



# The Preservation Trust of Vermont

*Continuing Support for Vermont Communities Since 1980*

104 Church St., Burlington, VT 05401 • 802-658-6647 • [www.ptvermont.org](http://www.ptvermont.org)

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## HISTORIC VERMONT

*An on-line news journal about the Preservation of Vermont's Historic Architecture and Landscape*

Number 5, June 2001

Published by the Preservation Trust of Vermont, 104 Church Street, Burlington, VT 05401(802) 658-6647

<http://www.ptvermont.org>

For more information, to subscribe or to unsubscribe to the email version, or to submit something for publication please contact Meg Campbell, Editor.

<mailto:meg@ptvermont.org>

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## NEWS

### Outstanding Work

This May, Paul Bruhn, Executive Director of the Preservation Trust of Vermont, was awarded the President's Award from Richard Moe, President of the National Trust for Historic Preservation. This prestigious honor was given in grateful appreciation of his decades of effective dedication to preserving Vermont's rich heritage and in recognition of his inspiring service as a national leader of the historic preservation movement. Congratulations Paul!

### 11 Most Endangered Historic Places

Each year the list of *11 Most Endangered Historic Places* identifies important parts of American history that are threatened by neglect, insufficient funds, inappropriate development or insensitive public policy. Since 1988, the *11 Most Endangered* list has drawn public attention to more than 120 places.

As in the past 13 years, the choices for 2001 range across the country, over time, and through the architectural styles. This year's sites include a modernist icon in New England, a 19th century Taoist temple in California, and centuries-old buildings along the Rio Grande. See the 2001 choices: <http://www.nationaltrust.org/11most/>

While listing does not ensure protection of a site or guarantee funding, the designation has been a powerful tool for raising awareness and rallying resources to save threatened sites in every region of the country.

**Make an unusual donation!**

Do you have something beautiful, interesting, valuable or enticing that you would like to donate to the Preservation Trust of Vermont's silent auction? Items of all kinds are accepted, including gift certificates for meals, experiences, events, or goods. Most donations are tax deductible. Contact Val Demong for more information <mailto:gdemong@together.net> or call the Preservation Trust of Vermont 658-6647.

**Retreat for Local Preservationists**

The Preservation Trust of Vermont is hosting Preservationists' retreats at the Grand Isle Lake House, and we'd like to invite you to participate. These retreats are a group mentoring experience where representatives from communities are invited to present an approximately 20-minute case study about a project they're working on. The case study is meant to frame a situation or problem that once addressed will move a project forward. Each presentation is followed by a group discussion and brainstorming session for sharing ideas, expertise and experience. If you'd like to participate, there are four dates to choose from: July 23-24; Aug 6-7; Aug 27-28; and Sept 10-11.

The whole idea is to bring people together from around the state who are working on similar kinds of projects in order to take advantage of group experience and thinking. We try to have about 6-7 groups of 2-4 people representing a project. The goal is to boost projects along their timeline by strategically identifying additional resources, solving problems, garnering peer support, and generating self-confidence and momentum.

The retreats last about 24 hours. Check-in time at the Lake House is 3:00 on Monday. We finish at 3:00 on Tuesday. Cost for room and meals is \$75 for a double, \$95 for a single. There are a limited number of single rooms available on a first-come basis.

If you'd like to attend, please e-mail the date your prefer and number of people who might attending: [ann@ptvermont.org](mailto:ann@ptvermont.org). To reserve a space, please send a check to: Preservation Trust of Vermont, 104 Church St., Burlington, VT 05401

If you'd like more information or would like to discuss a project please contact:

Ann Cousins 434-5014 or [ann@ptvermont.org](mailto:ann@ptvermont.org)  
Steve Libby 434-2592 or [steve@ptvermont.org](mailto:steve@ptvermont.org)  
Paul Bruhn 658-6647 or [paul@ptvermont.org](mailto:paul@ptvermont.org)

