



GENERAL WAIT HOUSE COMMISSION AGENDA

May 6, 2024 at 5:00 p.m.

General Wait House Commission

Marty DeHeer
Lois DeHeer
Gib Geiger, Vice-Chair
AnnMarie Harmon, Chair
Mary Kathleen Mehuron
Tenant Representatives:
Misha Goldman
Beth Kendrick
Onome Ofoman
Sam Robinson
Joshua Schwartz
Ira Shadis

Town Administrator
Annie Decker-Dell'Isola

Town Clerk
Jennifer Peterson

Town Treasurer
Randy Brittingham

Waitsfield Town Office
4144 Main Street
Waitsfield, VT 05673
(802) 496-2218
www.waitsfieldvt.us

THE GENERAL WAIT HOUSE COMMISSION WILL BE HOLDING A HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT WAITSEFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.

To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

1. **CALL TO ORDER / ROLL CALL**
2. **REVISIONS TO AGENDA, IF ANY (5 +/- min)**
3. **PUBLIC FORUM (10 +/- min)**
4. **APPROVAL OF MINUTES – FEBRUARY 12, 2024 (5 +/- min)**
5. **CURRENT STATUS OF THE GWH FROM TENANTS (10 +/- min)**
6. **SELECTING THE ROOFING MATERIAL (15 +/- min)**
7. **SHORT-TERM COMMITTEE REPORT (15 +/- min)**
 - a. **Status of Petty Cash and Bisbee's Account**
 - b. **Maintenance Work Completed**
8. **LONG-TERM COMMITTEE REPORT (10 +/- min)**
9. **OTHER BUSINESS (10+/-min)**
 - a. **Barn Clean Up – set a date in May**
 - b. **Creating a Rental Policy – which committee?**
10. **ADJOURNMENT**

TOWN OF WAITSFIELD, VERMONT
General Wait House Commission Meeting Minutes
Monday, March 4, 2024

Members Present: Gib Gieger, AnnMarie Harmon, Beth Kendrick
(Representing the General Wait House Tenants), Lois DeHeer, Marty DeHeer, Kathy Mehuron

Members Absent: None

Staff Present: None

Others Present: None

Regular Business

1. Call to Order

The meeting was officially called to order at 5:03 PM by AnnMarie Harmon. The meeting was held in person at the Town Office and remotely via Zoom.

2. Review the Agenda for addition, removal, or adjustment of any items.

agenda for the evening was accepted without revision.

3. Public Forum.

No public comment was received.

4. Approval of the 1/16/24 meeting minutes.

The minutes from the February 12, 2024 were reviewed with a small correction that the long term rather than short term committee meeting date set.

The minutes were motioned for approval by Gib and seconded by AnneMarie, resulting in a unanimous agreement.

5. Current Status of the GWH (15 +/- min)

a. Status of Petty Cash and Bisbee's Account

AnneMarie shared that the recent Town Report reflects confusing information regarding the total of money currently available for the commission's work. Anna shared with AnneMarie that the overall maintenance account balance is \$61,400 rather than \$35,000 printed in the town report due to accounting processes. The committee needs to clarify with the town where the \$61,400 is to be distributed from by the town: Is it separate from allocated town funds that pay for monthly expenses for running the building? Do the monthly expenses come out of a different town budget item or from this account? \$2,000 will be used to open an account at Bisbees reflecting a recent matching donation for this purpose.

b. Donation \$1,000 donation was received from a community member to match what the town committed to for opening an account at Bisbees.

c. Maintenance Work Completed

Gib reported on his review of the building: the upstairs toilet replacement is a high priority. Other immediate items are: glass repair and light bulbs. Gib trimmed tree branches off the roof and reviewed other items from the repair list.

6. Short Term Committee Report

Ann Marie proposed that the Short Term Committee will report on the budget status at each monthly meeting during their committee report.

