

Minutes
Historic Preservation Commission Meeting
Tuesday, April 14, 2026 at 7:00 PM
Via Zoom Only

Members attending: Eric Gilbertson (Chair), Robert McCullough (Vice Chair), Paul Carnahan, Linden Chozinska, Yana Walder (alternate), and Bryan Jones.

Others in attendance: Meredith Crandall (staff)

1. Call to Order: 7:08 P.M.

2. Public Comments. No public

3. Approval of the Agenda. Unanimously approved.

4. Comments from the Chair. Apology from Eric for the slightly delayed start due to technical difficulties.

5. Section 106 Review: 89 Main St - Verizon Antenna Update. ATT and Verizon periodically update antennas on City Center. Currently adding three antennas and changing equipment. Nothing substantially taller than existing equipment, approximately 46 to 54 feet in height, in comparison to the general building height of approximately 42 feet. Are of equipment above parking garage is screened by fencing. The proposal adds one more block of antennas. Equipment is visible but not intrusive. Some discussion about whether the new antenna block could be moved back from the corner edge and to use a light color that makes the structure less visible. Edit for the letter suggested for moving the Verizon Gamma Sector back from the building corner and edge, if possible, but diagonally to avoid visual interference with the building's decorative parapet.

Bob made a motion to find of no adverse effect with recommendation to shift location of Verizon Gamma Sector and adjust color in letter drafted by Meredith with review by Eric and Bob. Seconded by Eric. Approved unanimously.

6. 87 State St (Federal Building): Should Commission Draft Opinion Letter? What can GSA do to make the transfer of the building easier and more successful.

Yana reported meetings with Jon Copans of the Foundation for Resilient Montpelier and City Staff Matt Jelacic regarding the need to coordinate with GSA to make sure that the Post Office does not remain empty and derelict, leading eventually to its demolition, the worst possible scenario. She recommends:

- Taking advantage of the good will that is available in Montpelier to encourage GSA to complete the transfer of the building in a thoughtful manner.
- Converting the building to housing, with living units located on the building exterior and central core used for commercial office or storage areas to be rented for living units.

- City or Foundation should develop floor plans that developers can put into CAD and make it easy to estimate costs.
- It might also be possible to take the building through a courtesy preliminary permit process to identify potential issues.
- With city assistance, a RFP could be distributed with advantageous financial assistance to encourage proper development of the project.
- At this stage, the city should commit to what they want built at the site because currently there is no end-goal.
- HPC is available to help developers with grants and information about plans

It may also be useful to write a letter to GSA inviting the agency to take advantage of the good will in the city and reminding the agency that their responsibilities under Section 106 remain in effect during the process of transferring the building.

Bob and Yana were nominated to draft a proposed letter to the City Mayor, Manager, and Planning Director, and bring it to the next HPC meeting for further discussion.

7. Review and Approve Minutes: 03/10/2026 & 03/31/2026. Eric made a motion to approve minutes as drafted. Bob seconded. Motion approved unanimously.

8. Other Business

(a) Redstone Meeting. Yana reported that Lake Point did not come to an agreement with Alan Goldman regarding management of properties. Her understanding is that the building at 7 Court Street is being considered for development but no actual plan is currently being considered.

(b) CLG Grant Applications Status - April 23rd Vt ACHP review. Eric reviewed all the applications up for consideration.

(c) Next Meeting: Tuesday, May 12th

9. Adjournment. 8:40 P.M.