**Great Dinner! Great Band! Great Place!**

You're invited to a special evening at the Grand Isle Lake House on **Wednesday August 15th, 2001** to Swing with Sterling Weed's Imperial Orchestra. Reception at 6 pm, Dinner at 7 pm, Dancing from 8 to 10 pm. Proceeds from the event will help support the programs of the Preservation Trust of Vermont. Suggested contribution levels: \$60 per person Contributor, \$100 per person Sponsor, \$250 per person Patron, \$1,000 Founders' Circle. Dessert and Dancing only: \$25 per person (8 to 10 pm). RSVP to [lynn@ptvermont.org](mailto:lynn@ptvermont.org). Space is limited so please respond quickly.

**Capital Bill Passed**

In June, the Vermont House and Senate passed H.478 Capital Appropriations Bill. The Capital Bill for FY 2002 totals \$22,405,530. Of particular note are \$1.1 million for maintenance and upgrades at several of the state-owned historic sites; \$300,000 for the Waterbury-Green Mountain Club Long Trail; \$350,000 for renovations to the Barre Vermont History Center; \$200,000 for the renovations to the Barre-Vermont Granite Museum; and one-time appropriations for constructing, relocating and renovating cultural and recreational facilities, including \$40,000 for the Everett

Estate at Southern Vermont College, \$95,000 for the Lake Champlain Maritime Museum, \$10,000 for the Rockingham Meeting House, \$20,000 for the Stannard Schoolhouse, and \$25,000 for the Vermont Youth Orchestra's Riding Hall at Fort Ethan Allen in Colchester. For more specific details, check out:

<http://www.leg.state.vt.us/docs/2002/bills/passed/H-478.HTM>

### **Vermont Housing and Conservation Board Grants**

At a meeting on June 13, the Vermont Housing and Conservation Board committed funds to conserve 462 acres of agricultural and recreational land and natural areas and to create 142 units of affordable housing around the state, as follows:

**Arlington:** \$575,000 to the Regional Affordable Housing Corporation to acquire and construct 29 affordable units in the village center: 12 apartments for seniors and 17 family rental units

**Bellows Falls:** \$325,000 to Housing Vermont, the Bellows Falls Downtown Development Alliance and the Rockingham Area Community Land Trust to rehabilitate 13 apartments in the Howard Block, a three-story commercial and residential property.

**Brattleboro:** \$106,500 to the Brattleboro Arts Initiative to acquire and rehabilitate the historic Latchis Memorial Building, a 1930's Art Deco complex consisting of a hotel, restaurant, theatre, office space for a youth theatre company, and two retail businesses. Rehabilitation will create a regional center for the visual and performing arts.

**Burlington:** \$15,000 to the Lake Champlain Maritime Museum to purchase the historic Captain White House on King Street and rehabilitate it for meetings, lectures, exhibits, research and administration; one house lot will be created for a Habitat for Humanity home.

**Hartford:** \$332,000 to The Housing Foundation, Inc. to redevelop and reconfigure the Templeton Court Apartments.

**Hartland:** \$201,000 to the Upper Valley Land Trust to conserve 29 acres of open land with agricultural use at Exit 9 on Interstate 91

**Richford:** \$261,500 to Richford Renaissance Corp. to develop 15 units of family and senior rental housing in a combination of duplexes, apartments buildings, and the adaptive reuse of a former school.

**Royalton:** \$68,000 to the Upper Valley Land Trust to conserve 61 acres of agricultural land with 2000' frontage on the First Branch of the White River

**St. Albans:** \$75,000 to the Abuse and Rape Crisis Program to develop a five-room emergency shelter facility with common areas and facilities for women and children

**St. Johnsbury:** \$453,283 to Gilman Housing Trust to redevelop and reconfigure 28 apartments at the Townhouse Terrace Apartments

**South Hero:** \$319,100 to the South Hero Land Trust, Lake Champlain Land Trust, Vermont Land Trust, and The Nature Conservancy of Vermont to conserve 335 acres for public access, agricultural and wetland conservation, wildlife habitat, and shoreline conservation

**West Brattleboro:** \$497,922 to the Brattleboro Area Community Land Trust to acquire two apartment buildings and a barn on Western Avenue and substantially rehabilitate the properties to create 13 affordable apartments

**Westminster:** \$20,962 to the Windmill Hill Pinnacle Association to add a 37-acre parcel to the 2,327-acre Windmill Hill Nature Reserve and Trail in the towns of Dummerston, Putney, Westminster, Rockingham, Athens and Brookline.

