

Historic Preservation Commission Meeting REGULAR

Tuesday, February 10, 2026 at 7:00 PM

REMOTE ACCESS ONLY

To Join Via Zoom Meeting Go To:

<https://us06web.zoom.us/j/89238445474?pwd=nA1Ehjl8Qjh8v4LTGxrra3h0DGd8CR.1>

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

For both remote options, Meeting ID: 892 3844 5474 and **Passcode:** 528804

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 Elm Street:** Request for Preliminary Comments on Flood Mitigation Plans
6. **Annual Election of Officers:** Chair and Vice Chair
7. **Continue Planning for Lyssa Papazian Presentation**
8. **Review and Approve Minutes:** 12/9/2025 & 1/13/2026 [~5 minutes]
9. Other Business
10. Adjournment



802-233-9506 phone

39 Main Street, Montpelier, VT 05602

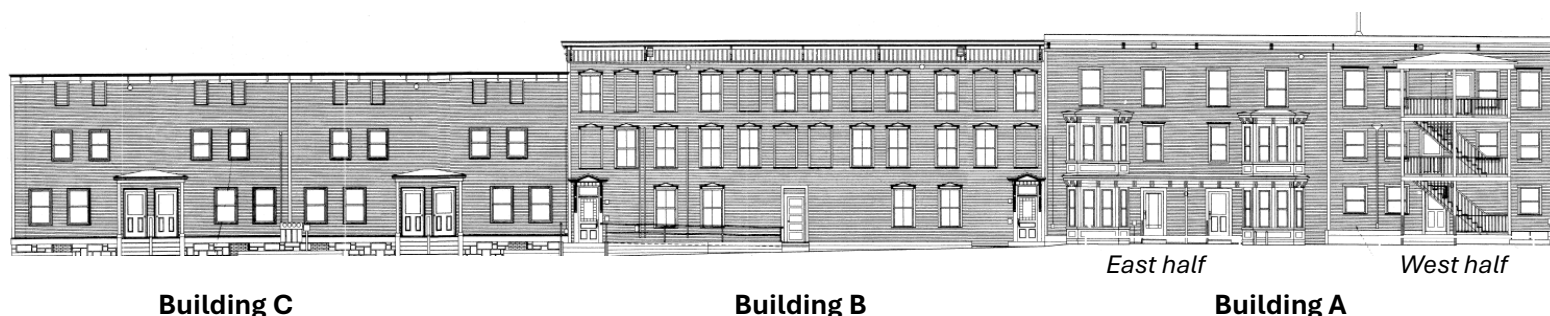
802-262-6080 fax

www.montpelier-vt.org

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

Construction History of North Branch Apartments

87 Elm St, Montpelier, VT



Dates of Construction Summary

Building C: c.1908

Building B: c.1885

Building A: c.1880 or earlier (west half) and c.1890 (east half)

Construction History Details

Date	Event	Source / Comments
c.1880 (or earlier)	West half of Building A was constructed as a 2.5-story “tenement” building with gable roof. (Buildings to the east are not yet built)	Appears on the Norris 1884 Bird’s Eye View map of Montpelier as a 2.5-story, gabled building with rear porch. ¹ Noted as a 2-story “tenement” on 1884 Sanborn Map , attached to its westerly neighbor by a 1-story addition. ² Buildings are depicted at this approximate location on the 1853 Presdee & Edwards Map, the 1858 Walling Map, and the 1873 F.W. Beers & Co. Map, but it is unclear whether they are the current building. ³
c.1885	Building B was constructed (prior to 1889) as a 3-story “tenement” building with a flat roof and rear porch. Building A is closely connected to its westerly neighbor.	1889 Sanborn Map shows the new Building B; 1884 maps show smaller gabled buildings in the location of this new building. 1889 Sanborn map continues to show Building A with 2 smaller buildings between it and Building B. 1.5 story dwellings attached to the east of Building B. ⁴

¹ [Montpelier-1884-Walker-Norris-Map-web.jpg \(7200×5217\)](#)

² [Image 3 of Sanborn Fire Insurance Map from Montpelier, Washington County, Vermont. | Library of Congress](#)

