

THE GENERAL STANNARD HOUSE

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MILTON, VERMONT

FOR: C. Harry Behney  
Executive Director  
Greater Burlington Industrial Corporation  
Burlington, Vermont

BY: The Office of Martin S. Tierney, A.I.A.  
82 Church Street  
Burlington, Vermont

DATE: 23 November 1988

**RECEIVED** NOV 28 1988



THE OFFICE OF MARTIN S. TIERNEY AIA  
82 CHURCH STREET  
BURLINGTON, VERMONT 05401  
(802) 863-3371

STANNARD HOUSE SURVEY , Milton, Vermont

Client: G.B.I.C.

On November 9th, I made my first site visit to The General Stannard House in Milton, Vermont. Although structural elements and conditions were very clear, the history of the building became more cloudy upon investigation. Lest some physical aspect of this building's story be covered or destroyed, I decided to briefly consult with preservationist Eric Groves to be sure that I wasn't overlooking important elements. Mr. Groves returned to visit the building on Thursday the 10th. Our initial, overview conclusions are as follow.

Our general determination is that we have a circa 1840 Greek Revival Cape farm house. Although all of the original wooden elements had straight up and down chatter marks, we do not date the house to an earlier time for the following reasons:

- All nails are machine-made cut nails.
- There are no summer beams in the basement.
- There seems to be no evidence of a central chimney.
- There are no corner posts to carry the horizontal beams that occur at the ceilings and north and south walls.

There is evidence that the building once had a central hall and had a front door with side lights. The house seems to have undergone two major renovations. The first of these renovations occurred in the late 1800's and consisted, in part, of building a small front porch, covering the front door and its side lights, re-arranging the central hall plan, moving the stairs to their present position, rebuilding them out of Victorian elements and replacing most of the windows with two-over-one sash. The next major renovation was the addition of a wood frame wing headed to the west and resting on a concrete block foundation. There is a section of the original surface of the building that is exposed where the addition meets the original building and yields good information. One thing it tells us is that the final layer of clapboard was laid concurrently (or after) the addition was erected, which was probably in the 1950's. The original surface was 6" exposed clapboard with a simple moulded cornice.



The following is a brief survey of the building. For the sake of coherence the report shall proceed with a brief walk around the exterior of the original building and its addition. At the juncture of the addition and the original building, there is a water problem due to lack of a gutter and a pitch of the ground towards the building at the surface. The addition seems to be relatively plumb but the foundation of concrete block has failed in a few places. The roof ridge of the addition has a considerable sag in it. In general, the addition is not substantially impressive in its structure or general demeanor. Moving to the south side of the original building, there is some movement in the stone foundation. The stair to the basement needs rebuilding. And, as is typical of south sides of buildings, there are strong signs of vapor migration out of the building because of excessive paint failure.

The east side of the building has some deflection in it. Since the foundation seems to be locally good, this sagging could be indicative of some sill compression. The sill, however, is completely covered with brick in the basement and is unavailable for examination. The entry porch which seems to be an 1890's addition is in poor condition and should be removed. All of the basement windows in the building are rotten and should be replaced. The roof on the east side seems to be in a great deal of distress. Water has considerably eroded the grade in the immediate area of the building and a gutter system should be utilized.

The north side of the building seems to be relatively plumb and has no outstanding problems of note.

The basement of the building seems to be an especially deep one. The cellar stairs as well have the last two feet added to them, suggesting the possibility that the basement was lowered or the building had at one time been moved. It could also mean, of course that the basement stairs had rotted; not at all an unusual occurrence in a building of this age. The first floor or the ceiling of the basement has had a lot of patch work and renovation performed to it. Some of the ceiling has deflection beyond reasonable limits. All the plumbing in the basement will need to be replaced and has resulted in considerable damage to the original floor boards in the kitchen and the bathroom areas. The wiring as well will require replacement. In general the foundation looks good and would only require minor refurbishing around windows and on the West wall.

The first floor of the building which contains a kitchen, living room, dining room, small bedroom and bathroom seems to be in good shape. The floor of the small bedroom to the south west has deflected beyond acceptable limits. Relatively recent maple flooring has covered much of the history of change to this first floor level. The stair to the second level, however, is not in its original position and lacks enough headroom at the top. Indications in the living room to the south side of the front entry suggest that walls may have been removed that formed a central bay.

The second floor of the building has problems which are primarily cosmetic in nature. The floor has some deflection in it that has translated up from the first level below. Most of the rooms seem to be in great disarray due to peeling wallpaper and loose plaster giving the walls and ceiling a wavey look. Pulling the old linoleum from the floor has revealed a confusion of many changes in the building. It strongly suggests, however, the theory that the building once had a central bay with the original stairs leading to the second level. The ceiling of the second level central hall has an access panel to the area under the roof. Inspection of the underside of the roof revealed interesting configurations. Roof rafters were composed of approx. 4"x5" square sawn members tied with a mortise and peg at the roof ridge. The roof sheathing, composed of random width boards, shows signs of rot and failure.



STANNARD HOUSE SURVEY , Milton, Vermont

Problems, solutions, and their cost to correct.

