

NORWICH HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, September 16, 2020,

Town Zoom Meeting, START TIME 12:30pm

Join Zoom Meeting
<https://us02web.zoom.us/j/86538719323>

888 475 4499 US Toll-free
877 853 5257 US Toll-free

Meeting ID: 865 3871 9323

1. Approve Agenda:
2. Public Comment:
3. Review and Approval of Minutes of August 5, 2020
4. Review Proposals in Response to Request
5. Discuss next steps for Barn Survey Project
 - a. Publicity
 - b. Contacting Property Owners
6. Other business
7. Future Meeting
8. Adjourn



August 18, 2020

Rod Francis
Planning Director/Zoning Administrator
Town of Norwich
Norwich, Vermont 05001

Re: Proposal, Barn Survey, Norwich, VT

Dear Mr. Francis,

Enclosed is the proposal for the survey, research, and preparation of a Barn Survey in Norwich, Vermont. This will also include a community meeting.

With my National Register work with Goodrich Four Corners, Meeting House Farm and Maple Hill Farm, I feel that I am a suitable candidate for this proposed work as I have spent a lot of time researching Norwich's agricultural history.

Brian Knight Research meets the professional qualifications listed in 36 CFR 61, Secretary of the Interior's Standards for Archeology and Historic Preservation; Professional Qualifications Standards. If you have any questions regarding this proposal, please do not hesitate to contact me at 201-919-3416 or brianknight@fastmail.fm.

Sincerely,

Brian Knight



Brian Knight Research
Historic Preservation

Proposal

Barn Survey

Norwich, Vermont



Figure 1 Maple Hill Farm

Brian Knight Research
PO Box 1096
Manchester, Vermont 05254
201-919-3416
brianknight@fastmail.fm

August 18, 2020



Figure 2 Maple Hill Farm

1. Scope of Work

This proposal is submitted to the Town of Norwich to conduct an intensive-level barn survey which will document agricultural resources in Norwich. This survey will document approximately 30 properties. BKR will complete the required HSSS forms plus photo documentation and mapping. In addition, BKR will lead a community meeting highlighting results from the survey. The proposal is being submitted by BKR who will be the project contractor, administrator, and point of contact.

1.1 Literature Review/Archival Research

BKR will conduct research and collect data regarding the historic significance, integrity and context of the neighborhoods and individual properties. BKR will review scholarly research, documentation and publications about the history and development of Norwich, including but not limited to materials held by the local historical societies, town offices, the Vermont Division for Historic Preservation, Vermont State Archives and the Vermont Historical Society.

1.2 Intensive Level Barn Survey

1.2.1 BKR will review the buildings that presently comprise the Norwich barn census

1.2.1.1 BKR will review the integrity and condition of the barns

1.2.1.2 BKR will identify any additional outbuildings that require individual forms

1.2.2 BKR will review existing National Register listings and nominations of early Norwich dwellings, including barns and other farm structures.

1.2.3 BKR will also review photographic and other priority information held in the Norwich Historical Society archives and other collections, including barns that no longer exist today

- 1.2.4 BKR will conduct a windshield review of Norwich barns identifying properties that were previously unidentified. This may include newer agricultural buildings that were built prior to 1970.
- 1.2.5 BKR will provide photo documentation of all resources
- 1.2.6 BKR will complete a VDHP HSSS form for all the barns that were previously identified and newly identified structures. The form will focus on the primary barns on each property but also document additional outbuildings such as hen houses, milk rooms, corn cribs, hay barns etc. Form information will include:

- | | |
|--------------------------|-------------------------|
| ● Street Address | ● S.R. Status |
| ● Town, County | ● N.R. Status |
| ● VHSS# (if exists) | ● Approx. Dim. |
| ● Public Access | ● Location of entrances |
| ● Date(s) Const./Mod. | ● Stories |
| ● Present Use | ● Foundation |
| ● Physical Condition | ● Framing |
| ● Demolished/Lost? | ● Siding |
| ● Resource Type | ● Roof Type |
| ● Barn Type | ● Roof Structure |
| ● Architectural Style(s) | ● Roof Covering |
| ● Agricultural Theme | ● Additional Features |
| ● Hist. and Sig. | |



Figure 3 Meeting House Farm

- 1.3 Historic Context
 - 1.3.1 BKR will research and write a historic context narrative concerning the agricultural traditions of Norwich.
 - 1.3.1.1 This document will refer to the Vermont Agricultural MPDF. This will reference Vermont agricultural resources, and include a summary of trends identified in the survey: framing traditions, building or timber dimensions, types of woods used, etc.
 - 1.3.1.2 The document will also refer to the "Cycles of Change: Farming in Norwich; A Chronology," written as part of the NHPC/NHS project Cycles of Change: Farming in Norwich. The context statement will

include a summary of trends identified as a result of the survey – framing traditions, building or timber dimensions, types of wood used, etc.

1.4 Community Meeting

1.4.1 BKR will prepare and lead a community meeting that will cover the history and significance of Norwich's agricultural traditions. BKR will answer questions about the survey process, the National Register process and individual properties.

1.5 Volunteer Hours

1.5.1 BKR will be able to use volunteers in several components of this project including:

1.5.1.1 Deed research

1.5.1.2 Historical Society research

1.5.1.3 Contacting individual property owners for site visits and information gathering.

1.5.2 BKR will maintain a volunteer hour log

1.6 Draft

1.6.1 BKR will provide draft versions of the HSSS forms for review by the Town of Norwich and the Vermont Division for Historic Preservation.

1.7 Final

1.7.1 BKR shall make any revisions to the HSSS forms suggested by the Town of Norwich and the Vermont Division for Historic Preservation.



