



# The Preservation Trust of Vermont

*Continuing Support for Vermont Communities Since 19*

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## HISTORIC VERMONT

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## VERMONT

### *Middlebury, Middlebury Town Offices*

The Preservation Trust of Vermont has committed \$15,000 to the town of Middlebury to develop cost estimates for maintaining municipal services in downtown Middlebury. One option would be to rebuilding and restore its existing structure at College and South Main Street to the former 2 1/2 story historic structure. The upper two floors of the historic building, the former Middlebury High School, were destroyed in a fire.

This counters a petition circulated by Gerard Trudeau which would force the selectmen to make a deal with Middlebury College: exchange the land where the current offices reside for the property at the Maple Manor Motel on Route 7, and the college would pay off the \$3 million bond used to construct a new municipal building. Mr. Trudeau hopes to incorporate his petition into the Town Meeting

Day agenda. Middlebury College has in the past expressed interest in demolishing the existing structure and attached municipal gymnasium and create a park.

PTV believes strongly that moving the town offices outside of the town will draw businesses and services away from the town center, weaken the community and encourage sprawl. In addition, the Municipal Gym is actively used and important attraction for drawing people to downtown Middlebury. The Middlebury Planning Commission has already voiced its concern to the town officials that moving the town offices out of downtown would be against the principles of the town plan.

In addition to the commitment of planning funds, the Preservation trust has indicated that as much as \$85,000 could be granted to the town to help cover the costs of a downtown solution.

#### ***What's Happening with Vermont Barns?***

Vermont is filled with historic barns, many of which are in rapidly deteriorating condition. Following are three updates about what some people around the state are doing to help keep the barns as a part of our landscape.

#### ***Barn Grant Update***

The applications for Barn Grants exceeded the expectations of the Vermont Division for Historic Preservation.

By the deadline on Monday, the Vermont Division for Historic Preservation received 60 applications asking for \$448,000 (of a total of \$140,000 to grant) for \$1.1 million in projects. An application was received from all but one county in Vermont, totaling 10 more applications this year than last. The maximum grant this year is \$10,000. The Advisory Council on Historic Preservation will make awards on March 14. And for next year, the Governor's budget for FY2003 has \$150,000 allocated to matching Barn Grants!

Grants between \$1,000 - \$7,500 are awarded to owners of historic barns and other agricultural buildings that are listed in or eligible for listing in the National Register of Historic Places. Grants are 50/50 matching grants for repair and restoration of historic agricultural buildings. For more information, contact: Vermont Division for Historic Preservation, National Life Building, Drawer 20, Montpelier, VT 05620-0501. Telephone: (802) 828-3043.

[ergilbertson@dca.state.vt.us](mailto:ergilbertson@dca.state.vt.us)

#### ***Mad River Valley Barns***

The Mad River Valley has an impressively intact rural working landscape. The Mad River Certified Local Government (CLG) has been carrying out a project to assess the barns in the valley -- contacting all barn owners and finding out about condition, rehabilitation needs, and future plans. Tara Hamilton,

the CLG Coordinator, and PTV have been exploring the idea of creating a Mad River Valley Barn Conservancy program. Recently the Mad River CLG received \$1,250 from Walter Cerf to support four education barn conservation sessions.

***Cornwall, Jack Watts' Barns***

In Cornwall, Jack Watts owns four interconnected barns: an 18th century English barn with attached mid-19th century sheep barn (one of the few unaltered in the state); a 19th century stock barn originally for breeding Morgan horses converted to dairy barn; and a 19th century carriage barn. All of the barns are in need of repair. Mr. Watts is exploring ways to restore the barns and use them for an educational purpose. Last month, he invited representatives from the Middlebury Area Land Trust, Preservation Trust, UVM, Preservation Education Institute, Sheldon Museum, Jeremiah Parker, and interested Cornwall residents to a meeting to brainstorm a mechanism for using the barns as a training ground for apprentices interested in traditional building techniques. This is in the early stages, but if successful, it could be great partnership for training, testing and monitoring different repair techniques and products.

***Downtown Redevelopment Task Force Report***

The Task Force on Upper Stories, Villages and New Town Centers has prepared a report to the General Assembly presenting a number of proposals for reform. The report recommends statutory, regulatory and policy reforms and other incentives that promote the redevelopment of the second and third floors of older and historic buildings in municipal centers and encourage development of housing and mixed-uses in town and village centers, downtowns and new town centers. The report presents financial incentives, solutions to building code issues, permitting changes, and state policy reform that would promote downtown redevelopment.