³ [1853-Montpelier-Presdee-Edwards-copy-scaled.jpg \(2560×1989\)](#); [Montpelier-1858-Wallings-Map-for-web.jpg \(2000×2107\)](#); [1873-MAP-Montpelier-northern-web-3.jpg \(5400×3001\)](#)

⁴ [Image 6 of Sanborn Fire Insurance Map from Montpelier, Washington County, Vermont. | Library of Congress](#)

Date	Event	Source / Comments
c.1890	East half of Building A was constructed (replacing earlier buildings) and attached to west half. Third story and flat roof added to west half to match new east half. Building C connected to Building B .	<u>1894 Sanborn Map</u> shows these as “dwellings” and Building A as one contiguous building. More defined party wall drawn on the map between Buildings A and B. ⁵ Physical evidence in basement that the two portions of Building A were constructed at different times. First and second story windows of Building A’s west half are smaller than its third story windows, which match the windows on the newer east half.
c.1895	Bay windows and porch added to east half of Building A façade.	<u>1899 Sanborn Map</u> shows the bay windows and 1-story porch for the first time. ⁶
c.1908	Building C with 4 dwelling units is constructed as a 3-story building and connected to Building B . Building C replaces smaller, 1.5 and 2-story townhomes previously connected to the east.	<u>1909 Sanborn Map</u> shows all three buildings as contiguous 3-story buildings. Small, 1-story addition (probably enclosed stairway) on east end of Building A. ⁷
c.1915	Building B is now shown as two “flats” instead of 4 dwellings. Building C is now shown as 2.5 stories with two 1-story porches. Rear porches are 1 story.	<u>1915 Sanborn Map</u> – change in Building C from 3-stories to 2.5-stories is likely a map notation change, not a building change. ⁸
c.1926- c.1944	Building to west at corner of School and Elm Streets was demolished sometime between these dates.	<u>1925 and 1945 Sanborn Maps</u> (Sheet 5). No changes to buildings since 1915 Sanborn Map.
c.1970	Existing building at corner of School and Elm Streets was constructed.	<u>1962, 1966, and 1973 aerial photographs</u> . ⁹ (1966 and 1973 aerial photos from historicaerials.com)
1978	1-story, concrete block first floor addition added to Building B façade.	<u>NR nomination</u> ¹⁰ ; late-1970s Courtney Fisher photo ¹¹
1984	Concrete block first floor addition removed from Building B façade.	<u>NR nomination</u>
1992	All three buildings renovated	<u>NR nomination</u>
1993	Former building at 89 Elm St demolished and replaced with current apartment building	<u>NR nomination</u>
2009	Rehabilitation of all three buildings utilizing historic tax credits	<u>RITC applications in DHP ORC</u> ¹²

⁵ [Image 6 of Sanborn Fire Insurance Map from Montpelier, Washington County, Vermont. | Library of Congress](#)

⁶ [Image 6 of Sanborn Fire Insurance Map from Montpelier, Washington County, Vermont. | Library of Congress](#)

⁷ [Image 6 of Sanborn Fire Insurance Map from Montpelier, Washington County, Vermont. | Library of Congress](#)

⁸ [Image 4 of Sanborn Fire Insurance Map from Montpelier, Washington County, Vermont. | Library of Congress](#)

⁹ [https://www.historicaerials.com/viewer;62L_1962_34-083_nongeoref.jpg\(4257x4245\)](https://www.historicaerials.com/viewer;62L_1962_34-083_nongeoref.jpg(4257x4245))

¹⁰ [Washington National Register NRIS AD78000246 NominationForm_87939-116.pdf](#) (2018 update);

[Montpelier National Register NominationForm_00000006.pdf](#) (1978 original)

¹¹ [Preservation Resource Collections Historic Preservation Program The University of Vermont](#)

¹² [Montpelier ProjectFile_22878_ApplicantSubmittal_00000053.pdf](#);

[Montpelier ProjectFile_22879_ApplicantSubmittal_00000054.pdf](#);

[Montpelier ProjectFile_22880_ApplicantSubmittal_00000055.pdf](#)

Date	Event	Source / Comments
2023	Historic flooding – water entered basements of all 3 buildings, as well as first floor of Building B and west half of Building A. Residents displaced. Subsequent repairs and cleanup.	