**Wilder:** \$450,00 to Twin Pines Housing Trust to construct 18 units of family rental housing

**Windsor:** \$93,040 to the Rockingham Area Community Land Trust to acquire and rehabilitate the 20-lot Bunker Hill Mobile Home Park

**Statewide:** \$25,000 to the Vermont Agency of Natural Resources to develop management plans for properties acquired with VHCB funds over the next year; \$28,000 to The Preservation Trust of Vermont for stewardship of the Shelburne Farms Barn and the Southern Acres Property in Shelburne, the Captain White House in Burlington, the Latchis Memorial Building in Brattleboro, and the Adams House in Fair Haven

Since 1987, Vermont Housing & Conservation Board grants and loans have helped nonprofit organizations, municipalities and state agencies to create 6,000 units of affordable housing and to conserve 300,000 acres of agricultural land, natural areas and recreational lands.

#### **Latchis Theater, Brattleboro**

The Brattleboro Arts Initiative (BAI) and PTV are making great progress in their efforts to acquire the Latchis Theater and Hotel Complex in Brattleboro. The 1938 Art Deco building includes three theaters as well as a hotel, restaurant and brew pub. With support from Senator Peter Shumlin (D/Windham) and the entire Windham County delegation, the legislature approved a \$300,000 grant to assist with the \$1.4 million acquisition. The Vermont Housing and Conservation Board also approved a \$100,000 grant. In addition, the Thompson Trust and a collection of local supporters have committed over \$250,000 to the project. Fundraising continues. The BAI plan to continue the movie operation as well as expand the number of live performances in the theater complex.

#### **"A Local Official's Guide to Developing Better Community Post Offices"**

One of the challenges facing Vermont's communities is the struggle to keep the post office in the town and village centers and to insure that the design solution fits respectfully in the community. Factors such as cost and efficiency drive United States Postal Service decisions to relocate local post office, sometimes to sites outside of the town center. The Vermont League of Cities and Towns, the Preservation Trust of Vermont, and the Vermont Division for Historic Preservation, have worked together with residents and local, state and federal officials to insure that, whenever possible, the local post office remains visible, convenient, accessible and compatible with its surroundings.

Coming soon is a 54-page handbook for local officials put together by Jessica Oski, Esq. and the above organizations which provides effective strategies for keeping post offices downtown where they can best contribute to community life. To reserve your copy, please email Lynn Waller at [lynn@ptvermont.org](mailto:lynn@ptvermont.org). The handbook will also be available on the web.

**Rehabilitation Opportunity in Shelburne**

The Town of Shelburne is seeking proposals to reinstate the Noonan House, an historic Queen Anne style house, to productive use. The Town would like to work with a developer/tenant to accomplish the building's renovation in return for a long term lease which reflects the value of the renovation. Office use is preferred but the Town will be flexible for the right proposal. A complete package is available at the Town Office and review of the property can be arranged on request. Contact Paul Bohne, Town Manager at 985-5110.

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**PRESERVATION IN PROGRESS****Barton, Barton Memorial Building Auditorium**

The Colonial Revival style Barton Memorial Building, located in the center of Barton on the Green, was built in 1931 as a Veterans Memorial. The brick and concrete building houses the town offices, a veterans office, and an auditorium. An ad hoc group is focusing developing plans and fundraising strategies for rehabilitating the theater structure itself, including the 64-pane arched windows.