1. The addition compromises the historic profile of original building and has little redeeming value.  
Solution: demolish, and replace clapboard on old exposed wall surface.  
cost: \$ 2,800.00 ✓
2. The front porch is in poor structural condition and is misleading as to the period of the building.  
Solution: demolish. During demolition, remove clapboard on lowest level to investigate condition of sill.  
cost: \$ 800.00 ✓
3. Poor drainage at exterior of building. Some signs of water in the basement.  
Solution: Place gutters and down spouts on the east and west sides of the house.  
cost: \$ 300.00 ✓
4. All basement windows are in an advanced state of rot from water damage.  
Solution: Replace windows, framing and structural surround.  
cost: \$ 650.00 ✓
5. Existing wooden columns placed in the basement to reinforce the structure over the years have begun to rot. As well there is unacceptable deflection in the south west section of the basement ceiling.  
Solution: Replace columns with new wooden ones on new concrete pads. Jack-up sections of first floor level where deflection is evident.  
cost: \$ 700.00
6. Stairs from the basement to the first floor and from the first floor to the second are not in the correct location.  
Solution: demolish both stairs at existing location and rebuild in more efficient and historically correct area.  
cost: \$ 2,200.00

7. The exterior stairs to the basement have severely deteriorated.

Solution: Rebuild doors to the basement and patch masonry where needed.

cost: \$ 1,000.00

8. The bricks in the basement in the interior wall, the chimney and the exterior foundation wall are powdering from dampness.

Solution: Parge all brick with Thoro-Seal.

cost: \$ 1,800.00

9. The plumbing of the building is out-dated and in very poor repair.

Solution: Replace all plumbing. The cost shall be estimated on the replacement of four plumbing fixtures.

cost: \$ 3,000.00

10. The kitchen and the bathroom have sections of rotted flooring.

Solution: Patch existing floor. Replace the floor material.

cost \$ 500.00

11. The wiring in the building seems to be haphazard and patched.

Solution: When the program of the building is determined the service should be replaced and the building rewired.

cost: \$ 4,500.00

12. The roof is under-structured and the sheathing has crept, giving the roof a wavy appearance.

Solution: Replace the roof by placing new rafters next to the old and by placing the roof sheathing over the existing old random width planking. Roof finish materials would be cedar shingles.

cost: \$ 6,600.00 ✓

13. The exterior of the building badly needs painting and refurbishing.

Solution: The building should be prepared for painting and exterior storms should be removed. The storms should be replaced by new lexan interiors.

cost: \$ 4,600.00 ✓

14. The interior of the building has very rough finish surfaces. The plaster is in poor shape and in many cases is being held in place by layers of wallpaper.

Solution: Gut the interior of the building, removing all plaster and split lathe. Haul all debris off the site.

cost \$ 3,000.00

15. The building is, and will be, very inefficient to keep warm in the winter.

Solution: Place two layers of 1 inch foil faced, rigid insulation on plank construction walls.

cost \$ 4,200.00

16. Place drywall on all interior surfaces after insulation has been applied.

cost \$ 5,000.00

TOTAL, Items 1 through 16 =

\$41,650.00

15,750.00

Interior repair.



STANNARD HOUSE SURVEY, Milton, Vermont

Summary

Clearly some of the scopes of work mentioned in this study may not be appropriate for the use that the building may see in the future. As well, some items, such as interior finishes, and door hardware, have not been included but have been left for the new tenants to fit into their program. Of most importance it would seem that the roof should be replaced, the deflections be removed from the floor on the first level, and the basement be cleaned of its debris.

In summary, the Stannard house represents an important contribution to the local history of Milton. Not only did it have an illustrious owner but it represents a significant type of local farm house built in the environs of Milton. Standing where it does, it is a gateway building reminding all those who enter Milton [in no matter how conscious a manner] of the scale and feeling of what the buildings were like in the fields surrounding the village of Milton. The building itself does not represent an especially high or rare historic style. It does, however, deserve careful consideration and sensitivity.





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Vt. Div. for Historic Preservation  
Chittenden County Milton 12/88  
Stannard House & Barn NW  
88-A-318 Nancy Boone







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Vt. Div. for Historic Preservation  
Chittenden County Milton 12/88  
Stannard House & Barn NW  
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Vt. Div. for Historic Preservation  
Chittenden County Milton 12/88  
Stannard House & Barn N  
88-A-318 Nancy Boone

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Vt. Div. for Historic Preservation  
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Stannard House & Barn W  
88-A-318 Nancy Boone







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Chittenden County Milton 12/88  
Stannard House & Barn N  
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Vt. Div. for Historic Preservation  
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Stannard House & Barn E  
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Stannard House & Barn SE  
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Stannard House & Barn S  
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Vt. Div. for Historic Preservation  
Chittenden County Milton 12/88  
Stannard House & Barn NE  
88-A-318 Nancy Boone







Vt. Div. for Historic Preservation  
Chittenden County Milton 12/88  
Stannard House & Barn E/NE  
88-A-318 Nancy Boone

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Vt. Div. for Historic Preservation  
Chittenden County Milton 12/88  
Stannard House & Barn N  
88-A-318 Nancy Boone



