

**Norwich Historic Preservation Commission  
At  
Norwich Historical Society  
277 Main Street  
Norwich**

Meeting of Friday, November 4, 2016 at 2:00 pm  
APPROVED 11-22-16

Members:

Peter Brink, Vice-Chair  
Anne Silberfarb, Secretary  
Bill Aldrich, Clerk  
Nancy Osgood  
Cheryl Herrmann

Planning Director, Phil Dechert

Colleagues:

Jane Korey, President, Norwich Historical Society

Guests:

Brian Knight, Historic Preservation Consultant for Goodrich4Corners  
National Register nomination

Absent:

Roger Blake, Advisory Member

**MINUTES:**

Peter Brink called the meeting to order at 2:05 PM

1. Goodrich Four Corners National Register Nomination update– with Brian Knight, Historic Preservation Consultant. Brian has done deed research on the properties and also walked around the area, including meeting some of the residents. He distributed to the members a rough map of the area, showing five contributing properties

in the proposed district. Brian is unsure if a 6<sup>th</sup> property listed in the Windshield Survey recommendations as part of the district, but “non-contributing” should be handled that way. The house is beautifully done but its construction in the location is much more recent than the Period of Significance of the district. It is thus non-contributing, but an alternative is to draw the district lines so as to not include this more recent structure, making the district a bit smaller than originally proposed. Brian is going to consult with the VT Division for Historic Properties for guidance on this. Brian discussed individual properties, including areas needing further clarification regarding addresses and secondary structures. He noted that the barn across the road from Hogwash Farm might be one of the oldest in Norwich. Brian is going to consult the online Barn Survey for additional information on this and other historic barns in the proposed district.

Brian had previously met with Nancy Osgood, Bill Aldrich and Peter Brink in the NHS library. Nancy showed him historic photos in NHS research files and offered full assistance. NHS also shared exhibit panels for Hogwash Farm from the Norwich Farms exhibit. Peter gave him a copy of the agricultural chronology done by Seth Goodwin as part of that exhibit. Brian intends to place the histories of the farms at Goodrich4Corners within the broader context of farming in Norwich and Vermont.

Nancy also suggested that Brian research tax records for historical information.

Peter suggested a meeting with property owners and Brian plus NHPC members. Brian suggested that be between the rough and final drafts of the nomination and that we find a good date between Thanksgiving and Christmas; the dates of December 14 or 16 were suggested. Peter and Nancy will check this with owners. Peter suggested seeing if we could have the meeting at Hogwash Farm.

Nancy expressed willingness to be helpful as the work proceeds, given her research abilities and living not far from Goodrich4Corners.

2. MidCentury Modern – Brief Update re neighborhood meeting of Wednesday, Oct. 19, 2016 at Betsy McGean's MidCentury Modern home.

Most residents in the proposed district and many NHPC members, including Phil Dechert and Jane Korey, participated. There were wonderful exchanges of stories and information by the owners and by Bill Aldrich and other NHPC members. The owners expressed an interest in meeting again. All owners now have Lyssa's contact information and were encouraged to communicate directly with her with information about their respective houses. Peter will coordinate with consultant Lyssa Papazian and lead resident Karen Lubell on the timing for an additional meeting.

3. PTV Reception. A warm thank you to all NHPC and NHS Board members who assisted with the reception at NHS Tuesday evening for the Board of the Preservation Trust of Vermont. Governor Shumlin joined the reception and spoke informally and movingly about the importance of supporting vital downtowns in Vermont. He spoke warmly about the historic beauty and vitality of our Norwich Village Center. It was a lovely evening. PTV held their quarterly Board meeting the next day at the Coolidge Hotel in White River Junction.

4. Approval of minutes from the meeting of July 28, 2016: Nancy moved we accept the minutes, Bill seconded: unanimous approval.

5. Decision re request to the VT Division for Historic Preservation for CLG grant: deadline for application Monday, December 19, 2016. VDHP decision January 19, 2017. Grant completion deadline August 1, 2018. (See attached recommendations from Windshield Survey.) VDHP estimates that about \$68,800 will be available in matching grants for this annual round. There are now 14 CLGs in Vermont – these are all eligible to apply for these grants. Phil stressed the need for donated work to help with the 40% match on the CLG grants.

With the extended timeline for completion of the CLG grants, we need to think beyond our two current CLG projects. Lyssa Papazian's Windshield recommended a number of follow up projects. (The recommendations had been distributed to members.)

Nancy suggested a National Register nomination for Union Village. Peter noted that we had explored that in the last round and that he had

spoken with two owners to see if we would have a lead owner to help in coordinating work with the owners, but neither was able to assist. Peter stated that we need some good support in the neighborhood to do this well.