Historic Images

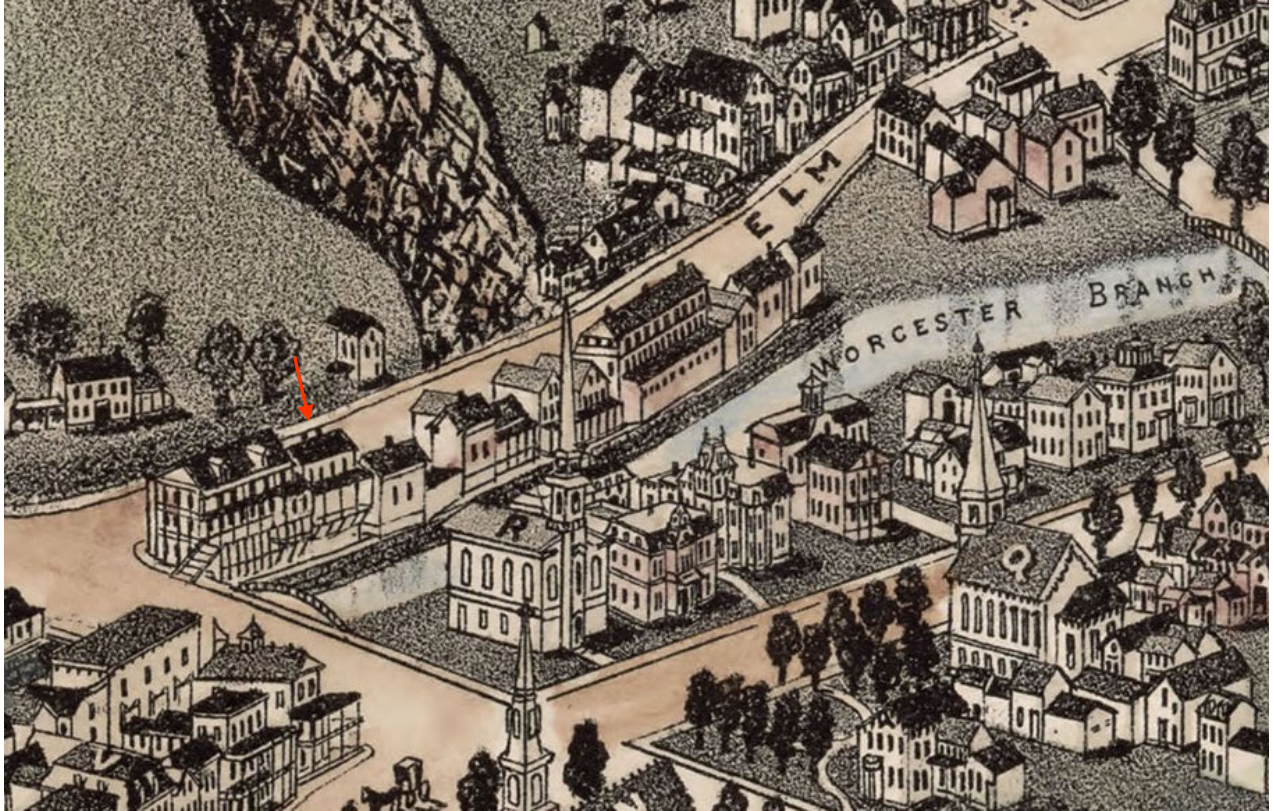


Figure 1: Geo. E. Norris 1884 Bird's Eye View map of Montpelier. The west half of Building A, constructed c.1880 or earlier, is visible with its gable roof (see arrow).

