

HARTFORD HISTORIC PRESERVATION COMMISSION

Wednesday, June 15, 2022

Meeting Notes

Members Present: Chair Jonathan Schechtman.

Staff Present: Town Planner Matt Osborn.

Others Present: Tim McCosker, Craft Studies and Rocket, Selectboard Liaison.

A hybrid meeting of the Historic Preservation Commission was held on Wednesday, June 15, 2022 at the Hartford Town Hall. Chair Jonathan Schechtman called the meeting to order at 5:05 p.m. Jonathan read the hybrid meeting script followed by a roll call. Jonathan welcomed Selectboard Liaison Rocket to the meeting.

- 1. Craft Studies Building Renovation Plans, 608 North Main Street:** Tim McCosker of Craft Studies noted that he spoke to the HHPC in February and noted that since then Craft Studies developed 35% architectural plans for their building rehabilitation project. He presented the plans of the former 25,000 Gifts/Listen building. Tim noted that their engineer determined that the roof structure isn't structurally sound and there are drainage issues as well that need attention. As a result, they are proposing to replace the steep metal roof with a slightly sloping membrane roof. Tim reviewed the building plans. He also noted that the building will be energy efficient. The siding will be a combination of wood and metal. He noted that once the building samples are obtained, he will share them with the HHPC. Tim noted that VTrans is planning to construct a roundabout at the Route 4/5 intersection which will impact the Craft Studies site layout. Jonathan stated that the building plans look creative, efficient and visually pleasing. Matt added that the building is highly visible and the re-design would be a significant improvement. Jonathan thanked Tim for presenting the plans to the HHPC. Tim thanked the HHPC for inviting him to the meeting. He added that if other HHPC members have comments to let Tim know. Matt agreed to e-mail the other HHPC members.
- 2. Climate Action Steering Team (CAST):** Matt reported that CAST is working on collecting information on what individual Town commissions are doing about implementing the recommendations in the Climate Action Plan. He noted that CAST thinks the Buildings and Energy Chapter of the CAP relates to the work of the HHPC. Matt agreed noting that one of the primary goals of the HHPC is to protect and reuse historic buildings and avoid demolition. He stated that increasing the energy efficiency of older houses will help make them more livable and affordable. Jonathan stated that reusing older buildings is far more energy efficient than building new buildings. Matt noted that he reviewed the strategies and action in the Buildings and Energy Chapter and although none of the strategies and actions directly relate to the work of the HHPC, the general concepts do. Rocket stated that the CAST wants Commissions to brainstorm about ideas that they have. He stated that he is interested in hearing the ideas of other HHPC members. Matt agreed to reach out to them.
- 3. Historic District Signs:** Matt reported that he posted a notice on the Hartford List Serv about the missing sign. He didn't hear back from anyone about the Hartford Village sign, but he did hear back from a Wilder resident about one of the Wilder Village Historic District signs hanging with three screws missing. The resident contacted the Department of Public Works who replaced the screws and reattached the sign. Matt stated that he is going to contact the contractor for the Maple Street road project to see if they have the missing sign. Matt stated that he hopes to conduct an inventory of all of the historic district signs next month. He also will follow up with sign maker Steve Arkwright about the sign files and specific paint brand and color.

5. **Hartford Performing Arts History 2022 CLG Grant:** Matt reported that he is working on the Request for Proposals (RFP) for the Performing Arts History Project and hopes to send a draft to the HHPC next week for their comments. Matt and Jonathan explained the project to Rocket and gave some background on the CLG Program.
6. **Quechee Dewey Barn and Sheds:** Matt reported that the Vermont Division for Historic Preservation determined that the Dewey Barn and Sheds are not eligible for listing on the National or State Register under Criterion A,C and D. “The buildings were not directly associated with the Dewey Mills Complex, and the associated farmhouse does not have integrity.”
7. **WRJ Railroad Station Canopy:** Matt reported that he heard that the State may take down the south attached canopy at the Railroad Station in addition to the detached south canopy. According to VTrans Senior Architectural Historian Kyle Obenauer, he has not reviewed the proposed project under 22 VSA 14 or Section 106 yet since there are a lot of upgrades anticipated at the WRJ Depot in the near future. He noted that VTrans is still in the process of budgeting and planning that work, including canopy removal. Once canopy removal is a programmed project with dedicated funding and an anticipated construction date, Kyle will contact the HHPC to solicit comments and feedback.
8. **Stetson Farm:** Matt reported that the Town was informed that the new owner of the Stetson property in West Hartford has plans to demolish the farmhouse and barns since they are in such a state of disrepair. Matt and Pat Stark visited the property on June 1st to photo document the buildings prior to demolition. Matt presented several of the interior and exterior photographs.
9. **HHPC Opening:** Matt reported that he contacted Dennis Brown about applying to serve on the HHPC. Dennis responded that he is currently too busy, but if there is still an opening in the fall, he would consider applying.
10. **Announcements:**
 - a. Grow Pro Building, 788 Hartford Avenue: Matt reported that Grow Pro purchased the building at 788 Hartford Avenue with plans to move their business there. He noted that it was constructed in 1950 and it once housed the Fellows Appliance Store. He stated that Grow Pro discovered structural issues in the building and decided that they will demolish the building and construct a new building. Jonathan suggested photo documenting. Matt will contact the property owner and schedule a site visit with Pat Stark.
11. **Next HHPC Meeting:** Jonathan noted that the next HHPC meeting is scheduled for Wednesday, July 20th at 5:00 p.m.
12. **Adjournment:** The meeting was adjourned at 6:22 p.m.