The committee reviewed the maintenance list: toilet repair is identified as a first-priority along with other small items from the to-do list including: powder beetle treatment, shutter repair,

exterior painting are other initial items to take care of soon. Roof estimates need to be reviewed and updated with contractors. Discussion on whether historical preservation guidelines need to be adhered to during the roof replacement. AnneMarie supplied a pamphlet from the Federal Historical Preservation regarding their guidelines. The Short-Term committee will further research this topic.

7. Long-term Committee Report (15 +/- min)

Kathy Mehuron reported on the recent meeting. Brainstorming, future possibilities. Long term possibilities are really intriguing: including roof, paint as immediate concerns, rebuilding the barns. Fund raising looking towards other models that already succeeded including the Meeting House and the Library. Conduct a survey in the community to identify community needs as an aspect of fundraising. Come up with a vision, model and go out into the community to engage community involvement. Organizations that might want to invest in the building as the heart of the community: Yestermorrow, non-profit symposium hosted at the GWH to inspire shared missions, grant money for barn restoration, Chamber looking for historic buildings to invest in high-tech solutions. Seek opportunities for community engagement to support rehabilitation of the building.

8. Other Business

Lois submitted a list of to-do items to add to the current committee list. Discussion ensued regarding what needed to be added. AnneMarie suggested that money could be used for consultants to identify and clarify tasks.

9. Adjournment

Before adjourning the meeting, the commission set the next meeting date for April 1st at 5 PM. The long-term committee (Kathy, AnneMarie, and Tenants) will set a meeting date for March.

The meeting adjourned at 6:04 PM. Gib motioned to adjourn and Lois seconded.

Respectfully submitted,
Beth Kendrick

Report from the Long-Term Committee

April 1, 2024

FUNDRAISING

The Long-Term Committee (LTC) confirmed that the General Wait House (GWH) town account has just over \$60,000. The GWH received a grant for \$40,000 from a generous donor in the community. The Long-Term Committee discussed that perhaps some of this can be used to hire a consultant to assist with fund-raising. The Waitsfield United Church of Christ hired a fundraising consultant, and they did a terrific job obviously, so we inquired information on their experience. Oddly, at least one person involved stated that he does not recommend that we take that route. This is the advice we received:

1) Build a fundraising board that is separate from the town appointed committee but includes some of those members. Buy a fundraising book and follow its instructions (such as building a pyramid of specific donors and appoint two people from the committee to go and ask for money together in person--it doesn't work any other way).

2) Create a public campaign that gives the project real relevance to the public. Here is where an event and general PR come into play. But these things consume board energy and should be carefully executed (maybe not at all).

3) Invest in a grant writing consultant if the LTC needs assistance. The State Agency of Commerce and Community Development hands out grants each year for barn restoration and rehabilitation projects. We are now on the email list for grants that come up from this agency.

AnnMarie's brother, a professional fund-raiser offered to assist us in addition to recommending an awesome fundraising book.

Whatever we decide to do, getting the public involved with a survey or a charrette (a design event with a lot of people designing together) is going to be *critical* for the overall success of the project of renovating the house and turning the barns into something that could serve the community. The bottom line is that we need to stir up passion in the community to get people involved and to donate. This was the primary message from the people we spoke with from the Waitsfield UCC.

LONG-TERM RESTORATION PROJECT - ROOFING

The LTC corresponded with Laura V. Trieschmann, the Vermont State Historic Preservation Officer. The email correspondence is attached. Basically, the essence of her response was that if we are not planning on modifying anything else, changing the roof to a metal roof will not prevent us from getting grants and tax credits in the future. If we destroy enough of the historic fabric of the building, it will no longer be a "contributing building" within the National Historic District and therefore cannot qualify for historic preservation grants or tax credits. Therefore, we do need to be mindful.

Fred Messer has recommended a corrugated metal roof material that is relatively inexpensive and has a more historic look than the standing seam metal roof. It's an attractive product and it should last longer than a cedar shake roof. That would be the recommendation of the Long-Term Committee.

