



FORESTS, PARKS & RECREATION  
**VERMONT**



AGENCY OF NATURAL RESOURCES

## GOODELL HOUSE

Reconstructing and Utilizing a Historic Structure



WELCOME

# OVERVIEW



- **FPR** would like to preserve the structure as a dominant feature on the History Hike.
- **VT Huts** would like to develop the structure into a 4-season hut with the ability to sleep 10-12 people.
- We believe that both goals can be achieved.
- An amendment to the Mount Mansfield Long Range Management Plan will allow FPR to pursue this goal.

# TONIGHT'S MEETING



## Goals

1. Describe the planning process
2. Give you an overview of the current conditions of the Goodell House
3. Provide an overview of the proposed changes in the amendment
4. Give you an opportunity to ask questions and have discussion in break out groups
5. Make sure you know how to submit comments on the draft plan

# WHAT IS A LONG-RANGE MANAGEMENT PLAN (LRMP)?



- Document that guides management of state lands
- Developed by the local land managers
- It includes (among other things):
  - Assessment of natural resources
  - Management goals
  - Management actions to accomplish goals
  - Public involvement



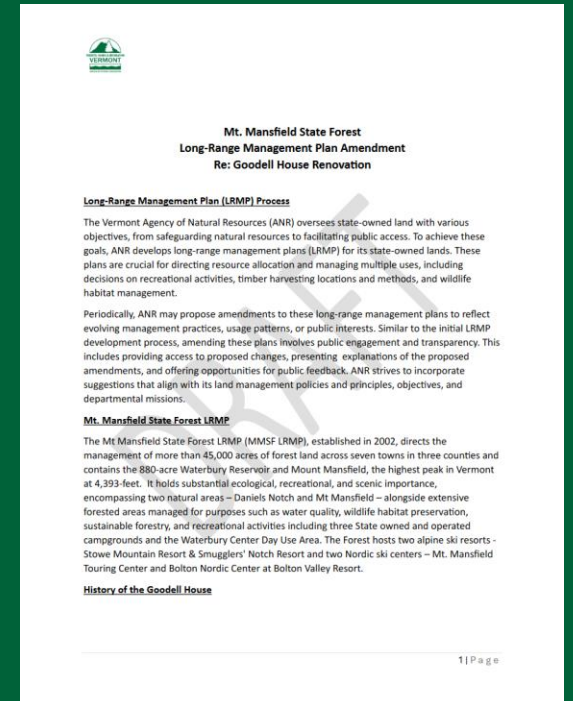
# WHAT IS AN AMENDMENT TO A LONG-RANGE MANAGEMENT PLAN?



1. Amendments are required whenever there are any substantive proposed changes to any goals, management objectives and/or implementation actions contained in the current plan.