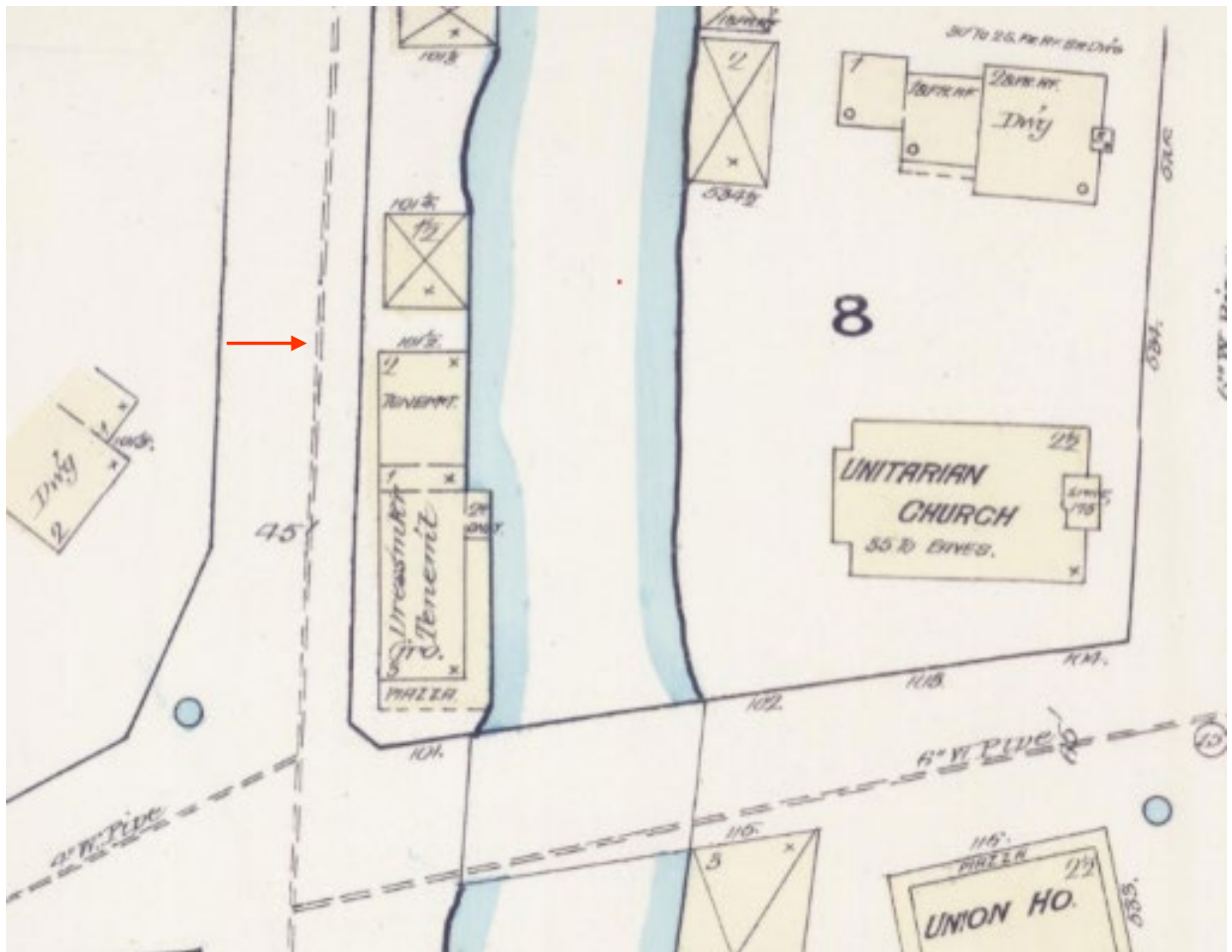


Figure 2: 1884 Sanborn Map (Sheet 3) showing the west half of Building A (see arrow).

