



Memorandum

DATE: June 18, 2015

TO: Jason Gorman (CHA) and Tim Follensbee (VELCO)

FROM: Steven Bedford, PhD

SUBJECT: Visual Impacts on Historic Properties associated with VT Transco's PV- 20 Project

Louis Berger Group, Inc. (Louis Berger), of Albany, New York, completed a review of historical resources in the vicinity of the proposed VT Transco PV-20 Cable Replacement Project. As part of the PV-20 Project, VT Transco plans to relocate its Grand Isle Terminal Station approximately 150 feet northeast of the existing terminal. As a result of this relocation, two overhead transmission line structures, structures 282 and 283, will be relocated to connect the overhead K-20 line circuit to the new terminal station. These new structures will be approximately 53 feet high and will be of a similar configuration as the existing structures. The existing wood terminal structure is approximately 43 feet above grade with static wires at approximately 42 feet above grade. The oil reservoir steel platform is approximately 25 feet above grade with a lighting mast that extends to approximately 34 feet above grade. The new terminal station will be approximately 44 feet above grade with static wires at approximately 60 feet above grade. The conductors will extend to approximately 44 feet above grade with a lighting mast at approximately 70 feet above grade. The new terminal will not include an oil reservoir or steel platform.

The Project area in Vermont consists of approximately 9.76 acres (3.95 hectares) of land, including the existing Grand Isle station, a segment of the VT Transco right-of-way (ROW) measuring 3.44 acres (1.39 hectares), and an undeveloped field where the new terminal station, manhole, and underground cable will be located. The Vermont portion of the Project area is bounded to the east by Route 314 (West Shore Road) and to the west by the New York border within Lake Champlain. The terrestrial APE is 3.95 hectares (9.76 acres), and the portion of the APE within Lake Champlain is 17.94 hectares (44.33 acres).

A review of inventoried historical resources identified two properties listed in the State Register of Historic Places (State Register) and one property listed in both the State Register and National Register of Historic Places (National Register), within approximately 0.5 miles of the Project area. The State Register-listed properties are the Lipsett House (VT DHP Survey Number 0702-30), located approximately 600 feet to the northeast, and the More House (VT DHP Survey Number 0702-31), located 0.4 miles to the north-northeast (VT DHP 2015). The State and National Register-listed Gordon-Center, or Harford House (VT DHP Survey

Number 0702-29), is mapped 0.58 miles south of the Project (NPS 1986; VT DHP 2015). Because of the distance and angle from the Project area, the Project area is not within view of the More House or the Gordon-Center/Harford House.

The Lipsett House (VT DHP Survey Number 0702-30) is located on Route 314, approximately 183 meters (600 feet) northeast of the proposed Project location. The house is an aluminum-sided, late nineteenth-century residence that was listed in the State Register in 1988 as an example of a late nineteenth-century rural vernacular farmhouse. This structure is visible on historical maps dating to 1871, 1906, and 1943 (Beers 1871; USGS 1906, 1946). Intervening between the Lipsett House and the Project area is a thick line of tall mature coniferous trees and other assorted landscape plantings.

Due to the height and depth of the coniferous tree line, the Project area will remain substantially screened from the viewshed of the Lipsett House. The Project does not propose to remove this screening, therefore, the Project will not have an adverse effect on the viewshed of the Lipsett House.

References

Beers, F.W.

1871 Vermont. *F.W. Beers Atlas of Franklin and Grand Island Counties, Vermont*. Reprinted 2006 by Old Maps of New England, West Chesterfield, New Hampshire.

National Park Service [NPS]

1986 National Register of Historic Places Inventory Nomination Form for the Gordon-Center House - aka Harford House.

United States Geological Survey [USGS]

1906 *Plattsburg, Vermont-New York*. 15-Minute Series Topographic Quadrangle. Surveyed 1893. United States Geological Survey, Reston, Virginia.

1946 *Grand Isle, Vermont-New York*. 7.5-Minute Series Topographic Quadrangle. United States Geological Survey, Reston, Virginia.

Vermont Electric Power Company [VELCO]

2009 Proposed PV-20 and Champlain Substation Project Plans. Documents on file, The Louis Berger Group, Inc., Albany, New York.

Vermont Division for Historic Preservation [VT DHP]

2015 State Register files. Accessed online May 2015 at <http://www.orc.vermont.gov>.