**Cornwall, the Lavalley House and Store**

An early 1900's country store in the center of Cornwall village, also known as the Lavalley House, was "abandoned" during the depression. Over the next 60 years the store remained inhabited - minus running water or central heat - by the daughter of the store owner. Upon the daughter's death two years ago the house was inherited by an out-of-state niece who wishes to sell the structure. The store interior is virtually untouched and retains all of the furnishings and appliances of a 1930's general store. The town and the Cornwall Historical Society are currently considering the details of the building and future use.

**Hyde Park, Hyde Park Opera House**

The c.1910 Hyde Park Opera House is owned by the village and has been leased by the Lamoille County Players for 50 years. The group would like to turn the Opera House into year-round facility. Fundraising has begun for \$50,000-\$60,000 for heating/ventilation costs, \$10,000 for front window conservation, and \$20,000 for theater curtain restoration.

**Ludlow, United Church of Ludlow**

This impressive shingle-sided 1892 Colonial Revival church was designed by New York architect Edward Hapgood and built by Clinton Smith and J. T. Remington. Inside remains the original 1898 Hutchins pipe organ as well as an impressive circular corner tower with curved, multi-paned windows and colonnade supporting a conical roof. The church is beginning an assessment and fundraising to rehabilitate the building.

**Pawlet, Finding a Use for the Pawlet Historic Schools**

Consolidation of old school buildings in the adjacent towns of Pawlet and Rupert and led to the vacating of two historic school buildings in the villages of Pawlet and West Pawlet respectively. Pawlet selectboard appointed a committee to advise on the disposition of the buildings. Due to the carrying costs of the two buildings in their current unoccupied condition the default position of the selectboard was to sell the buildings. Currently the community members that make up the Pawlet Projects Committee are investigating re-use options for the historic buildings. One plan is to rehabilitate the Village School as a new public library. A 7-12 private school may be interested in making use of the West Pawlet school.

**Pittsford, Pittsford Village Preservation**

Community members in the village of Pittsford are putting heads together to discuss

issues related to the construction of a new post office, a proposed realignment of Route 7, which currently bisects the town, and a need for more community space. Leading much of the effort is Baird Morgan of the Pittsford Preservation Corporation.

#### **Reading, Stone Dam**

On property owned by Rachel Frank is an intact 100-foot long by 10-foot high dry lay stone dam which impounds a pond of approximately 2 acres. This dam was constructed c.1860 and the pond served as the primary source of refrigeration ice for Reading residents. The dam has deteriorated to some degree over the years, primarily due to trees which have rooted on the top of the dam. Ms. Frank is determined to restore the dam to its original condition has started seeking both technical and financial assistance.

#### **Reading, Jenne Farmstead**

The Jenne farmstead is reportedly the most famous agricultural photo point in North America. The buildings have adorned many calendar pages and a print of the farmstead hangs on the wall of the Kremlin. The photographic community has established a website specifically devoted to the farm (<http://www.pbpub.com/jennyfarm/jenne.htm>). The farmstead, for all its fame, is in serious deterioration--which may be part of its photographic attraction.

The farmstead includes four pre-1850 English barns which are connected with various hand hewn connecting structures. There are a total of 12 to 14 historic structures including the brick farmhouse, elevated corn crib, and other outbuildings. This is not a gentrified, Woodstock type of farm but instead represents a multigenerational Vermont family farm with an architectural collection of buildings typical of mid-19th century Vermont hill farms.

Leaders of the Jenne Family Foundation are interested in carrying out full diagnostics of all of the buildings and developing a comprehensive strategy for phased restoration. This is truly an extraordinary opportunity to preserve a visual and cultural treasure.

#### **St. Johnsbury, Renovating the Railroad Station**

The 1883 Queen Anne style railroad station in downtown St. Johnsbury is currently privately owned but soon to be purchased by Rural Community Transportation (RCT). The RCT plans to restore the first floor of the building to its original open floor plan and use the structure as a multi-modal transportation facility as well as the offices of the RCT.