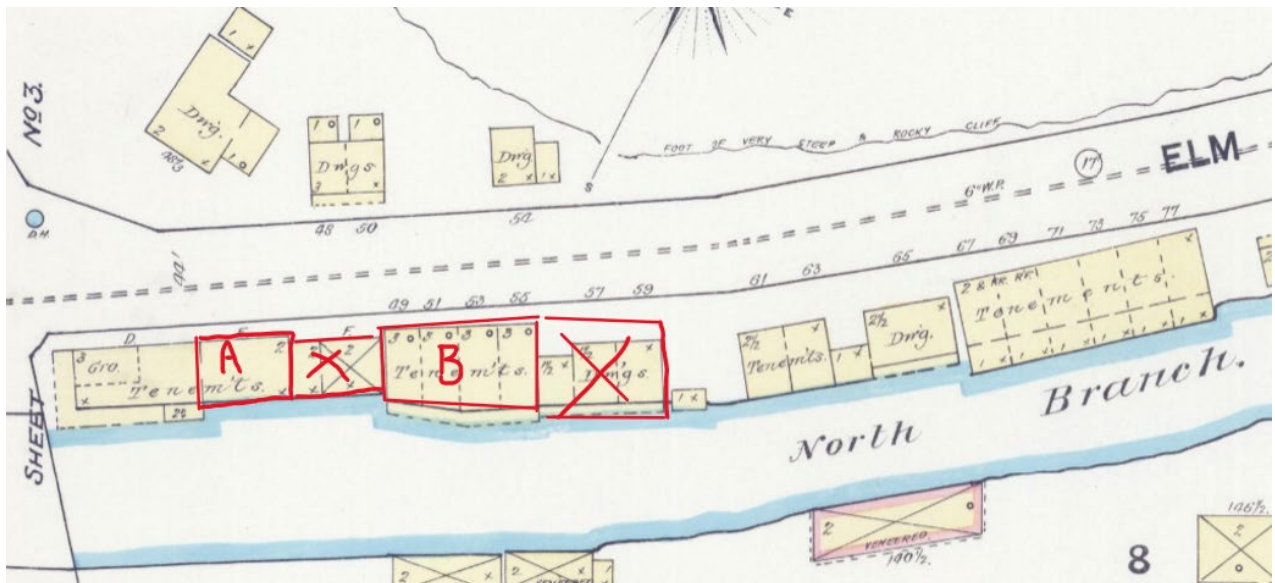


Figure 3: 1889 Sanborn Map (Sheet 6) showing the west half of Building A and all of Building C constructed. The X markings show earlier buildings that were replaced with Buildings A (east half) and C.

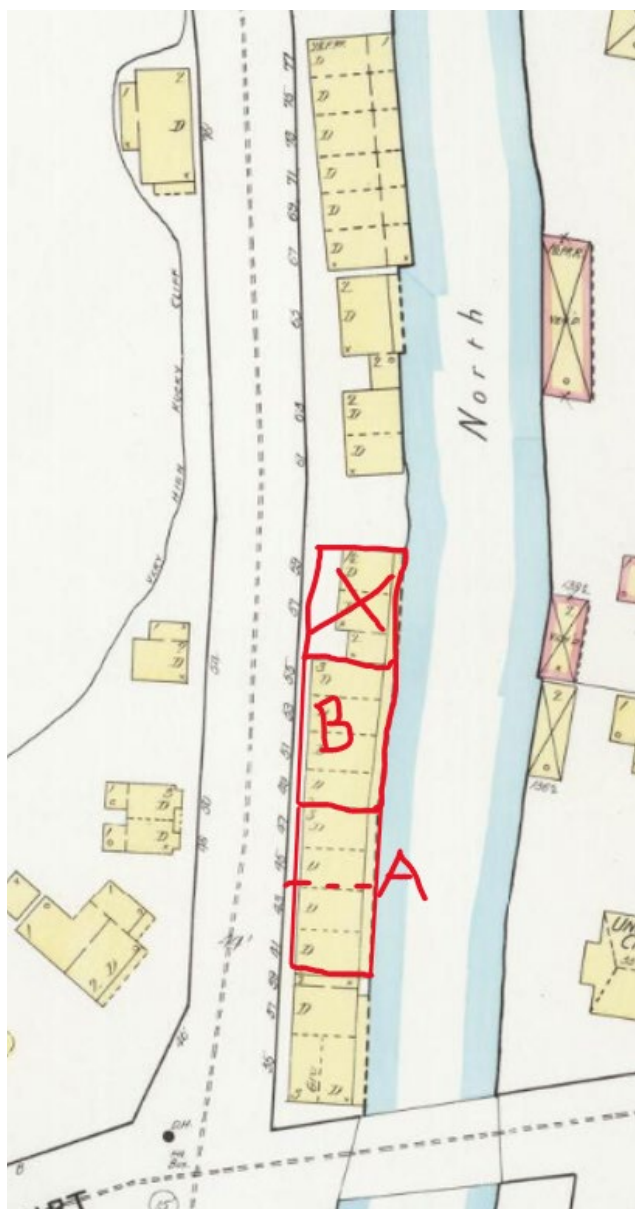


Figure 4 (left): 1894 Sanborn Map (Sheet 6) showing Building A's east half constructed and west half renovated to be 3 stories. The X shows an earlier building later replaced by Building C (as shown at right).

