

HARTFORD HISTORIC PRESERVATION COMMISSION  
Monday, May 18, 2020  
**Draft Meeting Minutes**

**Members Present:** Susanne Walker Abetti, Robin Adair Logan, Pat Stark and chair Jonathan Schechtman.

**Staff Present:** Town Planner Matt Osborn.

**Others Present:** Jay Benson, Simon Pearce CEO and Architectural Historian Brian Knight.

A remote meeting of the Historic Preservation Commission in compliance with the Vermont Open Meeting Law was held on Monday, May 18, 2020. Chair Jonathan Schechtman called the meeting to order at 5:00 p.m. He proceeded to read the “Remote Public Meeting Script for Opening a Meeting as recommended by the Vermont League of Cities and Towns.”

1. Parker House Renovation: Simon Pearce Inc. Chief Executive Officer Jay Benson participated in the meeting to provide the Commission with an update on the Parker House renovations. Jay noted that Simon Pearce purchased the Parker House Inn with plans to create a second restaurant. With COVID-19, the plans have been delayed, but noted that the Park House grounds are ideal for outdoor dining in contrast to the Simon Pearce Restaurant. Jay reported that work on the grounds is being done. Jonathan Schechtman commented that he was pleased to see cutting of the hedges noting that it opens up the building toward Simon Pearce as was the case when J.C. Parker built his residence next to the textile mill. Jay noted that after meeting with Efficiency Vermont, they plan to replace most of the windows in the building. Jay noted that Quechee Lakes Landowner Association approval is required for the change. Robin Adair Logan suggested that they copy the profile of the existing windows. Jay responded that they are planning to replicate the historic windows and use Pella Reserve Architectural Series windows. Robin Adair commented that this series are high quality windows. Jonathan suggested looking at historic photos of the building to see what the original windows looked like. Jay noted that they also will be planning improvements to the porch skirting, the retaining wall and repainting the building after the windows are installed.

Jay noted that after purchasing the Parker House, plans for the buildings across the street were put on hold. Jonathan thanked Jay for coming before the Commission and providing an update. The Commission agreed.

2. Minutes of the April 15<sup>th</sup> HHPC Meeting: Jonathan Schechtman asked if there are corrections to the Minutes of April 15<sup>th</sup>. Susanne Walker Abetti noted two corrections. Susanne made a motion to approve the Minutes of April 15<sup>th</sup> with the noted corrections. The motion was seconded by Robin Adair Logan and approved.
3. Additions/Changes to the Agenda: Jonathan Schechtman asked if there are any additions to the agenda. There were none.
4. 2020 CLG Grant (Demolition Ordinance): Matt Osborn reported that the Selectboard determined that a town revote of the budget was not needed. As a result, the grant agreement was signed by Town Manager Brannon Godfrey and executed by the Vermont Division for Historic Preservation. Work on the project is now permitted. Matt noted that the next step will be to develop a Request for Proposals (RFP) to hire a consultant. Matt hopes to begin work on the RFP in late June.

5. Taft's Flat Intensive Level Survey: Matt Osborn reported that the Taft's Flat project included a walking tour and community meeting. Due to COVID-19, we are unable to schedule these in-person events. As a result, Matt has requested an extension to the project deadline. Devin Colman of the Vermont Division for Historic Preservation has contacted the National Park Service about the extension. As an alternative to the extension, remote meetings, although not ideal, could be utilized. Architectural Historian Brian Knight stated that he is willing to work with the Town either way. Jonathan Schechtman thanked Brian for being flexible and amenable.

Matt also reported that he is in the process of assembling comments from the Commission on the Taft Flat's Draft Report prepared by Brian Knight and expects to get the comments to Brian in the coming days. Brian was present to discuss the project. Jonathan noted that Brian has done a great job researching. The Commission agreed. Jonathan suggested that the report include information on the National Register criteria in the preamble to help the reader. Brian liked the idea. Jonathan questioned the use of the term "faux" logs. Brian responded that he will look at it. Susanne Walker Abetti thought Brian's research uncovered the housing shortage 100 years ago and stated that things haven't changed.

Matt Osborn asked Brian Knight about his recommendation for next steps and moving toward National Register nominations. Brian responded his recommendation for the order noting that the first three are tier 1 and the last three are tier 2 in his opinion:

- I. Victory Circle
- II. Worcester Avenue
- III. Demers Avenue
- IV. Saunders Avenue
- V. Hanover Street
- VI. Wilder Street

Brian stated that with the mid-century National Register nominations, he is not sure what the National Park Service is really looking for. He suggested inviting State Architectural Historian Devin Colman to walk the neighborhoods to get his input.

Jonathan Schechtman thanked Brian for attending the meeting and for his work on the project. The Commission agreed.

6. Next HHPC Meeting: Jonathan Schechtman noted that the next HHPC Meeting is scheduled for Wednesday, June 17<sup>th</sup>.
7. Adjournment: Robin Adair Logan made a motion to adjourn the meeting. The motion was seconded by Pat Stark and approved. The meeting was adjourned at 6:16 p.m.