The Downtown Program, the Vermont Forum on Sprawl and Preservation Trust support the Task Force's report and are working on encouraging passage of legislation that would make available more state dollars for downtown development. For copies of the report, please contact Laurel Farnum at [lfarnum@dca.state.vt.us](mailto:lfarnum@dca.state.vt.us)

***Northshire Museum and History Center Names Executive Director***

The Board of Directors of the Northshire Museum and History Center has named Sally Dodge Mole as its new executive director. This is a major step in the process of creating a museum on the Palmer property in Manchester which comprises Ye Olde Tavern, the Oliver Rice House, and five other historic structures. The museum and history center will house the Manchester Historical Society and display selections from the historical societies of the Northshire, Londonderry, and Weston.

***City of Burlington Designated a Renewal Community***

On Tuesday Mike McNamara had a press conference with the City of Burlington to announce that the ONE and downtown areas of Burlington were now a designated Renewal Community. This

designation offers a business several tax incentives including wage credits for hiring people who live in the Renewal Community, increased section 179 deductions for certain depreciable property, 0% capital gains when selling assets and accelerated depreciation for commercial real estate involving construction or substantial rehab. For more information, contact: Kenn Sassorossi, Vice President, Program Development, Housing Vermont, 123 St. Paul Street, Burlington, VT 05401 (802) 863-8424, Fax: (802) 660-9034 [kenn@hvt.org](mailto:kenn@hvt.org)

### ***National Register News***

National Register News: The National Park Service has recently listed the following Vermont properties on the *National Register of Historic Places*:

#### ***New Discovery State Park in Peacham***

Part of a group of state parks constructed by the Civilian Conservation Corps (CCC) in Vermont in the 1930s as part of President Roosevelt's New Deal Program. The parks' landscaping and rustic architecture are typical of parks constructed by the CCC nationwide and reflect a period of social and conservation reform as well as new tourism and recreation trends. The parks were nominated to the National Register under the nationwide Historic Park Landscapes in National and State Parks Multiple Documentation Form. This project was a collaboration between the Vermont Department of Forests, Parks and Recreation, the University of Vermont Historic Preservation Program and the Division for Historic Preservation.

#### ***Bellows Falls Neighborhood Historic District, Rockingham***

A predominantly residential district located adjacent to the Bellows Falls Downtown Historic District, which is already listed on the National Register. The district contains 224 contributing buildings and 11 noncontributing buildings. It is a densely settled neighborhood with quiet, tree lined streets and closely spaced buildings with uniform setbacks and many with carriage barns or garages. Most of the buildings were built between 1870 and 1900, largely in the Italianate and Queen Anne styles, although a wide variety of styles are represented. The development of the streets in this residential neighborhood followed the growth of Bellows Falls as demand for homes close to the commercial and industrial core of the community increased. This project was undertaken by the Town of Rockingham in an ongoing effort to recognize its historic resources as part of its community revitalization efforts.

## **PRESERVATION IN PROGRESS**

### ***Hardwick, Jeudevine Library***

Built in 1896 by Lambert Packard, architect of Fairbanks Museum and Athenaeum in St. Johnsbury, the Jeudevine Library in Hardwick is one of Vermont's finest example of the Richardsonian Romanesque architectural style. Last month Friends of the Jeudevine Library formed to help raise funds to restore and provide handicap access to the town-owned building. Preservation Trust will help the group form a plan by providing a Robert Sincerbeaux Fund grant to update a Historic Structures Report that was done over ten years ago. The next meeting of the Friends group is Feb. 28 at 7 p.m. at the Jeudevine Memorial Library. Librarian, Lisa Sammet, said anyone is welcome to attend.

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## SUCCESS STORIES

PTV is developing a collection of *Preservation Success Stories* in order for people to share and learn from others' innovative approaches, experience and wisdom. Following is a summary of a recent addition to our Success Stories.

### ***Community Based Real Estate Investment***

#### ***A Case Study: Otter Creek Investment Fund, LLC***

The story of the Otter Creek Investment Fund takes place in Vergennes, VT. Using the tools of commercial real estate development in conjunction with the 20% Rehabilitation Investment Tax Credit and the 5% Vermont Tax Credit, members of the community purchased and rehabilitated a vacant condemned building at the end of Main Street. Through careful design and planning, the building now known as the Basin Block, was rehabilitated to provide three Main Street retail spaces office space. The corporation was able to offer initial rent concession to attract and retain the type of business that will provide new and improved services and products to downtown -- a food coop, physical therapist, a tailor, a women's clothing store, and professional offices. Click here to read the whole story:

To read the full story of the Otter Creek Investment Fund and other successful programs, please check out <http://www.ptvermont.org> and click on the Success Stories button.

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## PUBLICATIONS & RESOURCES

### ***Starting with Staff: A Guide for the Nonprofit Board***

New National Trust publication offers advice on staffing the all-volunteer organization.

It's a big step when an all-volunteer organization decides to employ a paid director. Although the process starts out as an exciting expansion, full of possibility, hiring the first paid staffer is not simply a handing-off of responsibilities. Board members and the new director will have to consider new issues, make compromises, and stretch themselves in unanticipated ways.