Listed on State Register 4/9/1980

STATE OF VERMONT  
Division for Historic Preservation  
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY  
Individual Structure Survey Form

SURVEY NUMBER:

0410-42

NEGATIVE FILE NUMBER:

77-A-5

88-A-218

UTM REFERENCES:

Zone/Easting/Northing

18/645670/4939850

U.S.G.S. QUAD. MAP:

Colchester Quad 7.5' series

PRESENT FORMAL NAME:

Raymond Sanderson Farm

ORIGINAL FORMAL NAME:

Stannard Farm

PRESENT USE: farm

ORIGINAL USE: "

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☐

Fair ☒ Poor ☐

THEME:

STYLE:

DATE BUILT:

House; c.1840, barn;c.1875

COUNTY: Chittenden

TOWN: Milton

LOCATION: 500 yds. N. from the Town  
line, on route 7.

COMMON NAME:

Raymond Sanderson Farm

FUNCTIONAL TYPE: farm

OWNER: Raymond Sanderson

ADDRESS: Route 7, Milton, VT

ACCESSIBILITY TO PUBLIC:

Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:

Local ☐ State ☒ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐

2. Wall Structure

a. Wood Frame: Post & Beam ☒ Balloon ☐

b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐  
Concrete Block ☐

c. Iron ☐ d. Steel ☐ e. Other:

3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐

Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐

Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐

Bonding Pattern:

Other:

4. Roof Structure

a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐

b. Other:

5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☒

Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:

6. Engineering Structure:

7. Other:

Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☐

Sheds ☐ Ells ☒ Wings ☐ Other:

Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐

Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other:

Number of Stories: 1 1/2

Number of Bays: 5 X 2

Approximate Dimensions: 25 X 30

Entrance Location: center

THREAT TO STRUCTURE:

No Threat ☒ Zoning ☐ Roads ☐

Development ☐ Deterioration ☒

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☒ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

This house has minimal detail. There is a cornice and frieze beneath the eaves, and the entrance is simply a trabeated frame surrounding the door.

RELATED STRUCTURES: (Describe)

A twenty-bay, two-level barn with a gabled metal roof. It has clapboards and vertical beards as siding. The post and beam barn is reputed to have brick nogging.

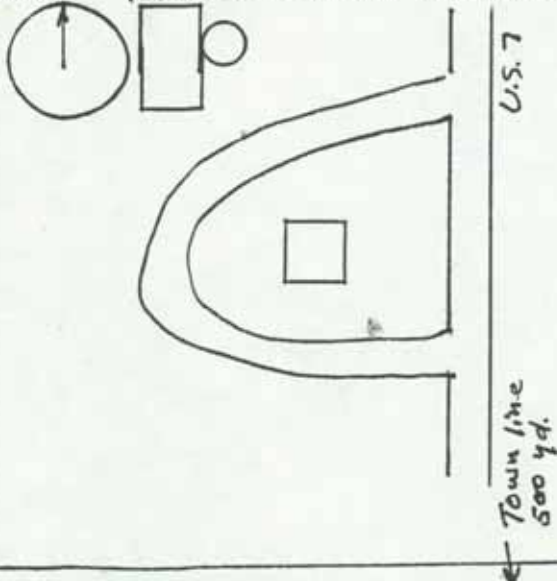
STATEMENT OF SIGNIFICANCE:

After General Stannard retired from military service, he moved to this farm and built the brick-lined barn and raised horses. Stannard was born in Georgia, VT, and became Vermont's most famed Civil War General, fighting in Gettysburg.

REFERENCES:

1, 5.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☒ Woodland ☐  
Scattered Buildings ☐  
Moderately Built Up ☐  
Densely Built Up ☐  
Residential ☐ Commercial ☐  
Agricultural ☒ Industrial ☐  
Roadside Strip Development ☐  
Other:

RECORDED BY:

Clark Schoettle

ORGANIZATION:

Division for Historic Preservation

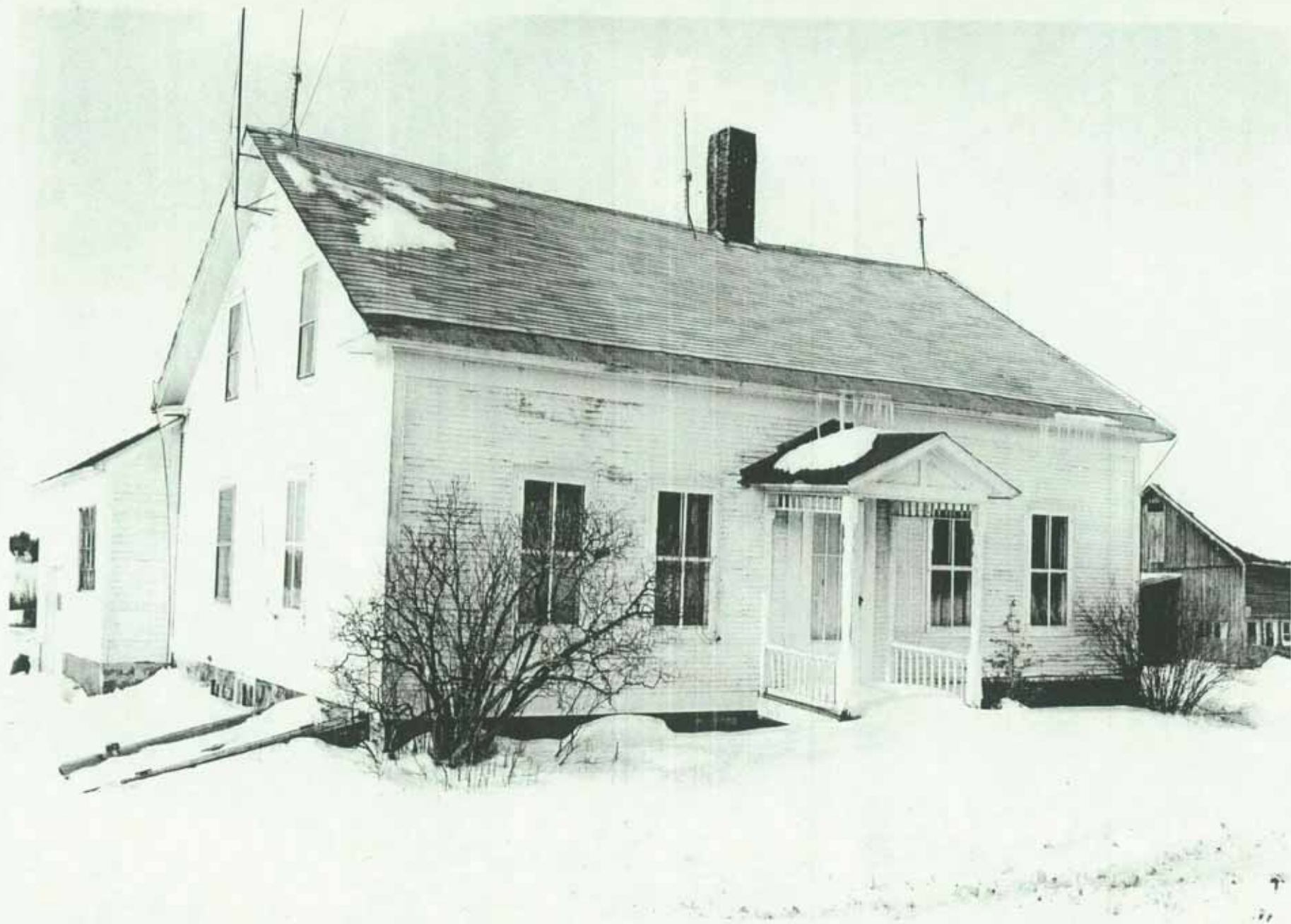
DATE RECORDED:

2/20/77

**POOR QUALITY**

**ORIGINAL** *Light*





0410-42



STATE OF VERMONT  
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

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DIVISION FOR HISTORIC PRESERVATION

*Preserving Vermont's historic, architectural and archeological resources*

January 26, 1990

Mr. C. Harry Behney  
Greater Burlington Development Corporation  
7 Burlington Square  
Burlington, Vermont  
05401

Dear Harry:

Thank you for the opportunity to visit the General Stannard house in the Catamount Industrial Park. As you know this house is significant historically for its associations with General George J. Stannard an important figure in Vermont's Civil War history. The house is the only building associated with Stannard's life and it is important that it be saved.

The house has been altered since it was occupied by the General but retains its form, structure and appearance. The interior has been changed several times and while some of the original trim and plaster remain it does not retain its original layout.

I suggest that you explore and adaptive reuse of the building into offices or some like use. While a museum might be an ideal use I doubt that is is practical at this time. The cost of developing a museum would be as high or higher that creating office space and the return would be far less. If the idea of a house museum relating to the period of General Stannard's occupation were pursued I suspect that finding adequate information to accurately restore the house would be very difficult.

The reuse of the building as office or commercial space would save the building for the future and provide the financial means to get it back into use. General Stannard could be commemorated by a sign outside the house and perhaps some public part of the house could be use to display photographs of the General and information on Vermont in the Civil war. For example maps and battle diagrams showing where he was involved in the action would be easy to obtain or create and would not interfere with the use of the building.

page 2  
Stannard House  
January 26, 1990


For the past five years the Division has had a matching grants program for the restoration of buildings owned by communities or non-profit organizations. Funds for this program are in the budget again this year and GBIC would be eligible to apply. I would also suggest you investigate the Third Century Fund. I will talk to people who have expressed an interest in Civil War related sites

Judging by the correspondence I have received there is considerable local support for saving and using this building.

As you get into the planning process I will assign someone from my office to assist you in the historic preservation aspects of the project. I will be happy to come to Milton and provide any testimony or support you need to obtain either local or Act 250 permits.

I appreciate and support your willingness to work toward saving this historic building.