Figure 4 Goodrich Four Corners

2. Budget

Task	Hours
Meetings/Administration/Communications/Volunteer Management	9
Archival Research (Historical Societies/Archives/On-line Repositories)	18
Street survey and photo documentation	27
Deed Research	18
Complete Survey Forms	24
Historic Context Statement	20
Mapping	5
Community Meeting: Development and Implementation	18
Revisions	6
Total Hours	145
\$60/Hour	\$8700

- The consultant requests ¼ of contract at time of project kickoff
- BKR will submit for final payment upon submission of final forms to the Vermont Division of Historic Preservation.
- All travel and lodging included in this budget.

4. Qualifications Statements

Brian Knight is the principal for Brian Knight Research. He has worked in social and architectural history in New England since 1997. He received a B.A. in Political Science and M.S. in Historic Preservation from the University of Vermont. As a 36 CFR Part 61 qualified consultant, he specializes in cultural resource research, documentation, and evaluation. Through his work with architectural surveys, National Register nominations, visual impact studies and tax rehabilitation applications, Mr. Knight consistently follows **the Secretary of the Interior's Standards** for the Treatment of Historic Properties. Mr. Knight also possesses experience in education, non-profit management, museum interpretation and archives/library management. He served on several museum, historical society and planning boards.

Mr. Knight is the author of the Civil War history, *No Braver Deeds: The Story of the Equinox Guards* (2004) and *Snowboarding in Southern Vermont: From Burton to the US Open* (2018).

5. Similar Work:

- Taft's Flat HSSS Survey, Norwich, Vermont (current)
- Adamant Village NR, Calais, VT (current)
- Green Mountain Cottage NR, Belmont, VT (current)
- Norwich Mid-Century Modern National Register Nominations – Stockmayer House, Redwood House, Eldredge House, Norwich, VT (current)
- East Calais Village District NR, Calais, VT (current)
- Maple Hill Farm NR, Norwich, VT (current)
- Shelburne Falls Historic District NR, Shelburne, VT (current)
- Luce Farm NR, Stockbridge, VT (current project)
- Goodrich Four Corners District NR, Norwich, VT(2019)
- White River Junction Historic District NR Update, Hartford, VT (2019)
- Gilbert's Hill NR, Woodstock, VT (2019)

6. Resume

BRIAN L. KNIGHT
PO Box 1096, Manchester, Vermont 05254
(201) 919-3416
brianknight@fastmail.fm

EXPERIENCE

AUTHOR

- *Snowboarding in Southern Vermont: From Burton to the US Open (The History Press, 2018): Documents the birth of east coast snowboarding in southern Vermont and the evolution of the sport from the fringe to the mainstream.*
- *No Braver Deeds: The Northshire in the Civil War (Friends of Hildene, 2004): Documents the soldiers of the Equinox Guards during the Civil War.*

BRIAN KNIGHT RESEARCH

Historic Preservation Consultant, 1997-Present

Architectural Historian, Secretary of the Interior's Qualification Standards in Architectural History in accordance with 36 CFR Part 61.

Active Projects

- Section 106 Review: Arlington Catholic Church, Arlington, VT;
- Act 250 Review: Manchester Music Hall, Manchester, VT;
- HPCA Tax Credit Applications, Parts 1-3: William C. Bull House, Bennington, VT;
- Historic Sites and Structures Survey: **Taff's Flat, Hartford, VT;**
- National Register Nomination: Adamant Village, Calais, VT;
- National Register Nomination: Green Mountain Cottage, Belmont, VT;
- National Register Nomination: Shelburne Falls Historic District, Shelburne, VT;
- National Register Nomination: Luce Farm, Stockbridge, VT;
- National Register Nomination: Roxbury Fish Hatchery, Roxbury, VT;
- National Register Nomination: William C. Bull House, Bennington, VT

Completed Projects

- Section 106/Act 250 Review: Manchester Music Hall, Manchester, VT (2020); 219 Pleasant Street, Bennington, VT (2019); Cold Spring Brook Park Dam Removal, Weston, VT (2018); H.N. Williams Store, Dorset, VT (2018); 343 Safford Street, Bennington, VT (2018); Commons Building, Bennington College, VT (2016-2017)
- National Register Nomination: Park Street School, Springfield, VT(2020); East Calais Village, Calais, VT(2020); Stockmayer House, Norwich, VT (2020); Redwood House, Norwich, VT (2020); Eldredge House, Norwich, VT (2020); Meeting House Farm, Norwich, VT (2020); Maple Hill Farm, Norwich, VT (2020); White River Junction Historic District, Hartford, VT (2019); Goodrich Four Corners, Norwich, VT (2019); **Gilbert's Hill, Woodstock, VT (2019); Camp Marbury, Ferrisburgh, VT (2018); Advent Meeting Grounds, Hartford, VT (2017);**

