

**MINUTES**  
**REGULAR MEETING**  
**ST. ALBANS CITY HISTORIC PRESERVATION COMMISSION**  
**6:00 PM TUESDAY, MARCH 1, 2022**  
**ST. ALBANS CITY HALL, 100 NORTH MAIN STREET**

*Approved April 5, 2022*

**Commission Members Present:** Laz Scangas, Chair; Richard Stahl; Lisa Evans; Joe Luneau; Barbara Weinstein; LisaMarie Charlesworth (via Zoom).

**City Staff Present:** Chip Sawyer, Director of Planning & Development; Angela Bernard, Minute Taker.

**Members of the Public Present:** Lyssa Papazian, Historic Preservation Consultant.

1. Open Meeting - **L. Scangas called the meeting to order at 6:00 PM.**
  1. Introduction of attendees - None.
  2. Public Comment on issues not on agenda - None.
  3. Discuss additions or deletions to agenda - L. Scangas requested moving agenda items number 3 & 4 higher up on the agenda.

B. Weinstein requested adding an "old home award" for the Commission to consider in the future, where each year an old residence in the community that's been improved is awarded. L. Scangas said it could be added to the agenda for the June 2022 meeting.
  
2. Discuss Historic District Update project and next steps -

**Item was moved to the fourth position for discussion.**

L. Papazian presented the Commission with a PowerPoint presentation and memo with her St. Albans Historic District Update. The presentation included a refresher on the process so far, including an older map that included structures that were previously demolished, and a new map that took nonexistent properties out of the picture.

L. Papazian presented the Commission with a new map and boundary lines for the expanded Historic District that includes a list of seven properties that were requested to be added. The map includes the previous boundary lines and the new boundary lines, as needed for the amended application.

L. Papazian then used one property on Main Street as an example and reviewed what the forms for each building would look like that would be included in the District, describing their history and important facts.

C. Sawyer asked how the buildings got their names (for example, the Levy Building). L. Papazian explained that she carried over the building names from what they were the last time there were historic district nominations, in 1980.

L. Papazian showed the Commission that each building in the District will also have a photo included in the report, including applicable historical photos if available. L. Scangas suggested placing the historic photos of buildings directly next to the modern picture.

C. Sawyer said the previous nominations of each building from 1980 didn't always include pictures, but now there are plenty of pictures available. L. Papazian said this will improve the documentation for City properties and that there are more details in this application than there were in 1980.

L. Papazian then explained the documentation that would accompany each nominated structure. This includes a draft statement of significance, which is a summary paragraph that updates the area of significance. There are two main categories for "area of significance - A (buildings whose use was historic - entertainment, library, courthouse, religion, politics, government, etc.); and C (whether they are area architecturally interesting buildings).

L. Papazian then explained in depth what qualifies structures for area of significance A and showed the Commission pictures of buildings that fall under the designation (the Armory, the Bellevue Theater, etc.)

B. Weinstein commented that the statements of significance are beautifully written and wondered if the City should send them to each property owner. C. Sawyer said they will discuss next steps and public outreach later in the meeting.

L. Papazian explained in depth the area of significance C: Architectural Significance. The oldest structure in this group is Taylor Park (1792) and the group is broken down into three time periods:

- 1st 1792 - 1850
- 2nd 1850 - 1895
- 3rd 1895 - c. 1960

L. Papazian explained that her report includes an expanded discussion of both Taylor Park and individual architects. She then showed the Commission a color-coded map of the District that highlighted the various generations of structures. L. Papazian then showed the Commission a series of historic pictures of downtown blocks from different periods, showing how they've changed and how they've remained the same over time. She then showed pictures of buildings throughout the City that have interesting decorative touches, including:

- buildings with canted corners, such as the Barlow Street School

- buildings with decorative masonry, such as the former opera house built in 1892 (now home to Twiggs)
- buildings with decorative arches, such as the Kingman Street Peoples Trust Company building and former opera house (Twiggs)
- buildings with historic storefronts, such as the block that includes the Eloquent Page and Ralston's storefronts

L. Papazian said her next steps will be to create detailed forms for the seven properties that are being added to the application. L. Scangas said he has several comments that he would like to email. B. Weinstein commented that it is a thorough presentation.

C. Sawyer asked what the Commission should present to the public hearing in April. L. Scangas said the map, the statements of significance, and a presentation by L. Papazian. He also said they could make more information on specific buildings and their history accessible on the City's website for members of the public to look at if they want more information.

L. Scangas suggested adding more detailed information on the religious structures in the District. C. Sawyer asked when the City should send mailings to homeowners and wondered if all properties in the District, even those that were already a part of the existing District, should be notified or if only the properties that are being added should be. L. Papazian suggested he contact Devin Coleman for more information.

L. Scangas said he thinks the public will like this and that it won't be controversial.

The next meeting on this subject will be on April 5, 2022, with a final public presentation and possible Historic District walkthrough in July 2022.

3. Discuss CLG grant application - **Item was moved to the second position for discussion.**

L. Scangas recommended that L. Evans include a PowerPoint presentation for the Vermont Certified Local Government Program grant application, which can be taken to the schools and other organizations. L. Evans said they are still waiting for the last bits of information to finalize the application and data with estimated budget. J. Luneau said that the last time this grant was open for application there weren't many applicants and that if the application for St. Albans isn't perfect not to let that hold them back from applying.

L. Charlesworth suggested brining Northwest Access Television in to do a segment and to contact Seven Days "Stuck in Vermont" columnist to do a piece on it.

L. Evans wanted to make sure that St. Albans Museum President Janet Bailey gets credit for her hard work and dedication on the application.

**J. Luneau made a motion to accept the CLG grant application as written by the St. Albans Museum, with amendments. Second by R. Stahl. Motion passed with all in favor at 6:11 PM.**

4. Update on Museum Equity & Inclusion historic marker note -  
**Item was moved to the third position for discussion.**

C. Sawyer said the state of Vermont responded favorably to the suggestion of adding two historical markers in town, as proposed at the Historic Preservation Commission meeting in December 2021. Next steps towards completing the process include filling out the application, finalizing the best wording, and working with the state historic commission to get in their queue to complete the project. C. Sawyer said finalizing the wording is an important next step.

5. Discuss regular meeting date/time in March - Next meeting was set for April 5, 2022.

6. Approval of Minutes -

**R. Stahl made a motion to approve the minutes of December 7, 2021, as presented. Second by L. Evans. Motion passed with all in favor at 7:18 PM.**

7. Other business. - None

8. Review next meeting date/time. -

April 5, 2022, at 6:00 PM is set for the public presentation of the new Historic District.

The Commission's next regular meeting is set for June 7, 2022.

Final presentation for the Historic District and a public walkthrough set for July 12, 2022, at 5:30 PM. C. Sawyer suggested planning for a 2-hour meeting with a 30-minute introduction and a 1.5-hour walkthrough. L. Scangas suggested breaking it into groups. L. Papazian suggested one group whose walk is smaller for people who don't want to walk the entire District.

9. Adjourn.  
**B. Weinstein made a motion to adjourn. Second by L. Evans. Meeting adjourned with all in favor at 7:23 PM**