Sincerely,



Eric Gilbertson  
Director/State  
Preservation Officer





# State of Vermont

## LAND USE PERMIT

CASE No.	4C0550	<u>LAWS/REGULATIONS INVOLVED</u>
APPLICANT	Greater Burlington Industrial Corporation	
ADDRESS	135 Church Street Burlington, Vermont 05401	
	AND	10 V.S.A., Chapter 151 (Act 250) a.
	Ivan Sanderson, et al.	Environmental Protection Rules
	R.F.D. #5, U.S. #7 South	Chapter 3, Subdivisions
	Milton, Vermont 05468	Chapter 7, Sewage Disposal and
	AND	Chapter 8, Water Supply
	Catamount Stadium, Inc.	
	9 Stowe Road	
	Waterbury, Vermont 05676	
	AND	
	Russell L. and Shirley P. Sweeney	
	R.F.D. #4	
	Railroad Street	
	Extension	
	Milton, Vermont 05468	
	AND	
	Clifford C. and Mary G. Howe	
	R.F.D. #5, Petty Brook Road	
	Milton, Vermont 05468	

District Environmental Commission #4 hereby issues a Land Use Permit pursuant to the authority vested in it in 10 V.S.A., Chapter 151. This permit applies to the lands identified in Volume 39, page 264, and owned by Ivan Sanderson, et. al.; Volume 36, pages 565 and 566 and owned by Catamount Stadium, Inc.; Volume 37, page 179 and owned by Russell L. and Shirley P. Sweeney; Volume 30, page 300 and owned by Clifford C. and Mary G. Howe and all held under option by the Greater Burlington Industrial Corporation, the permittees as grantees. This permit specifically authorizes the permittees to subdivide 21 lots of a 26 lot industrial park, to construct approximately 6600 feet of road and utilities, to construct a community water supply system and to provide for individual wastewater disposal systems. The industrial park is to be known as Catamount Industrial Park and the site is located off of Route 7 in Milton, Vermont.

The permittees, their assigns and successors in interest, are obligated by this permit to complete and maintain the project only as approved by the District Commission in accordance with the following conditions:

1. The project shall be completed as set forth in Findings of Fact and Conclusions of Law #4C0550, in accordance with the plans and exhibits stamped "Approved" and on file with the District Environmental Commission, and in accordance with the conditions of this permit. No changes shall be made in the project without the written approval of the District Environmental Commission.

construction season. All erosion control devices shall be periodically cleaned, replaced and maintained until vegetation is permanently established on all slopes and disturbed areas. The Commission reserves the right to schedule hearings and site inspections to review erosion control, and to evaluate and impose additional conditions with respect to erosion control, as they deem necessary.

12. Prior to sale and/or construction on Lots #1, #2, #3, #4, #5 and #12, the permittees shall notify the Vermont Division for Historic Preservation sufficiently in advance of any sale and/or construction so that the Division for Historic Preservation may conduct intensive and systematic surface collection of these areas.
13. Each prospective purchaser of any lot shall be shown a copy of the approved plot plan, the Certification of Compliance and the Land Use Permit before any written contract of sale is entered into.
14. No further subdivision of any parcels of land approved herein shall be permitted without the written approval of the District Environmental Commission.
15. The permittees shall reference the requirements and conditions imposed by Land Use Permit #4C0550 in all deeds and leases to said lots.
16. All outdoor lighting shall be installed or shielded in such a manner as to conceal light sources and reflector surfaces from view substantially beyond the perimeter of the area to be illuminated.
17. Stumps shall be disposed of above the seasonal high water table. The Commission shall be notified of the location of disposal if it is not at a State approved landfill.
18. Prior to any site work, the permittees shall install and maintain fencing along the tree line to be retained as depicted on Exhibit #35.
19. The permittees shall apply and maintain water or calcium chloride on all roadways within the project during construction and until paved to control dust.



analyzed the fire flow needs of the total project and has demonstrated that adequate water should be available to meet the fire needs of the project (Exhibits #38 and #14). The applicant has stated that this fire service will be available to areas outside the industrial park. The Milton Fire Chief has stated that this project will not unduly burden the Fire Department (Exhibit #62).

- (iii) The Milton Police Chief has stated that this project will place a large burden on the police department (Exhibit #23). The Milton Zoning Administrator has stated that the tax revenue from this project will adequately cover the cost of police protection (testimony of David Joachim).
- (iv) The Commission finds that this project will not place an unreasonable burden on the ability of the municipality to provide educational, municipal or governmental services.

8. Aesthetics, Scenic Beauty, Historic Sites and Natural Areas:

- (i) The District Wildlife Biologist has reviewed this application and has determined that the construction of a fire pond on the edge of the identified wetland area presents no significant impacts to this wetland area. The remaining wetland area will not be developed (Exhibits #24 and #37).
- (ii) The Vermont Division for Historic Preservation has identified three prehistoric archaeological sites on Lots #1, #2, #3, #4, #5 and #12 of this park which are listed in the State inventory of archaeological properties. These sites have not been evaluated in regard to their archaeological significance. The applicant has agreed to notify the Division sufficiently in advance of any sale of these lots so that the Division may have appropriate planning for intensive, systematic surface collection of these areas (Exhibit #63).
- (iii) The existing site is largely open farmland with a wooded wetland area. The existing vegetation, with the exception of the fire pond, within the wetland area will be maintained (Exhibit #34). The applicant has submitted a typical lot landscape plan. However, the Commission will require that the proposed development of any lot within this industrial park be reviewed under this criterion.



