

Historic Preservation Commission Meeting REGULAR

Tuesday, November 11, 2025 at 7:00 PM

REMOTE ACCESS ONLY

To Join Via Zoom Meeting Go To:

<https://us06web.zoom.us/j/89610019456>

Alternatively you can Call In by Dialing: 1-929-205-6099

For both remote options, the Meeting ID is: 896 1001 9456

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

1. Call to Order
2. Public Comments [~5 minutes]
3. Approval of the Agenda [~5 minutes]
4. Comments from the Chair [~5 minutes]
5. 87 State St Federal Building Update: Background at <https://www.montpelierstrong.org/priority-federalbuilding>
6. Update: Status of Public Presentation of Historic Resources Scoping Study
7. Staff Report--CLG Coordinator Meeting
8. Review and Approve Minutes: 4/8, 8/12 & 9/9/2025
9. Other Business
10. Adjournment



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Meetings are open to the public. For questions about accessibility or to request accommodations please call (802) 223-9506.

Historic Preservation Commission Regular Meeting Minutes

Subject to review and approval

Tuesday, April 8, 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: Craig Durham and Bryan Jones

Others Present: Meredith Crandall (staff)

Call to Order: 7:02 PM

Public Comments: None.

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

Comments from the Chair: Eric noted that there are two projects before the Commission, and that he spoke with Ben Doyle about both earlier in the day.

AGENDA ITEMS

1. 5 Home Farm Way/Jacob Davis House - Demo of Historic Structure Permit Application for April 21 Development Review Board Hearing
 - a. Eric suggests that the Commission should say it supports the deconstruction, versus demolition, of the structure.
 - b. Eric spoke with Jamie Duggan, and he's expected to send an email about what from the building could be re-used, including Jamie's opinion on timbers.
 - c. Bob noted that the brick nogging may be worth saving, and that maybe timbers from the building could be used to create a new info booth like the Greek revival style booth that used to be on State Street.
 - d. Paul noted that he'll be away Friday through Monday.
 - e. Paul made a motion that HPC members send comments to Eric for him to incorporate into a letter to the Development Review Board regarding disposition of the historic materials on the property. The letter to also suggest that the Board inquire about secure storage space for said materials.
 - f. Bob seconded the motion.
 - g. Eric amended the motion to add that the letter state that HPC supports the deconstruction of the Jacob Davis House. Bob seconded.
 - h. The amended motion was approved 4-0.

- i. Meredith summarized a Deconstruction versus Demolition webinar that she attended recently. HPC supports adding language supporting deconstruction to Montpelier's zoning regulations.
2. Federal Post Office Building – 87 State Street
- a. Eric summarized his conversation with Ben Doyle about the building. Is suggesting that the Resiliency Commission, HPC, and others coordinate on a packet of information about the building to assist potential developers.
 - b. Staff offered to provide zoning and river hazard overview.
 - c. Eric suggested that Caitlin Corkins from the State may be a good source for Tax Credit information.
 - d. Eric noted that Devin is willing to write up his speech from April 1st regarding the historic context of the building, and Eric would love if Bob Stevens could provide a basic overview of flood proofing suggestions.
 - e. Eric asked if the City would be submitting a letter of interest to GSA, even if just to get more information. Staff advised that this is beyond her role.
 - f. Eric and Bob emphasized that the sale of a building includes inherent uncertainty, and with the current Federal chaos that uncertainty is heightened.
3. Review and Approve Meeting Minutes
- 1. 3/11 Minutes draft wasn't in packet. Moved to next meeting.
 - 2. Eric wants a link to the zoom recording added to the April 1st meeting, and more detailed copy of Devin's speech. Staff to revise.
4. Other Business:
- a. Next Regular Meeting: Tuesday, May 13th 7:00 PM
5. Adjournment: Paul moved to adjourn. Bob seconded. Meeting adjourned unanimously at 8:00 PM

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.

Historic Preservation Commission Regular Meeting Minutes

Subject to review and approval

Tuesday, September 9, 2025, at 7:00 PM
via Zoom Video Conference

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

Members Absent: Linden Chozinska and Craig Durham

Others Present: Meredith Crandall (staff)

Call to Order: 7:09 PM

Public Comments: None.

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

Comments from the Chair: Advised that John Russell has pledged to donate \$500 for Lyssa Papazian's presentation of her Historic Resources Scoping Study, as long as it can go to a 501(c)3 organization. Asked to confirm that the North Branch Nature Center could still be a location, and suggest the event be coordinated so that it wouldn't conflict with Kellogg Hubbard Library or Montpelier Alive Events, likely after the New Year. Asked Staff to confirm that ORCA would still be willing to donate recording.

AGENDA ITEMS

1. Review Draft Annual CLG Report

- a. Paul and Eric suggested that bike path project review might have been in the reporting period. No other direct edits suggested. Staff to confirm when annual report sent to the State.

2. 5 Home Farm Way: Deconstruction and Demo Update

- a. Staff and Bob updated Commission on status – with deconstruction phase anticipated to be complete by the end of the month, and that the foundation demo and backfill process within two weeks from starting.
- b. Staff will see if Alex Hoffmeier might want the brick nogging from the building for internal projects.

3. Administrative Matters

- a. Members reminded to complete State-required ethics training
- b. Staff requested support with drafting minutes moving forward. Members present agreed that would be doable. Bob offered to draft minutes for the next

meeting.

- c. There was some discussion about keeping HPCs minutes in a searchable location, instead of just the Agendas webpage. Staff files are searchable upon request.
4. Review and Approve Meeting Minutes: 8/12/25. Delayed to next meeting.
5. Other Business:
- a. Staff was asked to ask Elizabeth Peebles about an historic preservation listserv.
 - b. Members agreed to hold a Special meeting on October 14th, as a joint meeting with the Planning Commission, instead of their regular meeting that month. Paul and Eric both indicated they would attend.
6. Adjournment: Meeting adjourned unanimously at 8:04 PM.