Brian Knight Research

Proposal: Barn Survey, Norwich, Vermont

August 18, 2020

- Philip Livingston School, Albany, NY (2013); A.H. Rice Silk Mill, Pittsfield, MA (2012); West Dover Historic District, West Dover VT (2010); Camp Billings, Thetford, VT (2004); Dog Team Tavern, New Haven, VT (1998); Brooksville Adventist Church, New Haven, VT (1998).
- Historic Resource Documentation Packages/Building Significance & Integrity Assessments: Hagar Brook Farm, Dorset, VT(2020); Weston Dam, Weston, VT (2019); 5429 Main Street, Williamsville, NY (2019); Cobb and Derby Mill and R.J. Kenney Building, Springfield, VT (2017); Morrisville Sidewalk Replacement Project: Morrisville VT (2015); Equinox Resort, Manchester, VT (2015)
 - Visual Impact Studies: Dairy Air Wind Turbine, Holland, VT (2018); Northern Pass Transmission Line, New Hampshire. (2012-2014)
 - Federal Tax Credit Applications, HPCA Part 1 & 2: William C. Bull House, Bennington, VT (2020); Waban Fire House, Newton, MA; 191 Pine Street, Portland, ME; Cortes Street, Boston, MA (2009-2012)
 - Architectural and Historical Surveys: Central Business District Architectural Survey: Boston, MA (2009); Modernist Architecture of Burlington, VT (2008);
 - Community Education & Outreach: Hartford, VT (2018)
 - Historic Preservation Plan Scoping and Pre-Planning: Albany, NY (2018)
 - Neighborhood Assessments: St. Johnsbury Housing Study and Needs Assessment, St. Johnsbury, VT (2018); Bennington Neighborhoods, Bennington, VT (2004).
 - Historic Preservation Management Plans: Gilman Hydroelectric Facility, Lunenburg, VT (2015); Lackland Air Force Base, San Antonio, Texas (1996)
 - Oral History Projects: Hartford, VT (2016); Stratton Mountain School Alumni, Stratton, VT (2010); Friends of Hildene, Manchester, VT (2007); Shelburne Agricultural History, Shelburne, VT (2003).

THE TUTORIAL CENTER, Manchester, Vermont

History/Humanities/English/Science Tutor, 2015-2018

Tutored elementary to high school-age students in History, English, Humanities and Science. Conducted assessments to identify educational needs, and developed individualized instructional and tutoring plans integrating curriculum objectives and aligning with state and Common Core learning standards.

STRATTON MOUNTAIN SCHOOL, Stratton, Vermont

American History Teacher, 2010-2015

Provided an academically rigorous American and European history curriculum aligning with specific standards for freshmen and juniors. Developed and implemented curriculum based on historical events and their impact. Delivered lectures on the core topics of history. Initiated and facilitated classroom discussions to develop student interest.

HILDENE, THE LINCOLN FAMILY HOME, Manchester, Vermont

Curator, 2003-2009

Led museum management, collections care, and archival work. Developed policies, standards, and programs pertaining to preservation, stewardship, development, use, and interpretation of a 412-acre historic site. Acted as collection manager, registrar, archivist, librarian, exhibit designer, educator and historian. Managed staff, interns and

Brian Knight Research

Proposal: Barn Survey, Norwich, Vermont

August 18, 2020

volunteers. Oversaw daily operations within historic home. Ensured guest satisfaction and safety.

PRESERVATION BURLINGTON, Burlington, Vermont

Executive Director, 2001-2003

Held responsibility for day-to-day management, public planning, grant writing, administration, public relations, marketing, board support, and project coordination. Led volunteer management and development. Oversaw fundraising through membership development, annual appeals and grant writing. Managed revolving loan fund, historic marker program, historic home tour and annual preservation award program. Served as liaison to city government. Created several partnerships with local, state and regional preservation organizations. Conducted historic preservation outreach and built/maintained organization website.

MASSACHUSETTS HISTORICAL COMMISSION, Boston, Massachusetts

Preservation Planner, Grant Coordinator, 1998-2000.

Managed federal/statewide historic preservation grant programs. Evaluated applications, determined successful grantees, prepared budgets/scopes of work, provided preservation/technical advice throughout project duration. Closed out financial documentation aspects of grant.

BRANDON VILLAGE PARTNERSHIP, Brandon, Vermont

Downtown Director, 1997-1998

Oversaw revitalization of Brandon historic downtown area through the implementation of National Trust's Main Street four-point approach. Organized volunteer committees as well as stimulated public interest.

TOWN OF WILLISTON, Williston, Vermont

Preservation Planner/Certified Local Government Coordinator, 1997-1998

Coordinated activities and projects within Williston historic district. Provided preservation advice to Williston planning commission and design review board. Designed, built and maintained town website. Prepared meetings for the Williston historic preservation committee and coordinated certified local government grant projects with Vermont division for historic preservation.

EDUCATION

UNIVERSITY OF VERMONT, Burlington, Vermont

M.S., Historic Preservation, 1996

B.A., Political Science, 1993

7. References

Peter Brink
Norwich Historic Commission
Norwich, VT 05055
(802) 291-0135

Martha Staskus
Vermont Environmental Research Associates, Inc.
Waterbury Center, VT 05677
(802) 882-8446

Meg Campbell
Preservation Trust of Vermont
Bennington, VT
(802) 379-0400

Scott Bassage
Calais Historic Preservation Commission
Calais, VT
(802) 456-8971

Dean L. Pierce, AICP
Director of Planning and Zoning
Town of Shelburne
PO Box 88
Shelburne, Vermont 05482
(802) 264-5033

LYSSA PAPAZIAN

HISTORIC PRESERVATION CONSULTANT

13 DUSTY RIDGE ROAD, PUTNEY, VT 05346

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(802) 579-3698

Mr. Rod Francis, Director Planning & Zoning
Town of Norwich
PO Box 376, Norwich VT 05055
norwichvtplanner@gmail.com

September 4, 2020

Re: Proposal for Norwich Barn Survey

Dear Rod:

I am pleased to provide a proposal for conducting a town-wide survey of Norwich's barns and related agricultural structures. My proposal is based on your August 14, 2020 Request for Proposals and my familiarity with Norwich through several previous projects including the 2015 windshield survey which located and identified many agricultural and formerly agricultural projects. I have also looked at the 2009 barn survey and am well acquainted with the history of Norwich and with the several excellent recent and older histories and research projects by the Norwich Historical Society.

My cost proposal is \$9000 and I believe I can complete the project and meet the town's objectives for that price.