*Starting with Staff: A Guide for the Nonprofit Board*, a new publication from the National Trust for Historic Preservation, offers suggestions to make the transition easier. This 28-page publication, written by Christine Graham, covers the hiring process, recruitment, the work environment, compensation, the relationship between the board and director, delineation of board and staff assignments, and much more through helpful articles and sidebars.

Christine Graham is a consultant to nonprofit organizations. She has worked with scores of small, start-up, and evolving groups over the years and is the author of several books on fundraising including *Keep the Money Coming* and *Blueprint for a Capital Campaign*.

Starting with Staff (order number 2I11) is now available from Preservation Books for \$10 including postage and handling. To order a copy, call (202) 588-6296 or visit our Web site at [www.preservationbooks.org](http://www.preservationbooks.org).

*The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to protecting the irreplaceable. With more than a quarter million members nationwide, it provides leadership, education and advocacy to save America's diverse historic places and revitalize communities. It has six regional offices and 20 historic sites and works with thousands of local community groups in all 50 states. For more information, visit the National Trust's Web site at [www.nationaltrust.org](http://www.nationaltrust.org).*

**New Web Site: [www.preservationdirectory.com](http://www.preservationdirectory.com).**

PreservationDirectory.com is a new research tool and resource for preservation organizations, restoration professionals and the general public. The web site currently provides the following:

- Listings of upcoming preservation Events, Conferences and Seminars.
- Comprehensive directory of online Preservation Organizations (Historical Societies, Museum Groups, etc.) in North America, by State and Province.
- Listings of Historic Preservation Educational Programs - from Graduate Programs to National Park Service Programs.
- Directory of Historic Properties for Sale in North America.
- Comprehensive directory of Links - over 700 essential links in 78 Categories.
- Extensive Mailing Lists of Cultural Resource Programs, Historic Sites, and Businesses.
- Directory of Businesses & Services in Historic and Cultural Resource Preservation - from Historic Consultants to Architecture, Bed and Breakfasts, Roadside Attractions, and Building Restoration Professionals.
- Comprehensive Bookstore containing links to Essential Publications in Preservation.
- A diverse Photo Database displaying Photography of Historic Regions, Structures and Classic Americana.
- Web Design capabilities geared towards Historic Societies and Cultural Resource Organizations and Services.

***Robert Todd Lincoln's Hildene and How It Was Saved 1975-1978***

*by Donald B. Keelan*

The preservation community has restored lots of wonderful historic Vermont buildings over the years, but we somehow never get around to telling the stories when all is said and done.

In his new book, Don Keelen documents the efforts of the Friends of Hildene and how they saved Robert Todd Lincoln's home after the 1975 death of Mary "Peggy" Lincoln Beckwith, a great-granddaughter of

Abraham Lincoln and the last of the President's descendants to live at Hildene. The Friends of Hildene is a non-profit organization formed to oversee, "the preservation of Hildene's open land and the restoration of those buildings that best serve the public as an educational and cultural resource and as a memorial to the Lincoln family." Today, Hildene welcomes thousands of visitors from around the world who arrive to enjoy this meticulously restored home with its elegant formal gardens and to participate in the many special events held annually on the beautiful grounds of the estate.

We should all do so well in telling our stories!

*For copies, please contact: The Keelan Family Foundation, 3302 VT Rt 7A, Arlington, VT 05250.*

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## EVENTS

### March 6-17

#### **A production about the Value of our Communities**

#### **Vermont Stage Company presents *Our Town* by Thornton Wilder**

FlynnSpace, Flynn Center for the Performing Arts, Burlington.

"Do any human beings ever realize life while they live it---every, every minute?" So says Emily Webb in this timeless classic celebrating the wonder of being alive. Set in a small New England town at the turn of the last century, *Our Town* reminds us of a simpler time and the value of community and family. Directed by Mark Nash and featuring Willem Lange along with a cast of local actors. Call 86-FLYNN for tickets or Vermont Stage Company at 862-1497 with questions. Visit the VSC website at [www.vtstage.org](http://www.vtstage.org)

### March 8-10

*Preservation Expo 2002*, Saratoga Springs, N.Y. Sponsored by Saratoga Springs Preservation Foundation. Contact (518) 587-5030,

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

### March 13-16

*3rd National Conference on Historic Preservation Practice: A Critical Look at Design in Historic Preservation*, Baltimore. Co-sponsored by American institute of Architects, National Park Service, five universities. Contact David Ames, (302) 831-1050, [davames@UDeI.Edu](mailto:davames@UDeI.Edu).

### March 20-23

*Restoration and Renovation Conference*, Boston. Sponsored by Restore Media, LLC. Contact 1-800-982-6247, [www.restorationandrenovation.com](http://www.restorationandrenovation.com).