#### **Vermont, Vermont Barn Conservancy**

With the great number of historic Vermont barns in jeopardy, there have been several conversations about establishing an organization specifically devoted to the preservation of historic barns. A general meeting of barn advocates was held in the Fall of 1999. A group of interested individuals began meeting in late 2000 to discuss a historic barn inventory project and Jeffords' proposed legislation entitled the National Historic Barn Preservation Act of 2001, which would provide support for the inventory and restoration of historic barns in a manner similar to the recent covered bridge legislation. The group has also developed and submitted a nomination for the 11 most endangered places award from the National Trust for Historic Preservation. The endangered group is a class of barns known as High Drive Bank Barns.

#### **Westminster, Westminster Town Hall and Post Office**

The town of Westminster has been working for almost two years on plans to rehabilitate the 1889, 2-story, hip-roofed town hall. Currently it houses the town offices, vault, a meeting room on first floor and a ballroom on second floor. The post office is located across the street. Town officials and residents are trying to keep the

post office in its current location with shared parking between the town hall and post office.

### **Wilmington, Memorial Hall**

Designed by H.K. White of McKim, Meade & White, and constructed by local builder, George Haynes, this shingle-style Memorial Hall was built and owned by Major Frederick Childs of Brattleboro to accompany Child's Tavern (now Crafts Inn) next door. Childs was a successful New York and Florida hotel owner, and Memorial Hall was meant to honor his parents hometown. Immediately after opening, Childs collected photographs of Wilmington families and continued to adorn the walls over the years. The building was transferred to the Town in 1921. In 1997, the town has leased the Hall to Memorial Hall Center for the Arts, a locally formed non-profit organization whose mission is to provide a wide assortment of artistic expression to the public. The building is well used and well maintained, but is beginning the process to complete repairs and to improve the theater support infrastructure.

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## **EVENTS**

**July 20-21: The Preservation Education Institute Workshop: Structural Evaluation & Repair: Timber Frame .** Call 802-674-6752 (voice/TTY), visit <http://www.preservationworks.org>, or email at [histwininc@valley.net](mailto:histwininc@valley.net) for more information.

**August 15: Sterling Weed's Imperial Orchestra Swing Dance and the Grand Isle Lake House.** Benefit for the Preservation Trust of Vermont. See article above.

**August 16-18: Before Martha's Vineyard: An Historic Tour of Presidential Summer White Houses in Vermont.** For more information about the tour, please contact John Dumville at the Vermont Division for Historic Preservation at 802-828-3051 or visit <http://www.historicvermont.org>, or [jdumville@dca.state.vt.us](mailto:jdumville@dca.state.vt.us)

**September 17-19: The Preservation Education Institute Workshop: Introduction to Wooden Window Repair.** Call 802-674-6752 (voice/TTY), visit <http://www.preservationworks.org>, or email at [histwininc@valley.net](mailto:histwininc@valley.net) for more information.

**September 21, 2001: Vermont Downtown Program 3rd annual Downtown Conference, the Capitol Plaza in Montpelier.**

**September 20-21: The Preservation Education Institute Workshop: Advanced Window Repair.** Call 802-674-6752 (voice/TTY), visit <http://www.preservationworks.org>, or email at [histwininc@valley.net](mailto:histwininc@valley.net) for more information.

**October 16-20: Preserving the Spirit of Place,** National Preservation Conference, Providence Rhode Island. <http://www.nthpconference.org/>

**November 3: The Preservation Education Institute Workshop: Did Mark Twain Really Sleep Here?** Learning to Write about Historic Buildings and Gardens. Call 802-674-6752 (voice/TTY), visit <http://www.preservationworks.org>, or email at [histwininc@valley.net](mailto:histwininc@valley.net) for more information.

**January 25-26: The Preservation Education Institute Workshop: The Business**

Side of Preservation. Call 802-674-6752 (voice/TTY), visit <http://www.preservationworks.org>, or email at [histwininc@valley.net](mailto:histwininc@valley.net) for more information.