2. Establishment of 4-season hut in a location currently without any overnight use meets that standard.

3. Amendment process involves public engagement.



# TIMELINE

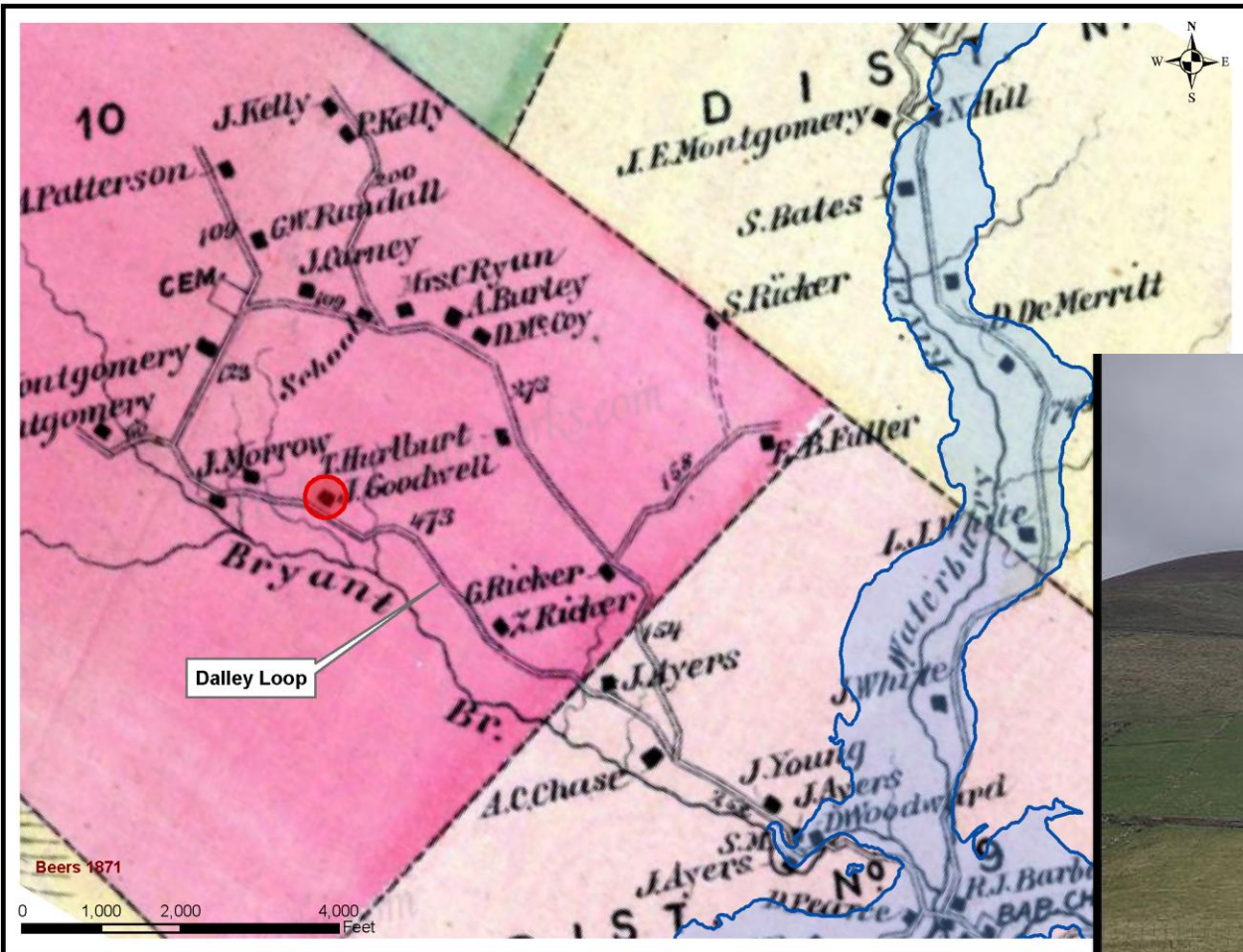


- August 13: Draft amendment made available
- August 29: Public meeting
- August 29 – September 30: public comment period
- After September 30:
  - Review public comments
  - Make updates to amendment (if needed)
  - ANR Leadership considers approval of amendment
  - If approved, detailed project development begins