FINDINGS OF FACT

#4CO550

Page 12

Commission approves a maximum cumulative use of 1900 kilowatts, will require each tenant/purchaser to submit an estimate of kilowatt demand, and will require evidence of availability of service prior to approval for any project which would place the total demand from the project above 1900 kilowatts.

(K) Development Affecting Public Investments:

- (i) The Commission finds that the only identified public investment adjacent to this project is the roadway network, which will not be adversely affected by this project.

(L) Rural Growth Areas:

- (i) The Commission finds that the applicant has satisfied sections 9(A), 9(G), 9(H) and 9(J) of this criterion.

10. Conformance with the Local or Regional Plan:

- (i) The Milton Planning Commission has indicated that this project conforms to the local plan (Exhibit #30).

III.

CONCLUSION OF LAW

Based upon the foregoing Findings of Fact, it is the conclusion of this District Environmental Commission that the project described in the application referred to above, if completed and maintained in conformance with all of the terms and conditions of that application, and of Land Use Permit #4CO550, will not cause or result in a detriment to public health, safety or general welfare under the criteria described in 10 V.S.A., §6086(a).

IV.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, Land Use Permit #4CO550 is hereby issued.

Dated at Essex Junction, Vermont this 2nd day of August, 1983.

Commissioners participating  
in this decision:

Lincoln C. Brownell  
Lincoln C. Brownell

Helen B. Lawrence  
Helen B. Lawrence

Richard H. Wadhams  
Richard H. Wadhams

MADELEINE M. KUNIN  
GOVERNOR



STATE OF VERMONT  
OFFICE OF THE GOVERNOR  
109 STATE STREET  
MONTPELIER, VERMONT 05602  
(802) 828-3333

Eric →  
FYI. No response  
needed.  
- Marty Hane

RECEIVED JAN 19 1990

letter  
for policy  
committee summit -

January 17, 1990

Theresa Blanchette  
Dennis Bouchard  
Mr. Ladabouche's Fifth Grade Class  
Milton Elementary  
30 School Street  
Milton, Vermont 05468

Dear Theresa and Dennis:

Thank you for your recent letter concerning the home of General George Stannard. I respect the General's place in American history and appreciate your effort to preserve his home.

I know that the Vermont Division of Historic Preservation has been working with the Greater Burlington Industrial Corporation (GBIC) to find a solution that will keep the General's home intact. I am hopeful that an answer will be found that will satisfy the needs of the GBIC and preserve the home of one of Vermont's most famous sons.

I applaud your interest in this issue. It is good to see young people take action on matters that concern them. Thank you again for writing to me.

Sincerely yours,

A handwritten signature in dark ink that reads "Madeleine M. Kunin". The signature is fluid and cursive, with the first name "Madeleine" being more prominent.

Madeleine M. Kunin  
Governor

MMK:mh

cc: C. Harry Behney

**POOR QUALITY**

**ORIGINAL** light



Theresa Blanchette  
School Street School  
30 School Street  
Milton, Vermont 05468

December 13, 1989  
30 School Street  
Milton, Vt. 05468

Office of the Governor  
State Street  
Montpelier, Vt.

Dear Governor Kunin:

In Milton, Mr. Ladabouche's fifth grade classes are trying to help save the General George Stannard homestead. George J. Stannard was in the Civil War, during which he lost his right arm.

He was a key figure in the decisive battle of Gettysburg. After the war he built a home in Milton. The land has been sold as a part of the Greater Burlington Industrial Corporation Catamount Industrial Park on Route 7 in Milton.

A use must be found for the house or the GBIC is going to let the Milton Fire Dept. burn it down. The Milton Historical Society has already come in to speak to us, but they need help in coming up with a use for the house.

Can you help in any way? This project could help give Milton a better image in this area. Thank you very much.

Sincerely,

Theresa Blanchette  
Dennis Bouchard

Theresa Blanchette  
Dennis Bouchard

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GOVERNOR'S OFFICE

DEC 21 1989

MONTPELIER, VERMONT 05602



The Burlington Free Press

# Verm

## SECTION B

Wednesday, December 6, 1989 . . .  
City Editor, Deena Gross  
Phone: 865-0940, ext. 2017



**SAM HEMINGWAY**

## Gen. Stannard should be remembered

**A**sk most people to name the most famous battle of the Civil War, and they'll tell you Gettysburg. Ask them to name the home state of the general who, more than any other, turned the tide on the third day of this famous fight, and they'll give you a blank stare.

The answer is Vermont. The hero on that July 3 so long ago was one George J. Stannard, who led the charge on the vulnerable right flank of 15,000 Confederates under the command of Gen. George E. Pickett, cutting Pickett's attack in two and sending the rebels running.

Stannard's vivid account of that bloody day in his diary said it all: "I will state that the air was completely filled with missiles of death of all kinds and descriptions that were ever invented to be projected from the cannon's mouth. It beat anything that I ever saw or read of."