TECHNOLOGY HUB IN WAITSFIELD

The LTC had discussed the possibility of creating a technology hub inside the barn as a potential use. Kathy asked Eric Friedman, Executive Director of the MRV Chamber of Commerce, for an update on getting a technology hub in Waitsfield and this was his response: "Yes and no. We are in the infancy of this concept and are working initially on doing a feasibility study to determine if there is a need for the type of facility we are contemplating and what type of site would be ideal. That being said we don't have much to say except that it is one of a couple of potential location ideas but we are nowhere near having a discussion about it at this point in time. This is very much a long-term project. I wish I had more but simply don't at this point in time."

Hi Gib,

As far as I know, our office does not currently have any purview over the work happening at the General Wait House. We cannot tell you what is “allowed,” we can simply offer guidance based on best practices.

I believe AnneMarie was concerned that a change in the material of the roof would impact the building’s historic status. That is the question I tried to answer in my last email. As I said, we really cannot definitively state yes or no without knowing more about how the building will be used going forward and what other changes that might necessitate.

Caitlin

Caitlin Corkins | Tax Credits and Grants Coordinator
Vermont Agency of Commerce and Community Development
1 National Life Dr, Davis Bldg, 6th Floor | Montpelier, VT 05620-0501
802-828-3047
accd.vermont.gov

From: Sue and Gib Geiger <geiger@gmavt.net>
Sent: Monday, March 11, 2024 10:15 AM
To: Corkins, Caitlin <Caitlin.Corkins@vermont.gov>
Cc: AnnMarie Harmon <annmarie@madriver.com>; Trieschmann, Laura <Laura.Trieschmann@vermont.gov>; Kathy Mehuron2 <kathym55@gmavt.net>; luke <luke@friendsofthemadriver.org>; Gib Geiger <geiger@madriver.com>; Fred Messer <fmesser0@gmail.com>; Lois DeHeer <stepback@gmavt.net>; Marty <droppockets@gmavt.net>
Subject: Re: Waitsfield’s General Wait House

Good morning Caitlin and Laura,

Thanks to you and Laura, so very much for responding so quickly to AnnMarie’s questions!

Gib Geiger here, I am one of the volunteer members of the General Wait House Committee. I am a retired carpenter/farmer, and spent most of my building career remodeling/repairing older homes. The newly formed General Wait House Committee consists of 6 volunteer members, formed into two groups, the “Long Term Committee” and the “Short Term Committee”. Myself, along with two other members, are on the “Short Term Committee”. Our goal is to get the building “solid” again, mainly external repairs, siding, trim, roofing, and painting. The building has been neglected for several years, and is in need of some serious TLC. Right now, the two biggest ticket items are the roof, and painting of the exterior. The current roof is Red Cedar, that has deteriorated, and in several locations, completely rotted away. The goal is to replace the roof with a material that will require little, to no maintenance, and hopefully, never need to be replaced. We are hoping to use either a standing seam, or perhaps a newer style corrugated roof, choosing a color that would be suitable for the historic district here in Waitsfield. The exterior will require some clapboard, and trim repair, and window shutters repaired, then a good cleaning, scraping, priming and painting. The color will remain the same, White, as it currently is.

There will be no big changes to the exterior of the building, other than the tear off of the existing Cedar shingles, and installation of the new roof material. The exterior siding and trim will remain the same, and will have a new coat of paint. These two items will be the most costly for now, and the goal of the “Long Term Committee” will be to find the funds required to get them done. As we work to get estimates, it would be good to know that a standing seam roof would be allowed, as a replacement for the existing cedar roof.

Thanks again for your quick responses, and we look forward to hearing from you, and working with you, as we move forward on this project.

Sincerely,
Gib Geiger

On Mar 11, 2024, at 9:03 AM, Corkins, Caitlin <Caitlin.Corkins@vermont.gov> wrote:

Hi AnneMarie,

Thanks very much for reaching out.

In answer to your question, it depends ...

We cannot evaluate the change of one building element in isolation. A change of roofing material, especially one that would be very different visually from the current roofing material, is not recommended per the Secretary Standards for Rehabilitation. If this is the ONLY thing that you plan to do that would alter the historic fabric and character of the building, it would likely not impact its eligibility.