I am a 36 CFR 61 qualified Historic Preservation Professional with over 28 years of experience. Specifically, I have extensive experience doing survey, documentation, and National Register work in Vermont and New Hampshire including the documentation of several agricultural properties. I can meet your schedule of starting the project in late September 2020 and completing it well before the August 1, 2021 deadline for final submission. I am prepared to track and report volunteer time as long as we clarify from the outset what the need and expectation is for volunteer hours. I have always enjoyed working with town staff and members of the Historic Preservation Commission and Historical Society in the past. My understanding is that all products – survey forms and final report will be delivered electronically. I would be happy to work with the town to get this documentation available online.

Attached please find my full proposal, my resume, and some work samples. I am happy to provide references upon request. I look forward to your response.

Thank you for the opportunity to provide a proposal.

Sincerely,



Lyssa

LYSSA PAPANIAN
HISTORIC PRESERVATION CONSULTANT

13 DUSTY RIDGE ROAD, PUTNEY, VT 05346

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(802) 579-3698



**Proposal for
Norwich Barn Survey**

September 4, 2020

Proposed Project Scope and Approach

Norwich has a rich agricultural heritage that is still very much in evidence through extant barns and outbuildings as well as working farmsteads. Fuller and more complete documentation of these resources will lay the groundwork for more formal recognition if desired and certainly for education. The recent National Register Nominations undertaken by the town for the Meetinghouse Farm, Maple Hill Farm, Goodrich Four Corners Historic District and the Brigham Hill Historic District are a great foundation for this work.

Proposed work plan:

1. I would utilize the nominations and histories already written to help write a context for agriculture in Norwich. I would consult archival images and materials in the collection of the Norwich Historical Society, books, historic US census data as well as the states' agricultural census, maps and other records to inform the context and write a history of farming and the use of agricultural structures in the town.
2. I would consult the Grand List and 2015 Survey for the locations of barns and agricultural outbuildings. In 2015, the Grand List included over 360 accessory structures that were either barns (over 330) or agricultural in nature. They are found throughout the rural and hilly terrain of Norwich. Twenty resources including multiple property farmsteads and complexes were identified in the 2015 Survey as potentially individually eligible under the Agricultural Resources of Vermont Multiple Property Documentation Form. Others were identified as potential clusters that could be eligible as agricultural districts. My plan would be to meet with the town and Historic Preservation Commission to identify and confirm the goals of the project and the number of expected deliverables.
3. In addition to the 40 identified through the barn census, I would plan to inventory and at least briefly describe all the others noted through the Grand List and by driving through the rural areas.
4. I would identify all the barns already listed on the National Register through older or more recent nominations. I would make sure the older Norwich Village Historic District accurately identified barns and agricultural outbuildings in the district.
5. Through field visits and new photography, I would prepare digital Historic Sites and Structures forms for the barns and outbuildings I identify that have not been adequately documented. These will provide context and an assessment of whether the resource would meet the listing criteria for the Agricultural Resources of Vermont Multiple Property Documentation Form or any other National or State Register criteria.
6. I would also document the barns to be surveyed in a spreadsheet and map them.

7. Once I understand the town’s requirement for volunteer hours, I would develop a plan for using volunteers and tracking their hours in consultation with the town. I would be planning monthly reports of my and the volunteer hours.
8. I would compile the survey forms and complete the survey report, which will include the history and context of agriculture in Norwich, the findings of integrity, location, and historic eligibility for the resources identified. The report will also provide the methodology, bibliographic references, and recommendations for future work.
9. I would submit drafts of the report and forms at two stages (Dec. 1, 2020 and April 1, 2021) as outlined in the RFP and then the final draft, once approved by the CLG and Town, to the Division for Historic Preservation and revise as needed after each review
10. I would be available to present the findings at a public meeting in Norwich.
11. I am assuming all deliverables are digital and electronic files only.

Detail of Cost Proposal

Hours based on my hourly rate of \$100.00:

• 4 Site visits in Norwich for photography and local research	32 hours
• Other in-state and on-line research	10 hours
• Writing/preparing digital survey documentation:	37 hours
• Review and consultation with town & DHP:	4 hours
• <u>Final submission</u>	<u>4 hours</u>
Total hours:	87 @ \$100/hr.
	= \$8,700.00

Expenses

• Mileage allowance (based on federal rate \$0.575/mile)	\$ 300.00
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Total	\$9,000.00
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STATEMENT OF QUALIFICATIONS

My firm, **Lyssa Papazian, Historic Preservation Consulting**, is a woman-owned sole proprietorship specializing in historic preservation planning, funding, regulation, documentation, and architectural history and has been operating in Vermont since 1998. I have worked with a wide variety of clients including municipalities, federal, state and county agencies, schools, museums, and other institutions, non-profits, affordable housing providers, businesses, property owners/developers, planning firms, engineers and architects. Services include National Register of Historic Places nominations, historic site surveys, historic preservation plans and reports,

consultation for the appropriate rehabilitation of historic buildings, historic tax credit applications, historic structure reports and other forms of documentation, regulatory review of state and federally funded projects, grant writing, project management, history exhibits, and architectural history.

I hold a Master of Science degree in Historic Preservation and have been working professionally in the field for the past 28 years, first as a Senior Architectural Historian in the New Jersey State Historic Preservation Office and for the past 22 years as an historic preservation consultant in Vermont. I bring extensive experience and familiarity with historic structures, preservation law and standards, and the history of northern New England to each project. I have successfully listed 28 properties on the National Register of Historic Places including 16 historic districts; secured historic federal tax credits for over 40 properties; and stewarded over 50 projects through the state and federal regulatory process for approvals.

As a National Park Service (36 CFR Part 61) -qualified historic preservation consultant, I have completed many projects in consultation with or under the review of the state historic preservation offices, other state agencies, and the National Park Service. I am very comfortable working with historic preservation regulations, forms and standards at both the national and state levels.