A year later, at the Battle of Chapin Farm near Petersburg, Va., Stannard lost his right arm to a gun wound. Two years later, after the dust settled at Appomattox, Stannard returned home to a grateful, war-weary Vermont. Another secret of the Civil War is that this state suffered like few others: 5,224 of the 32,549 Vermonters who went South did not come home alive.

Stannard made his home in Milton, raising horses on a farm along the main road into town, owning part of a brickyard business and holding the office of collector of customs for seven years.

He may have been a successful general, but he was a lousy businessman. In 1873 he went bankrupt and sold everything. Three years later he was appointed doorman to the U.S. House of Representatives and 13 years later he died, just before Grover Cleveland was sworn in as president.

While the names of Lee, Grant, Sherman and Stonewall Jackson are etched in our memory of the Civil War, Stannard's is not. Vermont named a town in Caledonia County after him. A statue of him, minus his right arm, stands guard at his burial site at Lake View Cemetery in Burlington.

Except for his Milton homestead, not much else remains of this admirable man, and unless something happens soon, even this old house may be history. The place, now just U.S. 7 road frontage for the Catamount Industrial Park, is owned by the Greater Burlington Industrial Corp. The company plans to tear it down if no one comes forward in the next three weeks with a plan to fix it up.

It's not that the GBIC is being the bad guy here. Harry Behney, GBIC president, was once the head of the Development and Community Affairs Agency and sat on its historic preservation panel.

"I have some sympathy for these types of things," Behney said. "I'd like to see something done to recognize Gen. Stannard. But there's a lot of historic sites around that the state had to take over when private groups were unable to care for them."

What Behney wants to see is a proposal by a group to renovate the interior of the building and take care of its overall maintenance, taxes and upkeep down the road. In return, GBIC is willing to repair the exterior, including the cornice along the roof, and provide sewer and water. Behney figures the whole cost of renovation might run \$45,000.

The problem, said John Fitzgerald of the Milton Historical Society, is not so much the money for restoring the place, but what to do with the home afterward. "We have to get something, a museum or welcome center perhaps, in there that will make it pay for itself," Fitzgerald said. The society will meet on the matter tonight.

Milton, the mobile home capital of Chittenden County, would do its image a good turn by saving the 166-year-old, white clapboard home, now abandoned with peeling paint, ripped plastic over its windows and a handmade flagpole leaning noticeably northward.

But it better hurry up. Earlier this year, the Milton Fire Department practiced their fire-fighting skills with the controlled burning of the barns behind the home. That's too bad, because Stannard built those barns and had the stalls inside them outfitted so he could secure a horse with one hand.

With Vermont's bicentennial a year away, let's hope this last remnant of Gen. George Stannard doesn't go up in smoke, too.

*Sam Hemingway is the state news columnist for The Burlington Free Press.*



### Can you help?

Some fifth grade classes are trying to help save the General George Stannard homestead in Milton. George J. Stannard was in the Civil War, during which he lost his right arm.

He was a key figure in the decisive battle of Gettysburg. After the war he built a home in Milton. The land has been sold as a part of the Greater Burlington Industrial Corporation Catamount Industrial Park on Route 7.

A use must be found for the house or the GBIC is going to let the Milton Fire Department burn it down. The Milton Historical Society has already come in to speak to us, but they need help in coming up with a use for the house.

Can you help in any way? This project could help give Milton a better image in this

area. Thank you very much.

TANNER HUBIS  
Milton

### Historic building

I am a fifth grade student in Milton and I am concerned about General Stannard's home. Catamount Park is trying to tear it down because they want to use the land. We the people of Milton should all get together and try to save this historic building.

Maybe the townspeople could have a fundraiser to raise money to help save this house.

The historical society needs a building for their museum. This might make a good museum.

JAMES TURNER  
Milton

*These letters were among several about the Stannard house submitted by Miriam Kuciji's fifth grade class in Milton.*





GREATER BURLINGTON INDUSTRIAL CORPORATION

P.O. Box 786, 7 Burlington Square  
Burlington, Vermont 05402  
802-862-5726

May 1, 1989

RECEIVED MAY - 2 1989

C. Harry Behney  
Executive Director

Ms. Gwen M. Brown, Chair  
Stannard/Sanderson Farm Committee  
Slim Brown Road  
Milton, VT 05468

Dear Ms. Brown:

The Board of Directors of GBIC did review your letter of March 31, 1989 at its April board meeting.

The board did agree to extend the previous April 1st deadline until December 31, 1989. We would like to see a copy of your plan of action by July 1, 1989 and would like to hear from you periodically, say monthly, on your progress.

Some of the issues relating to the zoning ordinance that you should consider are:

1. Can the house be renovated or used for the purposes you suggest? It appears to conflict with the zoning (Section 390).
2. The house has no water, sewer, or electricity. Is it considered abandoned and therefore not reusable in that it is a non-conforming use (Section 513)?
3. The house violates the set back requirements of the zoning ordinance, and therefore there may be other impacts on its usability.

We continue our commitment to bringing the outside of the building into repair and are currently studying a septic tank sewer system for the house.