HOWEVER, if there are other changes you need to make to accommodate accessibility, for example, or updates to meet current building codes – we must consider all those changes together. Too many alterations would impact the eligibility of the building and therefore its eligibility for future funding.

I would caution making a change in the roofing material without a plan for the entire building so that we can understand the real impact of this potential change.

As Laura mentioned, we are happy to work with you to understand your big picture plans for the building, other alterations and improvements you need to make, and provide feedback.

Caitlin

Caitlin Corkins | Tax Credits and Grants Coordinator
Vermont Agency of Commerce and Community Development
1 National Life Dr, Davis Bldg, 6th Floor | Montpelier, VT 05620-0501
802-828-3047
accd.vermont.gov

From: AnnMarie Harmon <annmarie@madriver.com>
Sent: Saturday, March 9, 2024 11:13 AM
To: Trieschmann, Laura <Laura.Trieschmann@vermont.gov>
Cc: Kathy Mehuron2 <kathym55@gmavt.net>; luke <luke@friendsofthemadriver.org>; Gib Geiger <GEIGER@madriver.com>; Corkins, Caitlin <Caitlin.Corkins@vermont.gov>; Fred Messer <fmesser0@gmail.com>; Lois DeHeer <stepback@gmavt.net>; Marty <droppockets@gmavt.net>
Subject: Re: Waitsfield's General Wait House

You don't often get email from annmarie@madriver.com. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Thank you Laura for your quick response!

One more question for now: If we replaced the roof of the General Wait House with a metal roof instead of wood shingles, would we be compromising our chances of receiving federal or state grants in the future? We think the second floor of the General Wait House was constructed after the Civil War since it has some Greek Revival elements. Perhaps this is a question for Caitlin. Here is a link to the Historical Society which has a few historic photos: <https://www.waitsfieldhistoricalsociety.com/>

—AnnMarie

On Mar 8, 2024, at 10:02 AM, Trieschmann, Laura <Laura.Trieschmann@vermont.gov> wrote:

Good Morning and thank you for reaching out. We are excited to hear the commission has been formed with a focus on the restoration of the house and barns.

If this is not a certified rehabilitation, does it have to comply with the US Sec. of Interior's Standards for Rehabilitation?

In general, if you are NOT using state or federal funds or tax credits, there is no official hook to comply with the Standards for Rehabilitation. HOWEVER, alterations done to the building that do not comply with the Standards, may affect eligibility to receive state or federal funds later for other projects. Additionally, depending on those alterations done that do not comply, the contributing status to the Waitsfield Historic District could be compromised. The loss of too many character-defining features will change the status to non-contributing.

The Standards are a good way to measure the stewardship of historic buildings. They provide guidance through which alterations can be made and do offer options. There are ways to evaluate those options to ensure the best preservation practices for a historic building while ensuring there is funding to continue maintenance and stabilization projects. The expectation is to have working buildings, not museums. I would encourage you to do alterations and maintenance that comply with the

Standards, and we are available to assist and review the proposals even if there is not a required review by our office.

I have added Caitlin Corkins to this email, as she works masterfully with the Standards and may have more to offer here.

Does the Waitsfield Historical Society have any jurisdiction to make decisions for this building or can the Town, the owners, dictate methods for rehabilitation and restoration?

This is not a question I am really equipped to answer because I do not know the makeup of the regulations in your town. It might depend on who owns the building and the local laws. Local laws would grant an entity like the historical society or a design review board the jurisdiction to review plans and approve. If there is no such board or local law granting the jurisdiction, then the owners can do as they wish. One point here I can offer: if there is state or federal fundings, all plans would be reviewed by our office.