# TONIGHT'S PRESENTATION



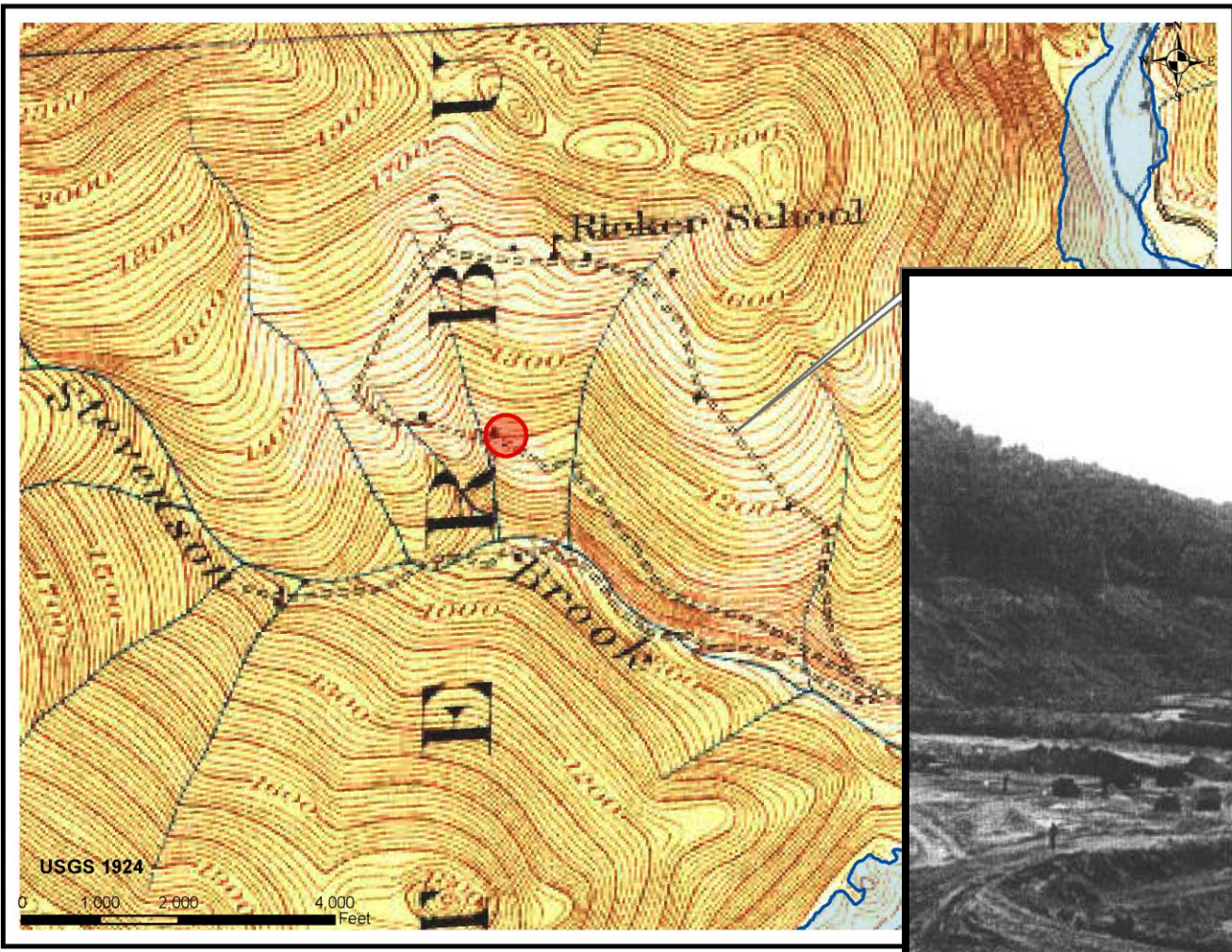
- Historic Overview
- Current/Desired Conditions
- Proposed partnership with VT Huts
- Considerations
  - Historic
  - Recreation
  - Ecological
- Proposed Amendment
- Next Steps



1800

1870



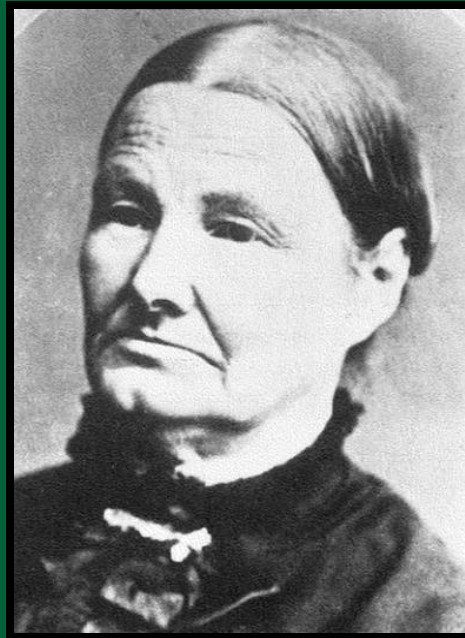
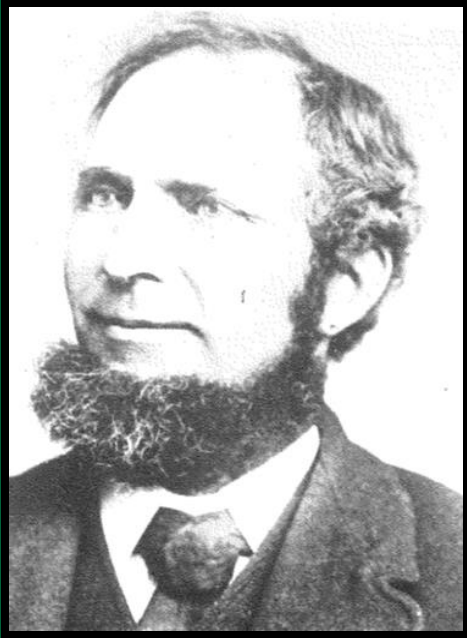