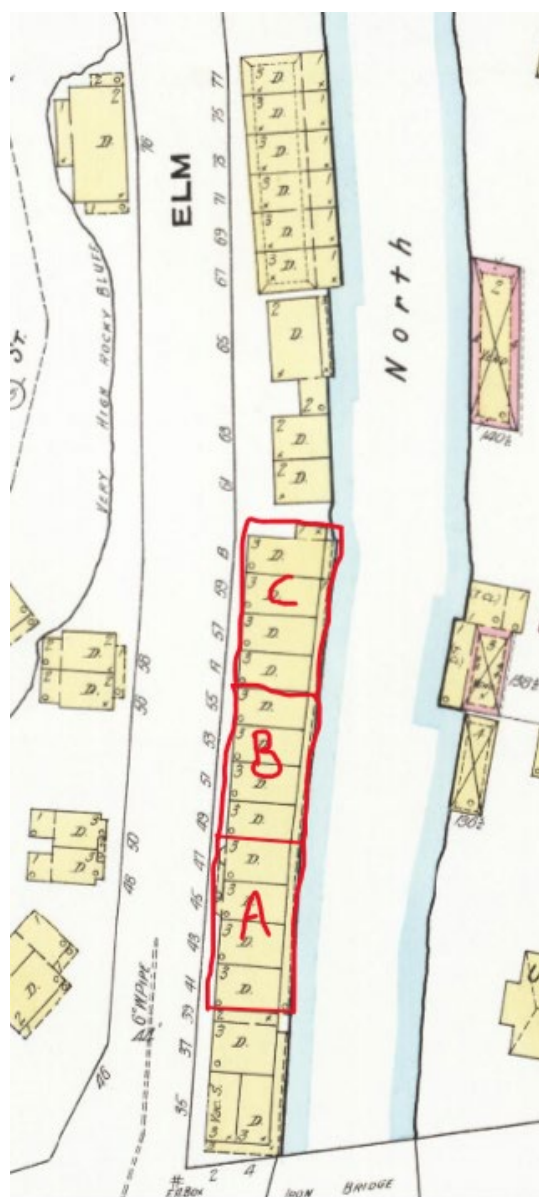


Figure 5: (right): 1909 Sanborn Map (Sheet 6) showing all three buildings constructed. The bay windows had been added to Building A's east half.



Figure 6: 1962 VCGI aerial photograph showing the three buildings outlined in red and an empty lot to the west of Building A.



Figure 7: Late-1970s photograph by Courtney Fisher showing the buildings. Note the concrete block addition on Building B's façade at center left.



Figure 8: Late-1970s photograph by Courtney Fisher of the rear of the three buildings along the North Branch.



Figure 10: 2016 photograph of the buildings, looking south, by Lyssa Papazian for the National Register nomination update.



Figure 11: Photograph of the building during the July 2023 flood.

Document prepared by Britta Tonn, VHB Vermont Director of Historic Resources.

Historic Preservation Commission
Regular Meeting Minutes
Subject to review and approval
Tuesday, December 9, 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

Others Present: Meredith Crandall (Staff); Brian Gallagher, Mike Donofrio, and Dawn Kress representing the Vermont Mountaineers, and Recreation Dept. Director Arne McMullen.

1. Call to Order: 7:09 PM

2. Approval of the Agenda. Approved unanimously.

3. Comments from the Chair: None

4. Montpelier Recreation Field - stadium and pool house: Determination of Eligibility, etc. to assist Mountaineers' project involving the construction of buildings near the stadium for toilet facilities.

Bob is completing the form required for a formal determination of eligibility for the Montpelier Recreation Field, a Public Works Administration project constructed during 1938 and 1939, that included the stadium and ballfield, a football field and tennis courts, and the existing swimming pool and bathhouse. The document will be a cultural landscape report. Additional information is needed about the dates of additions to the site, including the stadium scoreboard, outfield fencing, press box, little league field, pool shelter, and revised location of the tennis courts. Some of that information should be available from the annual town reports or can be provided by the Vermont Mountaineers. The DOE report should be available in a week or two, and Bob believes that at least the field and its stadium are eligible for the National Register. Once the DOE has been submitted to VTSHPO, the Mountaineers' project will require a Section 106 review. Meredith will help coordinate getting information from the Mountaineers to Bob.