I do hope this is helpful. please let us know how else we can assist.
Enjoy the weekend and thank you for your stewardship of Vermont's heritage.
Laura

Laura V. Trieschmann
State Historic Preservation Officer
802-505-3579

-----Original Message-----

From: AnnMarie Harmon <annmarie@madriver.com>
Sent: Thursday, March 7, 2024 5:50 PM
To: Trieschmann, Laura <Laura.Trieschmann@vermont.gov>
Cc: Kathy Mehuron2 <kathym55@gmavt.net>; luke <luke@friendsofthemadriver.org>;
Gib Geiger <GEIGER@madriver.com>
Subject: Waisfield's General Wait House

Dear Laura Trieschmann,

I am writing to you on behalf of the recently created Town of Waitsfield commission called the General Wait House Commission. The Town has owned the home of its founder since the late 90's but hasn't kept up with the maintenance sufficiently. The commission was created with the intention of restoring the house and possibly rehabilitating the barns for community use. Currently, we are in the process of obtaining bids to replace the roof which is a cedar shake shingled roof. We would like to replace it with standing seam metal which was not historically used on early 19th century homes but as we know could last 20 or more years longer than wood shingles. It is a difficult decision.

Are you aware of this house initially constructed in 1793? The second floor was added in the early 1800's after it was relocated to its current location. The building is a contributing historic structure on the National Register of Historic Places Waitsfield Historic District. It is also located within a state-designated Downtown Village Center.

I have two questions that I would appreciate your assistance. If this is not a certified rehabilitation, does it have to comply with the US Sec. of Interior's Standards for Rehabilitation? Does the Waitsfield Historical Society have any jurisdiction to make decisions for this building or can the Town, the owners, dictate methods for rehabilitation and restoration?

We in the commission would sincerely welcome any advice you have for us as we embark on fundraising efforts to restore the house and barns. If we can insulate the barn and turn it into a four-season space it could be a desperately needed meeting space for the community!

Thank you in advance for your advice and information and we are looking forward to working with the VT Division for Historic Preservation.

Sincerely,
AnnMarie Harmon
General Wait House Commission, Chair
Waitsfield Planning Commission, Vice-Chair

WAIT HOUSE CARRIAGE BARN USAGE GUIDELINES

4061 MAIN STREET, WAITSFIELD, VT

The Waitsfield Historical Society has worked through the years, through fund raising, to improve and prepare the Carriage Barn to make it possible to hold community related entertaining events and their meetings in the Barn. This is possible only for 3 seasons as there is no heat in the Barn and NO heating units are permitted. The barn is NOT intended as a workshop, meaning no tools or painting and not for storage.

The Barn is available for use on a first come, first serve basis for community events for non-profit groups and organizations. The “Town” or the “Historical Society” would have priority if a request should fall on the same date as theirs.

RULES and REGULATIONS

1. Maximum capacity is 45 as per the fire code.
2. No smoking in Barn or on the premises.
3. Alcoholic beverages are prohibited anywhere on premises.
4. The chairs, if used, must be folded and returned to where you found them.
5. The Carriage Barn left just as you found it.
6. Pack in/Pack out!! All trash MUST go with you when you leave. No exceptions!!!
7. Any displays are to be enjoyed and nothing removed from walls, etc. Also, nothing should be nailed to any walls.
8. There are restrooms in the General Wait House lobby.
9. Since the Wait House has several offices and it is a Visitor Center, parking will be at a minimum. The elementary school parking lot is available when not in session. Car pooling is also a suggestion.
10. A “Request for Use Form” must be filled out and signed by an Officer of your organization to hold open the date requested. This can be picked up from the “Contact Officer” below when you decide on your date.
11. Since there is no charge for use of the Carriage Barn, a donation to the “Waitsfield Historical Society” would be greatly appreciated.
12. The key for the Barn door can be picked up the day before, or of, your “USE” date. Prior to leaving, hang the key on nail inside on wall by door, close door and attach lock.

CONTACT OFFICER: For “REQUEST FOR USE FORM”.