I am currently included on the pre-approved lists of historic preservation consultants by the New Hampshire Division of Historical Resources, Vermont Division for Historic Preservation, Vermont Agency of Commerce and Community Development, Vermont Agency of Transportation, and the Preservation Trust of Vermont. Please see my attached resume for a selected list of my projects.

Relevant Experience

I believe I have the experience and familiarity with Vermont's and very particularly Norwich's history and historic resources, to do an excellent job for you. I have extensive survey and nomination experience including the 2015 Windshield Survey and the nominations of the Beaver Meadow and Root District Schools, the Mid-Century Modern Historic District, the Brigham Hill Historic District, and most recently the Mid-Century Modern Residential Architecture of Norwich Multiple Property form all in Norwich. I have extensive experience working with Certified-Local Government (CLG)-funded projects for municipalities. In all of my municipal, CLG projects I prepared and gave PowerPoint talks for the public to explain the work accomplished and answer questions.

In addition to the 2015 Norwich Windshield Survey, I have done two other recent town-wide surveys, both funded by CLG-grants. In 2015, I did a reconnaissance survey of 350 resources from 1930-1960s in the Town of Hartford which also included intensive level surveys documenting 107 resources in 3 historic districts (Demers Avenue Historic District; Watson Plaza Historic District; and Highland Park/Manning Park & Extension Historic District). In 2016, I prepared an extensive city-wide reconnaissance survey which included fifteen detailed modified area forms that documented properties and history for all neighborhoods and sections

of town. I worked with a colleague, Scott Newman of 106 Associates to complete this survey. A letter from the City of Lebanon Heritage Commission is attached.

I have documented several Vermont agricultural properties through my easement and nomination work including the Park Farm (complex) in Grafton; the Dickinson Estate (World Learning campus & Farm) in Brattleboro; the Sabin-Wheat Farm in Putney; and the Brigham Hill Historic District in Norwich. I have also prepared an exhibit on the History of Agricultural in Putney as well as a research and presentation project on the Hill Farming in the Mad River Valley.

For my curriculum vitae and more complete list of my projects, please see the attached resume.

Ability to complete project within budget and on time.

I have a long track record of honoring my contracts without overages, even when I had to spend more than the budgeted time to address unexpected field or research conditions. In the recent case of my work for the Town of Norwich on the Beaver Meadow School nomination, my fee was less than originally proposed. I have met the schedules laid out or have worked with the town and/or Division to extend the deadline when needed.

I have the knowledge, experience and track record needed to deliver a successful project on time and within budget. I can meet the stated insurance requirements and can furnish references upon request.

I look forward to your response. Thank you again for the opportunity to submit a proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Papazian', written in a cursive style.

Lyssa Papazian

LYSSA PAPANIAN

HISTORIC PRESERVATION CONSULTANT

13 DUSTY RIDGE ROAD, PUTNEY, VT 05346

www.lyssapapazian.com ~ lyssa@lyssapapazian.com

(802) 579-3698

EDUCATION

- 1992 M.S., Historic Preservation, University of Pennsylvania
- 1989/90 Preservation-related course work, Univ. of Vermont & Univ. of Massachusetts
- 1982 A.B., Art, Brown University

PROFESSIONAL EXPERIENCE

1998 - Current **Historic Preservation Consultant – Architectural Historian, Putney VT**

My services include preparation of environmental regulatory reviews, National Register nominations, tax credit applications for historic rehabilitation, grant applications, cultural resource surveys, historic structure reports, and preservation planning. I meet the qualification standards of the National Park Service (36 CFR Part 61) for architectural historian and historic preservation professional. I am currently included on the pre-approved lists of historic preservation consultants by the Vermont Division for Historic Preservation, New Hampshire Division of Historical Resources, Vermont Agency of Commerce and Community Development, Vermont Agency of Transportation, and the Preservation Trust of Vermont. I am a woman-owned business.

Selected Work Portfolio:

National Register of Historic Places Nominations (those in bold are listed)

- *Immaculate Heart of Mary School*, Rutland, VT (Client: Housing Trust of Rutland County), pending 2020
- *Mid-Century Modern Residential Architecture in Norwich, Vermont*, Multiple Property Documentation Form (Client: Town of Norwich), pending 2020
- ***Brigham Hill Historic District***, Norwich, VT (Client: Town of Norwich) Listed 3/5/20
- ***Mid-Century Modern Historic District***, Norwich, VT (Client: Town of Norwich), Listed 6/25/18
- ***Vermont State Hospital Historic District***, Waterbury, VT (Client: State of Vermont), Listed 11/17/16
- ***Hutchinson House***, Alstead, NH (Client: Sam & Peg Sutcliffe), listed 2/2/15
- ***Watkins School***, Rutland, VT (Client: Housing Trust of Rutland County), Listed on 4/7/14
- ***Beaver Meadow School*** and ***Root District School***, Norwich, VT (Client: Town of Norwich), Both listed on 6/7/13
- ***Central Vermont Railroad Headquarters Historic District - Update***, St. Albans, VT (Client: Cross Consulting Engineers), Listed on 9/18/14
- ***Windsor Village Historic District – Update & Boundary Increase***, Windsor, VT, (Client: Town of Windsor), Listed on 12/1/14
- ***Broad Brook House***, Guilford, VT (Client: Friends of Algiers Village, Inc.) Listed on 8/4/11

Selected Work Portfolio

National Register of Historic Places Nominations (continued)