1800

1870

1930s

# WHO WERE THE GOODELLS?

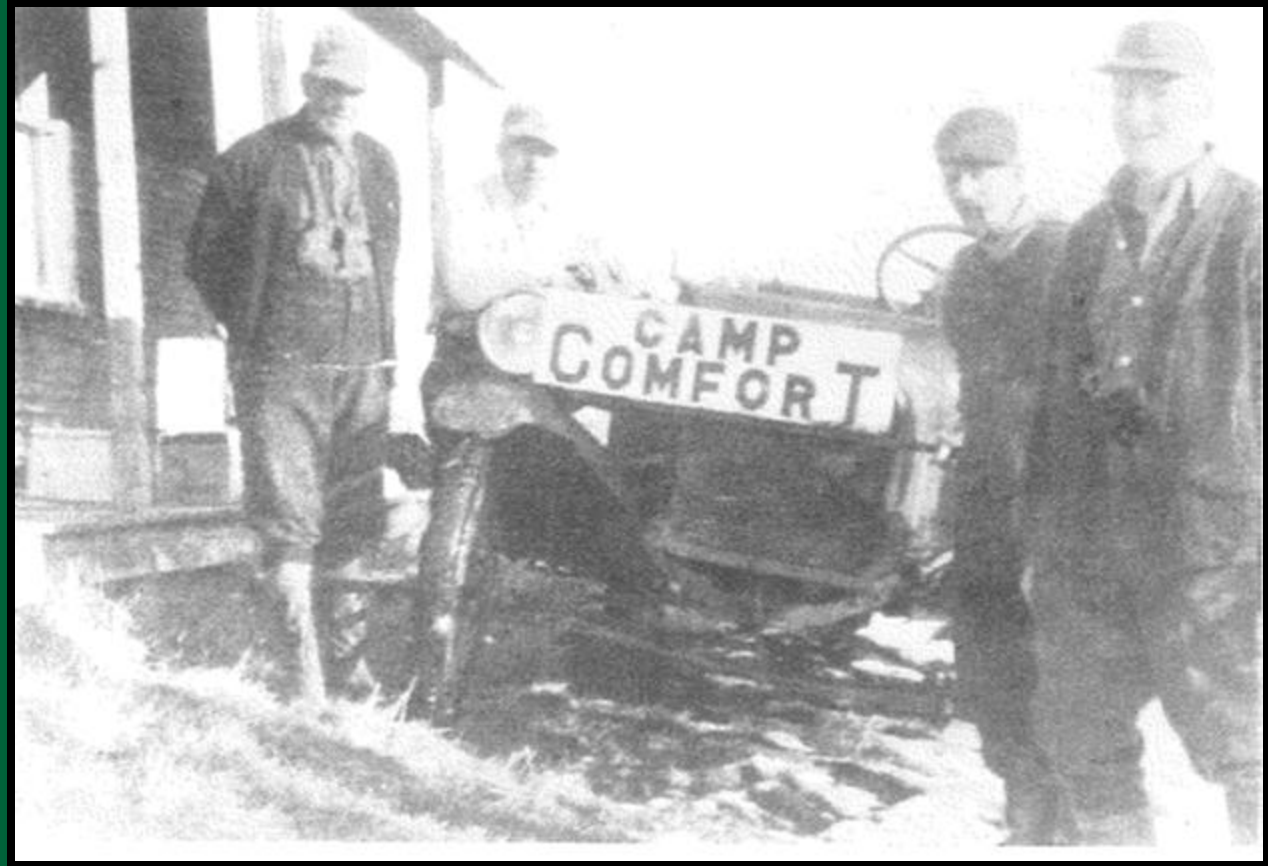


Diversified subsistence farm

Two-story colonial home roughly 20' x 25' in size with a 12' x 12' attached woodshed/mudroom.

# WHAT HAPPENED TO THE GOODELLS?

- Juliana
- Lutheria
