey. Also suggested that the Commission consider a group nomination for "multi-unit buildings" both those constructed as multi-unit housing and those converted into it. Staff indicated that many of those buildings are already listed on either the State or Federal registers. Bob and Eric advised that you can't double-register buildings, but that those already registered could be flagged within the separate group registration. The unlisted Northfield Street multi-unit buildings were

considered for this.

- e. Eric would like the Commission to review the Design Review regulations and other zoning requirements for anything that might get in the way of elevating existing or building taller new structures within the City's floodplain.
- f. Commission discussed the painting of the TD Bank building on school street briefly. Eric noted that the painting of it is a good example of how design review applies, including that there are "failures."
- g. Eric's overarching goal is that the Commission help educate the Planning Commission and City Council on the advantages of both historic preservation and design review.

3. Review and Approve Meeting Minutes:

- a. Bob Moved to approve the 3/11/25, 4/8/25, and 5/13/25 minutes as drafted. Linden seconded. Minutes all passed 4-0.

4. Other Business:

- a. Jacob Davis House Bricks – Bob provided an update on the deconstruction of the house, including his photographic record of the brick nogging (insulation bricks). He asked other Commissioners and Staff to get the word out that the bricks could be used for inside uses. They need to be claimed or will end up in landfills.
- b. Annual Report Due to State by 9/28/25, Staff aims to present draft at next meeting.
- c. Staff advised that the Planning Commission anticipates reviewing the Design Review provisions as part of the larger zoning review in September or October and would appreciate input from the HPC. Bob and Paul both indicated a willingness to attend.
- d. Next Regular Meeting: Tuesday, September 9th 7:00 PM

5. Adjournment: Paul moved to adjourn at 8:30 pm. Bob seconded. Meeting adjourned unanimously.