- *Mad River Glen Ski Area Historic District*, Fayston & Buels Gore, VT (Client: Mad River Valley Planning District), Listed on 7/5/12
- *Holden-Leonard Worker's Housing Historic District*, Bennington, VT (Client: Housing Vermont & Regional Affordable Housing Corp), Listed on 5/19/11
- *St. Stanislaus School & Convent House*, West Rutland, VT (Client: Arnold & Scangas Architects and Housing Trust of Rutland Area Community Land Trust), Listed on 6/18/10
- *Montpelier Historic District – Additional Documentation & Boundary Increase*, Montpelier, VT (Client: City of Montpelier), Listed on 2/9/18 & 2/20/18 respectively
- *Homestead-Horton Neighborhood Historic District*, Brattleboro, VT (Client: Windham Housing Trust), Listed on 4/3/09
- *Ascutney Mill Dam Historic District*, Windsor, VT, (Client: Town of Windsor), Listed 1/9/07
- *Whitingham Village Historic District*, Whitingham, VT, (Client: Brattleboro Area Community Land Trust & Town of Whitingham), Listed 3/15/06
- *Dickinson Estate Historic District (World Learning Campus)*, Brattleboro, VT, (Client: World Learning), Listed on 11/9/05
- *Essex Junction Commercial Historic District*, Essex Junction, VT, (Client: Village of Essex Junction), Listed 11/1/04
- *Sabin-Wheat Farm*, Putney, VT, (Client: Windmill Hill Properties), Listed 7/28/04

Tax Credit Applications: Federal (Historic Preservation Certification Application) & Vermont (Downtown & Village Center Tax Credit) programs

- *Emerson-DeWitt Warehouse*, Brattleboro, VT (in process), federal and state tax credits (Client: 47 Flat Street LLC & Stevens & Associates)
- *Putnam Block Redevelopment Project: Putnam House, Winslow Block, & Former Bennington County Courthouse*, Bennington, VT, federal and state tax credit projects, (Client: Bennington Redevelopment Group & Stevens & Associates)
- *Franklin Co. Savings Bank & Trust Co. Building & Prior Block*, St. Albans, VT, commercial/residential, federal and state tax credit projects, (Client: Butterfield, Nedde, Youkel, LLC)
- *Carrigan Lane Housing (4 buildings with 17 units)*, Bennington, VT, affordable housing, federal tax credit project (Client: Shires Housing)
- *Watkins School*, Rutland, VT, affordable housing, federal tax credit project (Client: Arnold & Scangas Architects and Housing Trust of Rutland County)
- *Adams- Stannard House and Carriage Barn*, Fair Haven VT, affordable housing, federal tax credit project (Client: Arnold & Scangas Architects and Housing Trust of Rutland County)
- *Catamount School*, Bennington, VT, multi-use commercial rehabilitation, federal & Vermont tax credit project (Client: Vermont Premier Suites & Vermont Voltage)
- *Brooks House*, Brattleboro, VT – multi-use commercial/residential downtown block rehabilitation after fire, federal and Vermont tax credit project (Client: Stevens & Associates & Mesabi LLC)
- *Benmont Apartments (3 buildings)*, Bennington, VT – affordable housing rehabilitation, federal tax credit project (Client: Housing VT & Regional Affordable Housing Corp.)

Selected Work Portfolio

Tax Credit Applications (continued)

- *St. Stanislaus School & Convent House*, West Rutland, VT, affordable housing rehabilitation, federal tax credit project (Client: Arnold & Scangas Architects and Housing Trust of Rutland County, formerly Rutland County Area Community Land Trust [RACLT])
- *Fellows Gear Shaper Plant Complex*, Springfield, VT, commercial/industrial/institutional rehabilitation, federal tax credit project (Client: The Hamilton Group)
- *Whetstone Housing Project: 50, 58, & 64 Canal Street*, Brattleboro, VT, affordable housing rehabilitation, federal tax credit project (Client: BA CLT)
- *Fletcher Block*, Essex Junction, VT, commercial rehabilitation, federal tax credit project (Client: Essex Agency)

Cultural Resource Surveys

- *Lebanon City-Wide Reconnaissance Survey*, Lebanon, NH, comprehensive reconnaissance survey of all properties in town using modified NHDHR Historic District Area Forms (Client: City of Lebanon)
- *Norwich Windshield Survey*, Norwich VT, comprehensive reconnaissance survey of all properties in town (Client: Town of Norwich)
- *Hartford Phase 2 Historic Site and Structures Survey*, Hartford VT, reconnaissance survey of 350 resources from 1930-1960s and intensive level survey documenting 3 historic districts including 107 resources (Client: Town of Hartford)
- *Elkins Village Historic District*, New London, NH, NH Division for Historic Resources Area Inventory form for sidewalk project, (Client: Pathways Consulting and Town of New London)
- *Crafts Avenue Neighborhood Historic District: Phases 1 & 2*, Lebanon, NH, Preparation of NHDHR Historic District Area Form and publicity materials (Client: City of Lebanon, NH)

Regulatory Work: Historic Preservation Reports/Survey for Section 106, VT Acts 248 & 250

Transportation, Communications & Energy Projects

- *Swanton Sidewalk Scoping Study*, Swanton, VT, Section 106 review (Client: Cross Consulting Engineers & Town of Swanton)
- *Longmeadow - Webster Road Bicycle/Pedestrian Path*, Shelburne, VT (Client: Hartgen Archaeological Assocs./ Wilbur Smith Assocs. & Town of Shelburne)
- *North Springfield Biomass Plant*, Springfield, VT, Act 248, (Client: N. Springfield Sustainable Energy Project)
- *Individual property solar installations*, (Saxtons River, Putney, Brattleboro, Whitingham, Westminster), Section 106, (Client: Integrated Solar Applications)
- *Windham County Courthouse & Windham County Sheriff's Office energy upgrade*, Newfane, VT, Section 106, (Client: Comprehensive Building Solutions & Windham Regional Comm.)
- Communications Antenna Co-location Installations at nine sites: Section 106 Reports & FCC Form 621 (Client: Rural Cellular Corp.)