**February 22-23: The Preservation Education Institute Workshop:** Introduction to Decorative Finishes: Graining and Marbling. Call 802-674-6752 (voice/TTY), visit <http://www.preservationworks.org>, or email at [histwininc@valley.net](mailto:histwininc@valley.net) for more information.

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## NATIONAL

### *"Now is the time to take cities off life support and move them into recovery room"*

In a special luncheon address before the National Press Club on May 4, 2001, National Trust for Historic Preservation President Richard Moe declared today that while America's cities have staged a comeback, they still have a long way to go and called on the Bush Administration to mount a major new initiative to spur urban reinvestment and revival. Moe called on President Bush to initiate a national dialogue that would bring together mayors, civic and corporate leaders, and nonprofit executives to identify how best to encourage greater private investment in urban America. He said the initiatives that emerge would restore the vigor and promise of America's cities. Read the address:

[http://www.nationaltrust.org/main/frontline/releases/2001/May/pr\\_Moenpc.htm](http://www.nationaltrust.org/main/frontline/releases/2001/May/pr_Moenpc.htm)

### **Interior Spending Moves Quickly Through Senate**

*The Historic Preservation Fund Down to \$74 million*

As the first Senate spending bill out of the gate, the Interior Appropriations bill H.R. 2217 made a quick and clean finish. Thursday morning, the bill cleared the subcommittee by unanimous consent and by the afternoon the full committee had given its thumbs up. Chairman Robert Byrd (WV) did acknowledge there would be contentious amendments, however, he asked members to wait to offer them on the floor after the July Fourth recess. The committee approved overall spending of \$18.5 billion, a reduction of \$380 million from the House recommendation.

The Senate bill reduces the funding for the National Trust Historic Sites Fund by \$3 million, approving \$2 million for the program. The Historic Sites Fund would support preventative maintenance and capital improvements to sites owned and operated by the National Trust. Funding for the States, Tribes and Save Americas Treasures remained level with the House committee recommendation. The reduction takes the total HPF spending for FY02 down to \$74 million, a \$20 million reduction from current funding of \$94 million.

In the path towards an Interior budget, the bill will next go to the Senate floor, followed by a House-Senate conference in late July or after the August recess. A graph and table showing the status of the FY02 appropriations bills can be found at <http://thomas.loc.gov/home/approp/appover.html>

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### **Tax Credit Takes Center Stage**

*25th Anniversary Party Celebrates Success of Historic Rehabilitation Tax Credit*

Twenty-five years ago Congress created the first tax incentive for historic rehabilitation. Today it leverages billions of dollars each year in private investment in historic resources. On Wednesday, June 27, Preservation Action, the National Conference of State Historic Preservation Offices, the National Park Service, the National Trust for Historic Preservation and Bank of America celebrated 25 years of tax credit success by honoring legislators who were instrumental in the credit's enactment and continue to support such initiatives today. Senators James Jeffords (I-VT), Pete Domenici (R-NM), and Paul Sarbanes (D-MD), along with Representatives Donald Manzullo (R-IL), and Representative Brad Sherman (D-CA) received awards for their commitment to historic preservation and gave remarks at the event. A special presentation was made to the author of the original bill, former Senator J. Glen Beall of Maryland.

No birthday party would be complete without a cake. A four foot high, six foot long frosted replica of the Ferry Building in San Francisco added to the festivities.

As part of the event, the National Park Service released a new report detailing use of the credit nationwide in the past 5 years. Highlights of the report: 4,700 projects approved; 194,721 jobs created; \$4.76 billion in private investment, 27,851 low and moderate income housing units created.

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[www.preservationaction.org](http://www.preservationaction.org)]

**Historic Homeowner: Did you know?**

The National Trust for Historic Preservation maintains a portion of its web site just for you. Check out: <http://www.nationaltrust.org/main/homeowner.htm>

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