With regard to a lease term of one year, it would perhaps be more accurate if I had said in my letter of December 29, 1988, "(d) be prepared to sign a renewable year-to-year lease agreeing to do all of the above items, plus normal covenants."

I would be happy to meet with your group to answer further questions. Please call if I can be of further help.

Sincerely,

C. Harry Behney

smc

cc: Eric Gilbertson

Greater Burlington . . . where the Business  
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*nancy*  
RECEIVED DEC 0 3 1988

Milton Historical Society  
Milton, Vt.  
November 29, 1988

Mr. William Jenney  
Vermont Regional Historic  
Sites Administrator  
Plymouth, Vt.

Dear Mr. Jenney,

I am writing today because of a new project we are working on. We have been given a farmhouse and barn that once belonged to General George Stannard of Civil War fame. The property has been bought by the Greater Burlington Industrial Corp. for development into an industrial park. It is also the site of the former Catamount Raceway. They have already burned the racing facility to the ground, and they had the same plan for the general's place until one of our members found out about it.

Of course, the catch is, that we have to move the buildings. We have been working with Mr. Harry Beheny, director of G.B.I.C. (address: 7 Burlington Square, Burlington, Vt.). We tried to talk him into donating a small portion of the land so that we would not have to move the buildings but that didn't work. Our thinking was first for authenticity, but also for financial reasons. We are uncertain about sources for the money to move a house and barn.

In reading the Burlington Free Press article on the renovations at the Chimney Point Tavern recently, I see that you have an interest in preservation projects. I would be glad to hear from you with ideas for saving these two buildings.

When our committee met with Mr. Beheny this summer we agreed to present a plan to him by fall or he would proceed with the demolition. We have not done this as yet, but the burning permit has expired and the buildings are still there.

We had a speaker from the Williston Historical Society, Mrs. Ruth Painter, at our June meeting to describe their project of moving the old school house that was given to them last year. It seems that a small group can do a project of this size if they are ambitious and plan carefully.

We would hope to use the buildings as a museum in addition to the museum space we already occupy in the town office building, with the following emphases....

- Civil War displays
- General Stannard info/memorabilia
- Sanderson family history (former owners, descendants of first family to settle Milton 200 years ago)



- Artifacts dug at the site by UVM archeology students
- Postal memorabilia (another former owner was an early postmaster)
- Early farming tools/displays (especially if we can save the barn)
- Colonial garden (one of our members is a student of gardening history)
- Etc. (got any ideas?) (a state owned museum, maybe?)

We hope to talk the Sanderson family into donating some land across the road (US route 7) if we must move the buildings, but no progress there yet.

I have talked with a former grade school classmate, Phil Elwert of the Vermont Historical Society, and he suggested looking into offering the building for rent as office space after moving it to help recover the cost of moving and restoration. An interesting option to consider.

I have been talking to everyone about this project to gather support & ideas. I even bent the governor's ear when she came to town for a ground breaking ceremony. She seemed interested but had no concrete suggestions. I also sent a letter off to another classmate from grade school, Elise Guyette at the Shelburne Museum. She presented an interesting talk at our spring meeting. In her reply she has sent the letter on to the buildings and grounds person, but no response there as yet.

Is there a group on the national level that deals with Civil War historic sites? I have seen a lot of news about the battle field sites of Manasses Virginia recently as they are defended against a mall project.

Let me know what you think of the possibilities here. I hope we are not getting in over our heads with this, but we hate to see the place burn if there is some other way out.

I am also interested in learning more about the Vermont Heritage 1991 program.

Thanks for your time.

Sincerely,



Bob Hooker  
46 River St.  
Milton, Vt. 05468



From : nancy  
System : Altos  
Date : Fri May 13 10:46  
Subject : bldg. in Milton  
Ref. : 162  
cc : gina

I had a call today from Bob Hooker, Treasurer of the Milton Historical Society. they are concerned about an historic building that is slated for burning in the fall. It is #42 in the Survey and has a couple interesting things about it. It was home to Vermont's "most famous" civil War general and it has a barn with brick nogging. The barn was moved once before when Route 7 went from dirt to pavement. It may very well be eligible for the NR. It is located on land owned by GBIC, the Burlington area industrial group, and part of the Catamount Industrial Park. the Park apparently started about 6 years ago. It seems likely that they needed an Act 250 permit. Can you hunt down an answer? If we signed off on this building it was a mistake. If it's mentioned in the permit, we should know it. Harry Behney (our former Agency Secretary) is the head of GBIC. They apparently are willing to give the buildings to the Historical Sociey if they move them. There is some active farm land on the opposite side of Route 7, so moving might be a possibility for preservation if the farm landowner would be interested in donating some land for the house. The Historical Society would very much like to use the buldings for a museum. They don't have any money. They could use it in place or accross the street. If there is no Act 250 involvement, we should still be involved in an informal way, I think. However, it's important to establish if we do have any legal standing here. I sent Bob Hooker a copy of the Survey form and info on the NR. He thought that if it was on the NR, it couldn't be burned down and I set him straight. I copied all this to Gina too. I told Bob Hooker that we would get back to him probably on Monday. Thanks.