- Almeron
- Bert



# CURRENT CONDITIONS

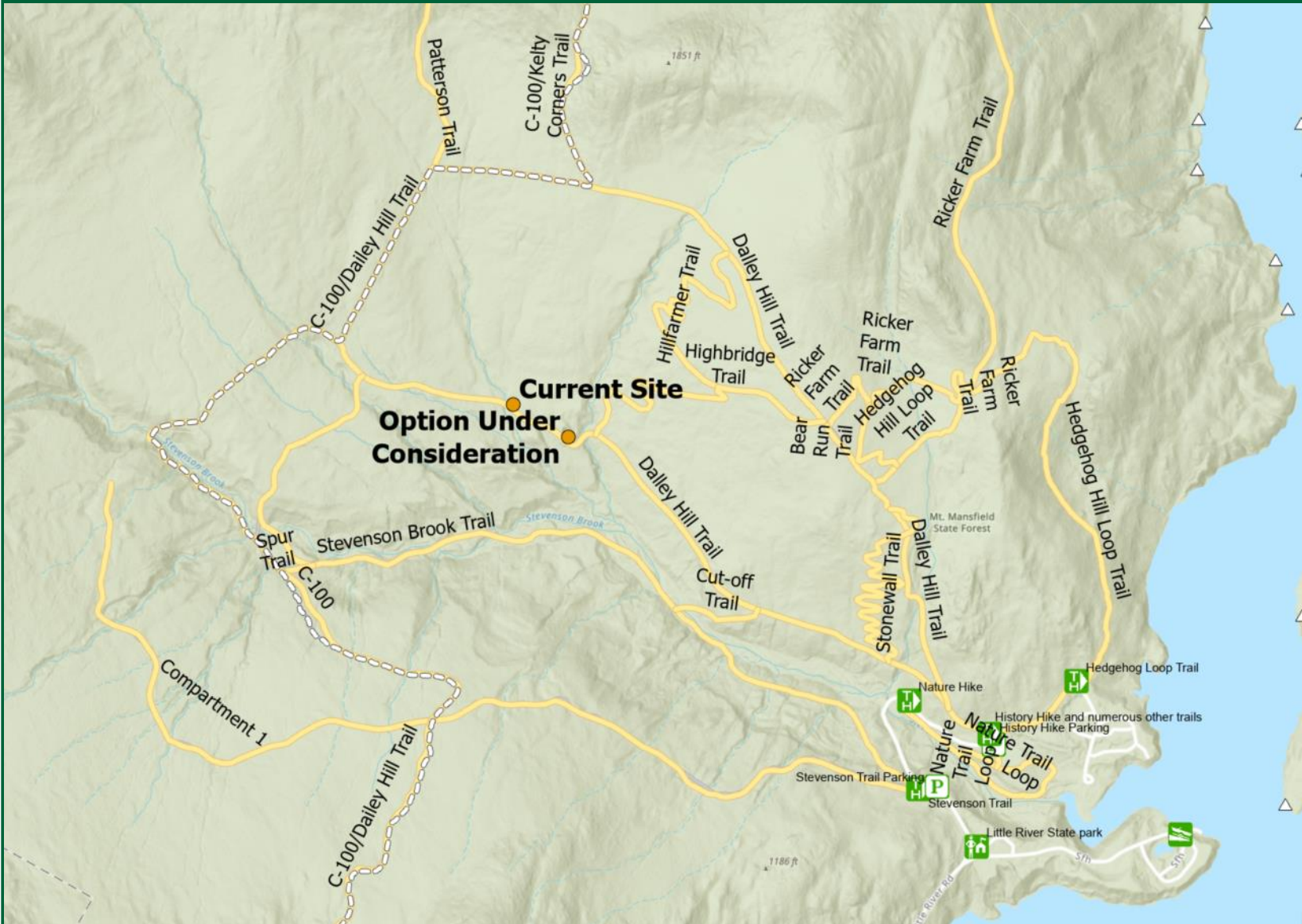
- Structure is in disrepair
- Access is boarded shut to keep people out of the structure
- Tarp is installed on the roof to reduce further water damage
- First floor joists are braced