Community Development and Other Rehabilitation Projects

- *Bridgewater Village School rehabilitation*, Bridgewater, VT Section 106, (Client: Bridgewater Area Community Foundation)
- *Dr. Joseph Perrault House/Almond Blossom Day Care*, St. Albans, VT, (Client Arnold & Scangas Architects)

Selected Work Portfolio

Regulatory Work (Continued)

- *Putnam Block Redevelopment Project*, Bennington, VT, Section 106, (Client: Bennington Redevelopment Group)
- *Bryant Grinder Plant Stabilization & Redevelopment*, Springfield, VT, Section 106 and Act 250, (Client: Springfield Regional Development Corp.)
- *Royalton Memorial Library*, Royalton, VT, ADA upgrade and expansion, Section 106 (Client: Jay White Architect and Royalton Memorial Library)
- *Brattleboro Machine Works (former Tri-State Automotive) and Rockwell & Sherwin Carriage Barn brownfields remediation*, Brattleboro, VT, Section 106, (Client: New England Youth Theater)
- *Brooks House*, Brattleboro, VT – multi-use commercial/residential downtown block rehabilitation after fire, Section 106 (Client: Stevens & Associates & Mesabi LLC)
- *Mylan Technology Expansion Project*, St. Albans, VT, Act 250, (Client: Cross Consulting Engineers & Mylan Technology)
- *Historic Preservation Reviews for multiple repair, planning & rehabilitation projects in the following State Parks with historic resources: Coolidge, Plymouth, VT; Ascutney, Ascutney, VT; Wilgus, Weathersfield, VT; Allis, Brookfield, VT; Townshend, Townshend, VT; Bomoseen, Castleton, VT; Quechee, Quechee, VT, & Smugglers Notch, Stowe, VT*, Section 106 and internal review under a programmatic agreement with the Vermont Division for Historic Preservation (Client: Vermont Department of Forestry, Parks & Rec.)
- *Freck Store, Old School Building & Pierce House Rehabilitation Projects*, South Royalton, VT, Section 106 and Act 250, (Client: Truex Cullins & Partners & Vermont Law School)
- *Bethel Town Hall Rehabilitation Project*, Bethel, VT, Section 106, (Client: Arnold & Scangas Architects & Town of Bethel)
- *Warren Town Hall Rehabilitation and ADA Improvement Project*, Warren, VT, Section 106, (Client: Town of Warren)

Consultation, Planning, Project Management, Grant Writing, and Studies

- *Maple Street Neighborhood History & Context*, Report and presentation, Lebanon, NH (Client: Twin Pines Housing Trust)
- *Consultation for McIndoes Academy Rehabilitation Project*, Barton, VT (Client: Arnold & Scangas Architects)
- *Consultation for Westminster Town Hall Rehabilitation Project*, Westminster, VT (Client: Arnold & Scangas Architects)
- *Three Historic Preservation Reports: Architectural Description, Significance & General Preservation Recommendations for Muckcross State Park, Springfield VT; Lowell Lake State Park, Londonderry VT; Dutton Pines State Park, Dummerston, VT* (Client: Vermont Department of Forestry, Parks & Recreation [FPR])
- *Development and Planning for Character Zones*, Lebanon, NH, (Client: City of Lebanon, NH)
- *Design Guidelines for Bellows Falls: Central Business District & Bellows Falls Island*, Rockingham, VT, preservation consultation (Client: Town of Rockingham & Landworks)
- *Historic Structure Report for New Gallery Complex, Saint-Gaudens National Historic Site*, Cornish, NH (Client: National Park Service & Saint-Gaudens Memorial)
- *Putney School Campus Master Plan*, Putney, VT, (Client: Maclay Architects & Putney School)

Selected Work Portfolio

Consultation, Planning, Project Management, Grant Writing, and Studies (cont.)

- *Next Stage Performing Arts Center at 15 Kimball Hill*, Putney VT, Co-chair, Capital Campaign which raised a total of 1.6 million for the adaptive reuse of a former church. Assist with project management (Pro-bono Client: Putney Historical Soc. & Next Stage Arts Project)
- *Putney General Store Project*, Putney, VT, fundraising and project management for \$1.4 million reconstruction project after two fires (Pro-bono Client: Putney Historical Society)
- *Historic Structure Report for Old Classroom Building*, South Royalton, VT, (Client: Vermont Law School)

Historic Documentation

- *Blacksmith Shop, Brattleboro Retreat Farm*, Brattleboro, VT, documentation prior to demolition or re-location (Client: Buzz Schmidt)
- *Three Water Street Properties*, Northfield, VT, documentation prior to demolition (Client: Town of Northfield.)
- *Brattleboro Machine Works & Rockwell & Sherwin Carriage Barn*, Brattleboro, VT, documentation prior to demolition (Client: New England Youth Theater)
- *Diesel #1 – Shed/barn*, Enosburg Falls, VT, documentation prior to demolition (Client: Northwest Regional Planning Commission)
- *Brattleboro Retreat Farm*, Brattleboro, VT, Preparation of documentation for historic easement (Client: Vermont Housing & Conservation Board [VHCB] & Preservation Trust of Vermont)

History and Exhibits

- *Scott-Farrar Nursing Home & Neighborhood History*, Peterborough, NH (Client: Scott-Farrar)
- *Sacketts Brook Conservation Site*, Putney, VT, research, writing, illustration, for permanent outdoor interpretive sign. (Client: Putney Conservation Commission)
- *History of Thwing's Grist Mill and Other Mills, Putney, VT*, an exhibit for the Putney Historical Society. Presented at the 2002 Vermont History Expo, Tunbridge, VT
- *American Precision Museum Exhibit*, Windsor, VT, June, 2004 Design and production of permanent exhibit on the historic building (Client: American Precision Museum)
- *Agriculture in Putney 1700 -2003*, Putney, VT, production of a portable, illustrated exhibit: research/writing/illustration/layout (Client: Strolling of the Heifers & Putney Hist. Soc.)
- *The Courthouse Project*, Co-coordinator/producer of a 3-year traveling exhibit & accompanying educational events about Vermont's county courthouses. Work included research, writing, illustration & design of 15 county exhibits (Client: VT Judicial History Soc.)