1. Lois De Heer, President Waitsfield Historical Society
Ph. # 793-6037 or email stepback@gmavt.net

WAIT HOUSE CARRIAGE BARN "REQUEST FOR USE FORM"

4061 Main Street, Waitsfield, VT 05673

.....
(Return to Contact Person below or by mail to:

Waitsfield Historical Society, P.O. Box 816, Waitsfield, VT 05673)
.....

Organization Name: _____

Person making request: _____

Address: _____ Ph.# _____

Email: _____

Day/Date & Time of "Use" requested: _____

Purpose: _____

Person you contacted about "Use": _____

Have you read the "Guidelines"? _____

We will get back to you upon receipt of request as to whether the day/date you request is available.

Waitsfield Historical Society

Contact Person: _____ Ph.# _____

Email: _____

Profile	<i>Any</i>
Color	<i>Any</i>

Estimated Start Date <small>(Or Sooner, Weather Permitting)</small>	<i>4-12 weeks</i>
Estimated Job Duration <small>(Or Sooner, Weather Permitting)</small>	<i>1-2 weeks</i>

Job Description:

<input checked="" type="checkbox"/>	Layers of stripping and clean up included
<input checked="" type="checkbox"/>	Dumpsters and Permits
<input type="checkbox"/>	Plywood
<input checked="" type="checkbox"/>	High Temp Ice and Water shield
<input checked="" type="checkbox"/>	Synthetic Breathable Underlayment
<input checked="" type="checkbox"/>	Ventilation: <i>All New Ridge Ventilation</i>
<input checked="" type="checkbox"/>	Pipeboots <i>Replaced as applicable</i>
<input checked="" type="checkbox"/>	Chimney Collar <i>Installed as applicable</i>
<input type="checkbox"/>	Skylights
<input checked="" type="checkbox"/>	Snowguards
<input checked="" type="checkbox"/>	Siding for Endwall

What is included:
<ul style="list-style-type: none"> • Lifetime warranty / 50yr transferrable • Lifetime workmanship • Factory certified install • Energy Efficient Kynar 500 Matte Finish • Premium Color Coordinated Trim Package • 40 year fade guarantee • Fluoroceram coating to prevent fading, chipping, peeling and cracking • Class A Fire Rating, Class IV Hail Rating, Wind Rated up to 165 mph • Quality Control Inspections / Dedicated Project Manager

Miscellaneous:
<p><i>- Peace of Mind</i></p> <p><i>- Permanent Roofing System</i></p>

Price and Terms

Retail Price			
<i>All Discounts Applied</i>			

\$174,572

IF Plywood is Needed

\$64,972

IF No Plywood is Needed

Main Building / Porch / First Gable Section Included

Profile	Any
Color	ANY
Estimated Start Date <small>(Or Sooner, Weather Pending)</small>	4-12 weeks
Estimated Job Duration <small>(Or Sooner, Weather Pending)</small>	1-2 weeks

Job Description:	
<input checked="" type="checkbox"/>	Layers of stripping and clean up included
<input checked="" type="checkbox"/>	Dumpsters and Permits
<input type="checkbox"/>	Plywood
<input checked="" type="checkbox"/>	High Temp Ice and Water shield
<input checked="" type="checkbox"/>	Synthetic Breathable Underlayment

<input checked="" type="checkbox"/>	Ventilation: <i>All New Ridge Ventilation</i>
<input checked="" type="checkbox"/>	Pipeboots <i>Replaced as applicable</i>
<input checked="" type="checkbox"/>	Chimney Collar <i>Installed as applicable</i>
<input type="checkbox"/>	Skylights
<input checked="" type="checkbox"/>	Snowguards
<input checked="" type="checkbox"/>	Siding for Endwall

What is included:
<ul style="list-style-type: none"> • Lifetime warranty / 50yr transferrable • Lifetime workmanship • Factory certified install • Energy Efficient Kynar 500 Matte Finish • Premium Color Coordinated Trim Package • 40 year fade guarantee • Fluoroceram coating to prevent fading, chipping, peeling and cracking • Class A Fire Rating, Class IV Hail Rating, Wind Rated up to 165 mph • Quality Control Inspections / Dedicated Project Manager