# DESIRED CONDITIONS

- To retain historic elements and create a recreation resource reconstructing the Goodell House is the best option.
- Through the reconstruction process the structure will become insulated and outfitted with amenities that will support accessibility and use as a four-season hut:
  - Composting privy
  - Grey water discharge location
  - Universally accessible paths
  - Interpretation

# SITE OPTIONS



## Current Site:

- Closer proximity to stream (within riparian buffer)
- Adjacent to a large hardwood seep

## Alternative/Preferred Site:

- Old gravel pit with a berm that would provide sound barrier
- Area of previous disturbance



# PUBLIC/PRIVATE PARTNERSHIP



- 20-year agreement defining responsibilities and financial arrangements
- Vermont Huts Association will be responsible for managing the operations
- Consultation with FPR is required for any changes to the structure, including vegetative management
- The Goodell House will not be booked during mud season closures
- VHA will be responsible for general maintenance to all structural components
- VHA will be responsible for managing all bookings associated with the Goodell House
- VHA will provide a yearly report which will include usage numbers, plans for future work and any management challenges

# VERMONT HUTS | GENERAL ASSUMPTIONS



- Average group size and occupancy rates
- Expected usage and guest profile
- Anticipated fee structure
- FOREST Programming
- Additional educational programming



# VERMONT HUTS | VISUAL GUIDE



# VERMONT HUTS | VISUAL GUIDE



# VERMONT HUTS | GOODELL MANAGEMENT



- Year-round reservations would be made through VT Huts platform.
- VT Huts would provide its own staff or contractor to steward the location. Caretaker would visit the hut a minimum of once per week.
- Recommend a propane heating source for accessibility and safety.
- Access should be via the History Hike parking area.
- Hut will be rented in its entirety, same cost for one guest or 10-12.
- Hut shall remain locked unless occupied.

# HISTORICAL CONSIDERATIONS



- **VT Huts will use Federal Funds (HUD)**
  - NHPA requires recipients of Federal funds to consult with SHPO to discuss potential impacts to historic resources
  - Therefore, FPR and VT Huts staff met with DHP last fall at the Goodell House site
- **DHP is very supportive and requested:**
  - Contract with an architectural historian and an archaeologist
  - Work together with DHP and the architectural historian to:
    - Guide the salvaging and reconstruction of the building
    - Maintain historic elements and design
    - Discuss how best to incorporate modern-day efficiencies

- **What questions does the DHP need answered?**
  - Is the structure eligible for listing on the National Register of Historic Places (NRHP)?
  - Will the proposed work impact possible archaeological remains?
- **What will the architectural historian look for to determine eligibility?**
  - Does the property possess “*integrity of location, design, setting, materials, workmanship, feeling, and association*”
- **If the property is eligible then VT Huts and FPR will continue consultation with DHP to create a final design that DHP concurs with.**

# RECREATION CONSIDERATIONS

Ample recreation opportunities currently available in all seasons

No changes or additions to existing recreation corridors as part of this proposed amendment