Pompanoosac and Waterman Hill areas were suggested by Nancy. Off Waterman Hill, on the right, are some abandoned copper mines; Dartmouth College could be approached to see if they are interested in doing an archeological field study of the old copper mines. Jane Korey volunteered to follow up with an archeologist at Dartmouth College to see if there might be interest in doing this. The archeological work could be combined with a National Register nomination for Waterman Hill. We could also consider including Pattersonville in Pompanoosac.

Other areas that might be considered for National Register nomination are Brigham Hill and Jones Circle. Lyssa has already done research on Brigham Hill as part of due diligence for location of the Town communications tower there. Jones Circle, consisting of about a dozen factory-built houses from the mid-1950s, would most likely be an extension to the existing Village National Register District.

Another area to be considered might be Beaver Meadow cemetery and two other houses: Silberfarb/Riley house and one other with no name (brown in Sample painting, Beaver Meadow, 1939) (See 5th grade study of area for VC treasure hunt of the area.) Peter noted that NHPC had tried a few years ago to do a nomination of Beaver Meadow as a District on the National Register, but our consultant, Lyssa Papazian, had determined that there were too many noncontributing structures for a district. Thus NHPC proceeded with doing an individual National Register nomination for the Beaver Meadow School, and this was successful and assisted in the School qualifying for key state grants. Some years previously, before NHPC, the Beaver Meadow Chapel was listed on the National Register, and recently this enabled the Chapel to compete for VDHP brick-and-mortar grants – and it succeeded in obtaining a matching grant of \$10,000 toward replacement of the Chapel's roof.

The Zea house on Maple Hill Road is worth consideration for an individual nomination to the National Register. It is one of the oldest

intact farmsteads in Norwich. Phil recommends that gaining listing of this site could help maintain the integrity of the site, not by any legal restrictions, but by formal recognition of the historical importance of the house, farm structures and surrounding acreage.

We need to have another meeting in the next week or two to decided on which requests we want to pursue and have time to structure and write the grant requests for submission well prior to the December 19 deadline.

6. NHPC may consider providing advisory consultation for proposed exterior changes to historic structures in Norwich. (From exterior remodeling at the Double House, 355 & 357 Main Street.)

Peter noted that in the early years of NHPC, with Chair Nancy Hoggson, NHPC had joined with the Preservation Trust of Vermont to enable condition assessments and advice for a few historic properties at the owners' requests.

The thought is to see if we could identify two or three local architects, versed in historic structures, who would be willing to provide brief on-site consultation for an owner seeking this in considering changes to a historic structure in Norwich. If the property is especially significant and the owner wants to, this might lead to matching funds from PTV for a condition assessment.

Peter will draft a paragraph or two explaining this concept and chat with a few architects who might be willing to do this.

#### 7. Brief Updates:

- Historic Walking Tour brochure – A big Thank You to Dartmouth Printing for agreeing to reprint 10,000 additional copies of the Norwich Historic Walking Tour brochure. This brochure was developed by NHPC with a CLG grant, and in partnership with NHS. Jane will check with Sarah Rooker, NHS Executive Director, about available storage at NHS. Phil has now taken over arrangements with the VT Welcome Centers for distribution in selected Centers; boxes of brochures are shipped to the Center's distribution center to be provided as needed to the selected

Visitor Centers. The 10,000 brochures should be available around the 14<sup>th</sup> – 16<sup>th</sup> of this month; these are currently scheduled to be delivered to NHS in coordination with Sarah.

- Mounting of NHPC National Award at Tracy Hall and NHS: The award is now mounted on the stairway to second floor at Tracy Hall and a replica is mounted in the main hallway of NHS.
- Planning Director items: No additional updates.
- Norwich Historical Society items: Jane is very pleased to be working with NHPC on the MidCentury Modern Exhibit to be opened at NHS in conjunction with the Norwich House and Garden Tour.
- NHPC's Annual Report has been submitted to the Town and copies sent to NHPC members.

#### 8. New Business

- Nancy asked: What is the role of NHPC when a house on the National Register is changed in a significant way? Peter said that there are no mandatory requirements that come with listing on the National Register and thus NHPC role is only advisory. Peter suggests that the free consultation service, discussed above, could be helpful. Phil pointed out that the Planning Commission has a role on issues subject to Town regulation and that there is a process for officially giving the NHPC an advisory role (like an expert witness). Whatever NHPC is doing with respect to Town regulations should be built into the process of the Planning Commission. Historic inventories like the Windshield Survey, and also National Register listing, provide valuable information to the Town, and NHPC could function as an advisory group in specific processes of the Planning Commission.

#### 9. Adjournment by acclamation at 3:45PM.

Respectfully submitted Anne Silberfarb, Secretary, 11/6/16