Bob made a motion that the Montpelier Historic Preservation Commission will prepare a formal determination of eligibility for the Montpelier Recreation Field, and submit it to the Vermont Division for Historic Preservation. Paul seconded the motion, and it passed unanimously 4-0.

5. Discuss Bailey Dam Removal Project

Removal of the Bailey Dam will be undertaken as part of the city's flood mitigation project. The dam was a CCC project that replaced an earlier timber-crib dam associated with water power used by the Bailey Mill. The dam was designed with operable tainter gates that could be raised or lower the level of the Winooski River, a means of flood control. However, the tainter gates have

been removed and the dam is probably no longer eligible for the National Register due to loss of integrity. In any case, the project will require a DOE and Section 106 review because of the dam's association with New Deal projects in Vermont. The topic will be placed on the January agenda.

6. Review and Approve Minutes: 11/11/2025. Minutes approved as edited involving the spelling of Jon Copans name and clarification that Bev Hill and others will, through contacts, try to raise money.

8. Other Business. Eric emphasized that the HPC needs to be involved with the types of projects discussed at the meeting to ensure that HPC plays a continuing role with the city involving its historic resources.

9. Next Meeting: Tuesday, January 13, 2026.

10. Eric adjourned the meeting by executive order at 8:04 P.M.

Historic Preservation Commission
Regular Meeting Minutes
Subject to review and approval
Tuesday, January 13, 2026, 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

Others Present: Meredith Crandall (Administration); Dawn Angney-Kress and Brian Gallagher representing the Vermont Mountaineers.

1. Call to Order: 7:04 PM by Bob as Vice Chair. He ran the meeting as Eric was sick.
2. Approval of the Agenda. Approved unanimously with revision of schedule to consider the Vermont Mountaineers project first.
3. Comments from the Chair: None
4. Vermont Mountaineers Project. DOE for Montpelier Recreation Field has been submitted to VTSHPO with a finding of eligibility under Criteria A for the Recreation Field and its various features for themes of social history, park planning and recreation/entertainment, and under Criteria C for the grandstand as an architectural type. With concurrence from VTSHPO, DOE and a Section 106 letter should be sent to Niels Rinehart, 272-4156 at VT Forest Parks and Recreation, who will then forward the package to the National Park Service. Currently waiting for a response from Elizabeth Peebles.
5. Antenna Alterations on City Center. New antennae heights will be about 53 feet; a little taller than antennae currently in place. Commission reviewed full plans courtesy of Meredith, and the difference in height is minimal. Antennae are not prominent, if visible at all from the street, and do not block views of other buildings in the district. Eric moved that Meredith prepare a letter of no effect in consultation with Eric and Bob. Paul seconded. Motion passed unanimously.
6. Bailey Dam Removal Project. City's packet of information is roughly complete regarding the information to be submitted as part of the grant application. Packet doesn't include much history about the New Deal project, but committee's consensus is that the dam has been altered to the point that it has lost its integrity, is no longer historically significant, and thus is not eligible for the National Register. Ultimately, removal of the dam will reduce potential damage from flooding and is thus beneficial to the historic district.
7. Footnote Regarding Montpelier Recreation Field Project. Most of the delay in submitting the DOE was the result of the inability of the Vermont Mountaineers to reach an agreement with a preservation consultant rather than a slow response by VDHP. Work by HPC was justified because the project is also a city project.

8. Election of HPC Officers. Motion to move election of HPC officers to February meeting approved unanimously.

9. Review and Approve Minutes: 12/19/2025. Bob moved to delay approval of minutes to the February meeting. Seconded by Eric. Approved unanimously.

10. Elm Street Church. Commission would like to meet with project developers informally to explain the opportunities to make this a good demonstration of façade preservation and to encourage the developers to make the necessary investment. Meredith will reach out to the developer.

11. Next Meeting: Tuesday, February 10, 2026.

12. Meeting adjourned by unanimous vote at 7:50 P.M.