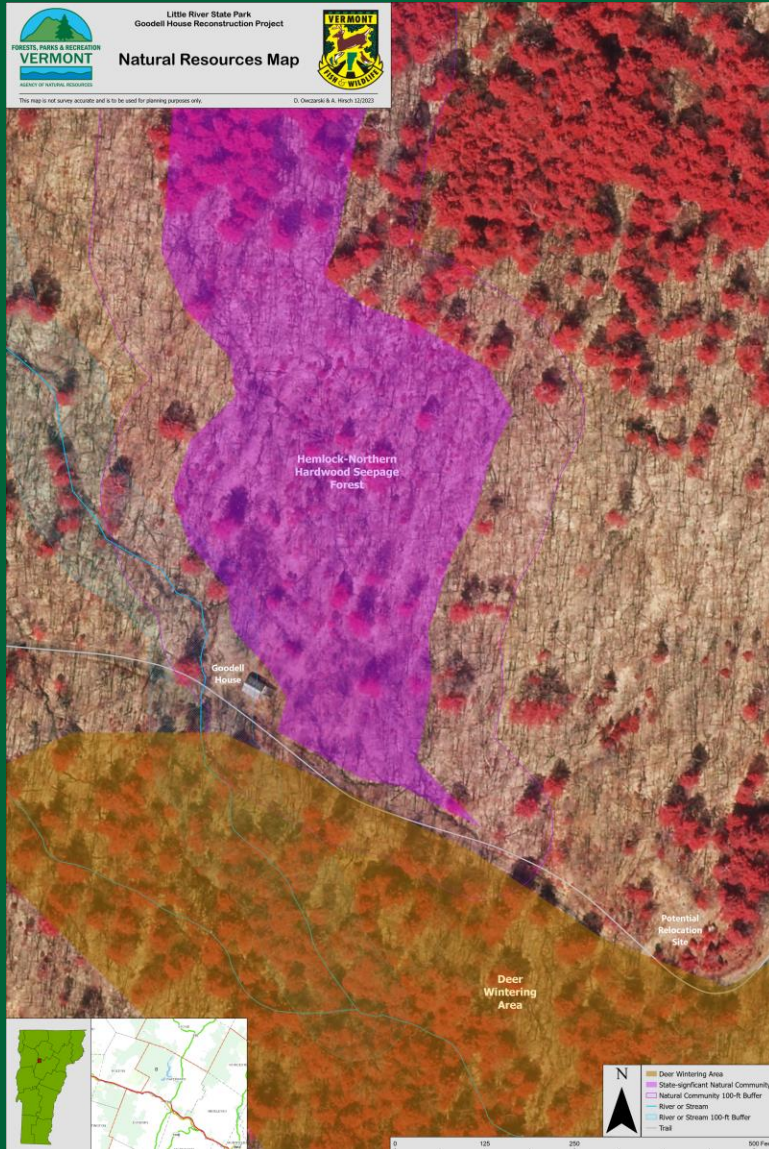
Additional educational material and signage identifying the nearby deer wintering area and how to respect its function