Miscellaneous:
<p>- Peace of mind</p> <p>- Permanent Roofing System</p>

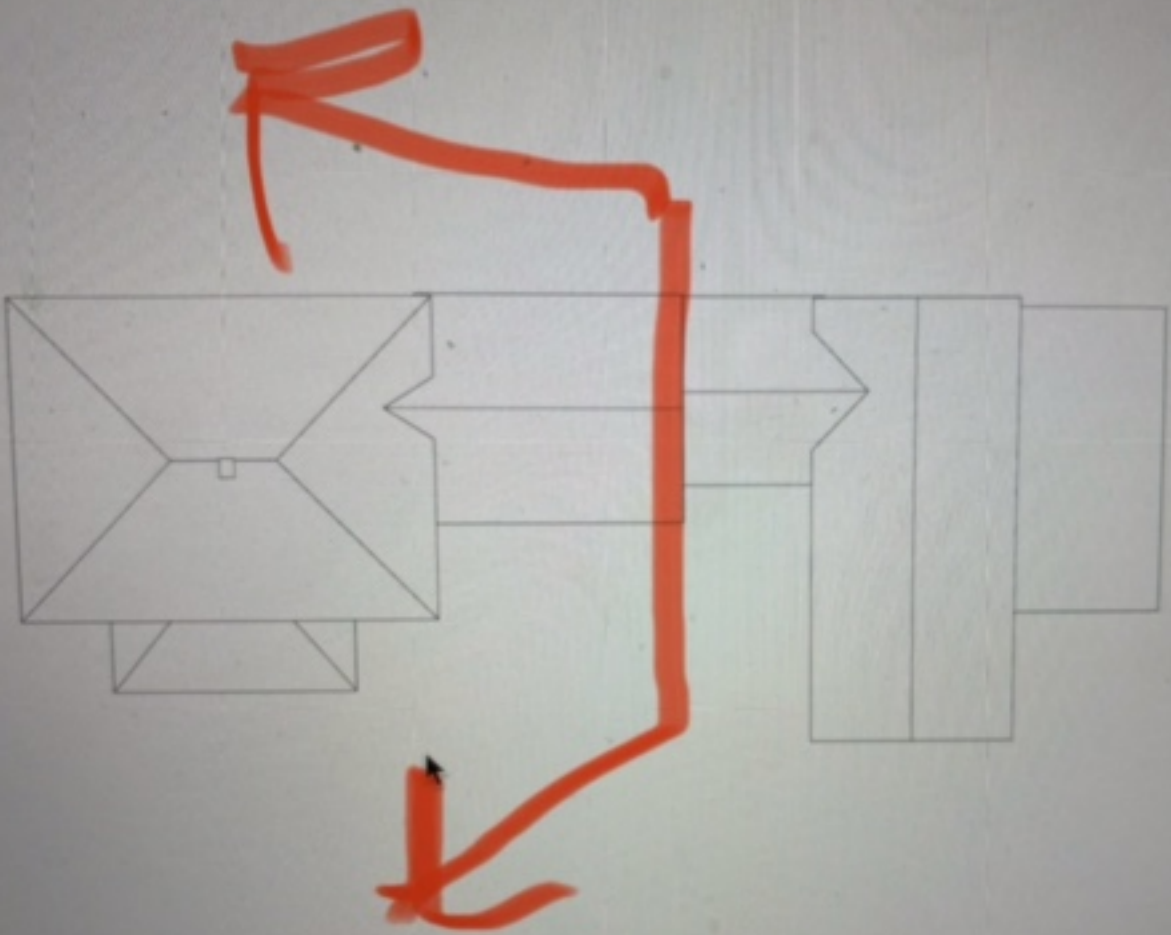
Price and Terms

Retail Price			
<i>All Discounts Applied</i>			

\$120,382
IF Plywood is needed

\$104,782
IF no Plywood is needed

Entire Project except rear steel roof facet



+5%	+10%	+15%	+20%
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