Previous Work Experience

1992-1998 Senior Historic Preservation Specialist, New Jersey State Historic Preservation Office (HPO), Trenton, NJ

36 CFR Part 61 qualified professional and architectural historian, specializing in Section 106 review (Primarily USHUD-funded projects statewide), housing, and regulatory review of state-funded preservation projects through the New Jersey Historic Trust. Work included regulatory review; producing workshops/publications on multiple preservation topics; membership on HPO eligibility committee; Advisory Committee developing NJ's Rehabilitation Building Sub-code; The Governor's Lead-Based Paint Hazard Task Force; Governor's Urban Enterprise Program

LECTURES/PRESENTATIONS

- *Maple Street Neighborhood History & Context*, Power-point presentation in West Lebanon, NH
- *Next Stage Performing Arts Center – Case Study of a State Tax Credit Project By a Non-Profit*, presentation at 2016 Vermont Historic Preservation & Downtown Conference, Waterbury, VT
- *Christmas On Crafts Avenue 1964* Power-point presentation hosted by the City and the Lebanon Heritage Commission to educate public on 2013 historic district work (2014)
- *Character Zones: What Are They?*, Power-Point presentation in Lebanon Town Hall hosted by the City and the Lebanon Heritage Commission (2015)
- *Brighton and Vermont State Parks Mid-Century Modern Architecture*, joint presentation with Vermont State Architectural Historian, Devin Coleman for 2014 Vermont Historic Preservation Conference, Island Pond, VT
- *Farming in the Mad River Valley: Past, Present & Future*, Power-point presentation hosted by the Mad River Valley Rural Resource Commission (2013)
- *Deep Energy Retrofit on an Historic Building: The Stanislaus House*, presentation given at 2012 Better Buildings by Design Conference (Efficiency Vermont's annual conference)
- *Communicating with the Public in Good Times and Bad*, 2006 Annual VLCT Town Fair
- *The Architectural History of the Connecticut River Valley*, a lecture given for the Osher Institute for Lifelong Learning, Dummerston, VT (2005)
- *Cleaning Up Dirty History*, 2004 Annual Vermont Historic Preservation Conference

BOARDS & COMMUNITY SERVICE

- *Co-Manager*, Putney General Store for the Putney Historical Society (2017 - 2019)
- *Vice Chair* (2017 – present), *Board Member* (2012 – 2017), Preservation Trust of Vermont
- *Treasurer* (2016- present), *Board Member* (1998-present), *Finance & Development Committees* (2008-present): Putney Historical Society
 - Project Manager for Putney General Store: development & rebuilding of the Putney General Store after two fires;
 - Co-Chair Capital Campaign & Project Advisor for Next Stage Performing Arts Center Project at 15 Kimball Hill;
- *Manager*, 4 Kimball Hill Preservation L3C, Putney, VT – (2008 – present)
- *Chair*, *Statewide Loan Committee*, Community Capital of Vermont (2012 – 2018)
- *Putney Town Service Officer* (2006 - 2016)
- *Chair*, Putney Affordable Housing Committee (2007 – 2017)
- *Chair*, *Putney Selectboard*, Town of Putney (2004-2007)

AWARDS

- Town of Putney 2018 Community Service award
- Vermont Housing & Conservation Board 2017 Award for Community Stewardship
- Preservation Trust of Vermont Awards for Outstanding Work in Preserving Vermont's Architecture:
 - 2012 for Putney General Store
 - 2016 for Next Stage Performing Arts Center, Putney



CITY OF LEBANON ~ PLANNING & ZONING

February 13, 2017

Lyssa Papazian
13 Dusty Bridge Road
Putney, VT 05346

Scott Newman
106 Associates
PO Box 64644
Burlington, VT 05406

Re: Lebanon Reconnaissance Survey of Historic Resources - follow up

Dear Lyssa and Scott:

It is with great pleasure that I can announce to you that the Lebanon Heritage Commission has formally accepted your two volume report from the recent CLG grant, entitled Lebanon, New Hampshire Reconnaissance Survey of Historic Resources: Survey Report 2016. Everyone on the Commission was very impressed by the comprehensive scope of the work the two of you have done. The images of sites and structures make it quite accessible to everyone in the City. And the focused details will be useful for many future projects. When the two volumes were set down on the table for Commissioners to look at last evening, everyone all thought they were looking at two copies. They were shocked and very pleasantly surprised to learn that it was two parts to the same report. Very impressive work indeed!

Your report will be a standard reference work for Lebanon and a starting point for all research efforts, planning measures, and Commission projects and research dealing with the City's heritage for decades to come. I have asked Tim Corwin to arrange to have spiral bound copies placed in the Lebanon and Kilton Libraries. It is a most remarkable document that rather puts to shame all of the other similar projects NHDHR has sponsored of a similar nature. I am sure the folks in Concord will use your report as model for other towns and cities for years to come.

Thanks again for all your hard work under a rushed time frame. Your end product is amazing and most appreciated. We do look forward to working with both of you on future projects and Tim Corwin will be sure to email you with any future RFQs.

With sincere appreciation for a job well done,

Robert L. Welsch, PhD, Chair
Lebanon Heritage Commission

cc (via e-mail): Paula Maville, Interim City Manager
David Brooks, Director of Planning & Zoning