Photo: Catamount Trail Association

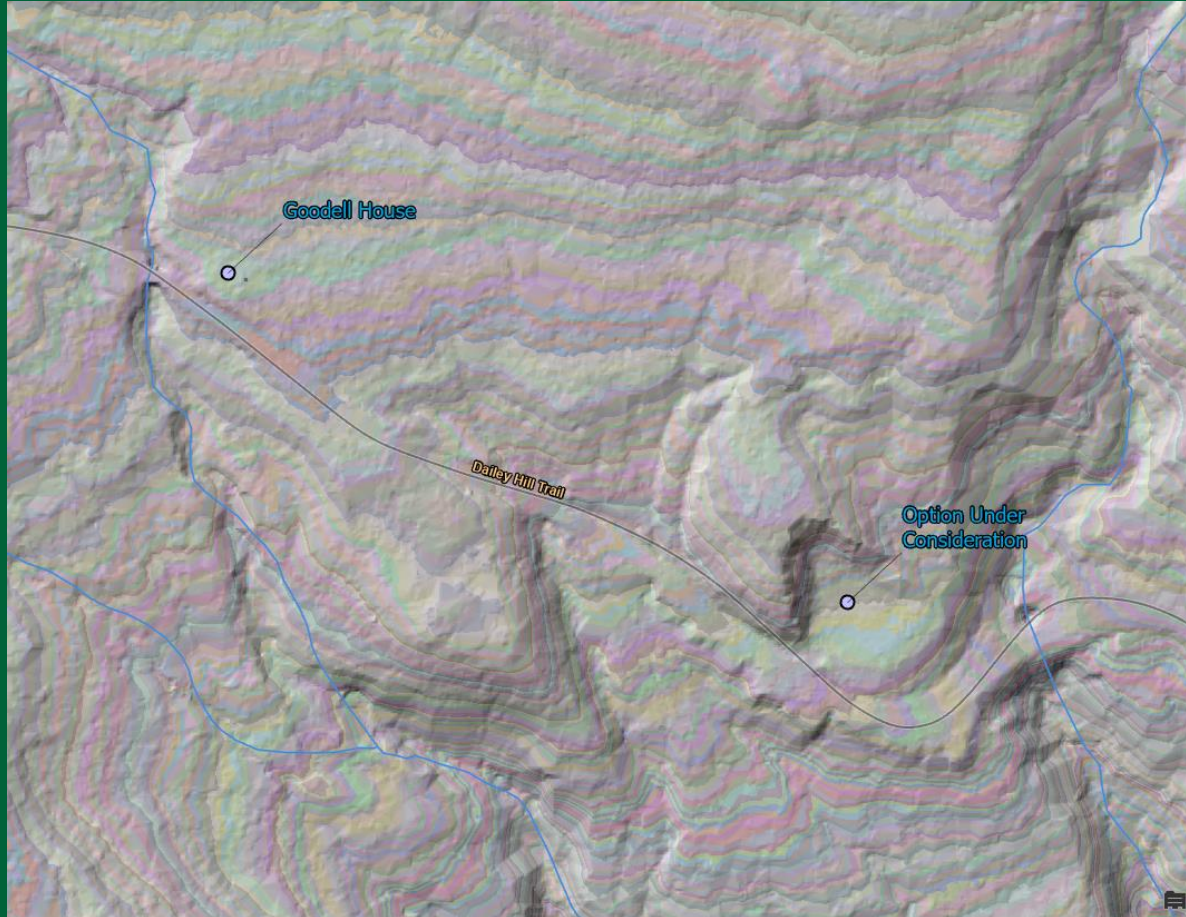


# ECOLOGICAL CONSIDERATIONS



- Current location is within 100-ft of a stream and directly adjacent to a 13-acre Hemlock Hardwood Seepage Forest.
- Current and proposed location within 300-feet of deer wintering area.
- Proposed location has site conditions which could buffer noise impacts and has adequate buffers from water resources.

# ECOLOGICAL CONSIDERATIONS







# HOW TO SUBMIT A COMMENT



COMMENT DEADLINE: September 30, 2024

- In person tonight at the comment table
- Online comment form
- By email: [ANRStateLandsPlanning@vermont.gov](mailto:ANRStateLandsPlanning@vermont.gov)
- By mail:

Department of Forests, Parks & Recreation

Attn: Goodell House Comments

5 Perry St, Suite 20

Barre, VT 05641-4265

<https://fpr.vermont.gov/mt-mansfield-state-forest-0>

# WHAT DO WE DO WITH THE COMMENTS RECEIVED?



- We monitor all comments as they come in
- We respond to questions that would benefit from an answer to inform a comment
- After comment period closes, we read, consider and discuss all comments received
- We make updates to the Amendment to incorporate comments/suggestions that are:
  - Compatible with the other natural resource management goals of the property
  - Consistent with Department and Agency missions
- We write a Public Responsiveness Summary about how the Agency responded to the comments received

*Include clear suggestions of changes you'd like to see to the amendment!*

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