### May 10

*Vermont's 8th annual Historic Preservation Conference* in Rutland. For more information, please contact [conference@ptvermont.org](mailto:conference@ptvermont.org).

### April 6, 2002

#### **A Masked Ball Fundraiser for Historic Windsor**

Contact: (802)674-6752 or [histwininc@valley.net](mailto:histwininc@valley.net).

### April 7-10, 2002

***National Main Street Conference, Fort Worth, Texas***

"The 2002 National Town Meeting on Main Street offers proven ideas and strategies for commercial district revitalization. Come to Fort Worth and learn tools and strategies to turn your Main Street into a vibrant commercial center. Small towns and urban districts alike will benefit from the targeted information National Town Meeting provides. More than 75 educational and field sessions will give you the chance to learn and interact with informed, experienced, professionals. Networking opportunities allow an exchange of ideas with others in the field, in a dynamic environment that will re-charge your batteries and leave you with ideas you can take home and use."

Get all the details and registration forms at: <http://www.mainstreet.org>

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**OPPORTUNITIES*****Preservation Burlington looking for Preservation Awards Nominations***

Each year Preservation Burlington selects two winners to receive preservation awards. Awards are given to individuals or institutions who have helped to preserve Burlington's heritage through the restoration or adaptive reuse of the city's many fine old buildings. Past winners have included the owners of private residences and organizations like Champlain College and the Burlington Land Trust.

Awards are made in two categories: single family residential and commercial/institutional. The winners of these awards will be announced at Preservation Burlington's Annual Meeting in March.

We invite the public to make nomination for these awards. You can do so simply by emailing your nomination to [brianknight@preservationburlington.org](mailto:brianknight@preservationburlington.org), or by calling Vince Feeney at 862-8219 or Brian Knight at 238-2918. Be sure to include the address of the property and your reason for nominating it. Nominations close February 15th.

<http://www.preservationburlington.org>

***Museum Educator***

The Slate Valley Museum, Granville, N.Y., seeks experienced and energetic part-time educator to develop and manage an emerging education program for a six-year-old museum that interprets the history of slate quarrying, the geology of slate, and the social and cultural influences of the immigrants who came to the area to work in the industry. Responsibilities include developing, coordinating and presenting educational programs for adults and school children, training docents, and working with teachers and the community. Must be computer literate and have strong verbal and written communications skills. Degree and/or experience in museum education preferred. Familiarity with standards based curriculum planning a plus. Applications accepted until position is filled. Send resume, cover letter and three references to Educator Search Committee, Slate Valley Museum, 17 Water St., Granville, NY, 12832.

***Preservation Leadership Training Institute: Marshall, California, June 22-29, 2002***

Preservation Leadership Training is an intensive one-week experience tailored to the needs of state and local preservation organizations. PLT provides participatory learning experiences in leadership and organizational development techniques; stimulating educational session; and up-to-the-minute information on current preservation practices, issues, and action strategies.

For board members and staff of preservation organizations and agencies and others who are in positions to influence preservation efforts in their communities. Application deadline is April 19, 2002.

For more information contact the National Trust for Historic Preservation (202) 588-6067, [plt@nthp.org](mailto:plt@nthp.org).

***Wanted: Top Preservation Projects***

Nominations are now open for the 2002 National Preservation Awards, sponsored by the National Trust for Historic Preservation. Past recipients in Vermont include the Vermont Housing and Conservation Board, Shelburne Farms and Chester Liebs. Click here for more information:

[http://www.nationaltrust.org/news/docs/20011203\\_awards.html](http://www.nationaltrust.org/news/docs/20011203_awards.html)

Or write to: Liz Weaver Williams, Preservation Awards, National Trust for Historic Preservation, 1785 Massachusetts Ave., N.W., Washington, D.C., 20036. E-mail: [awards@nthp.org](mailto:awards@nthp.org). Phone: (202) 588-6236

***The Bougainville Voyage: Summer 2005***

An historical voyage for 18th Century longboats in the Summer of 2005 under oar and sail from Isle-aux-Noix National Historic Site in Canada to Ticonderoga (Carillon), New York, reflecting aspects of the career of French Seven Years' War officer Louis-Antoine de Bougainville. Bougainville, later a celebrated Pacific navigator, commanded the French garrison at Isle-aux-Noix, and served at Carillon during the defeat of Abercromby in 1758. The longboat flotilla is meant to represent a French reinforcing force voyaging to Carillon. Crews will be required to be in correct dress of 1758, and the flotilla hopes to secure the escort of the replica 18th Century French Bomb Ketch "Royaliste". Over the one-week period of the voyage the flotilla will stop at key points on the lake and present demonstrations and presentations meant to draw attention to the 18th Century historical heritage of the lake and its ongoing environmental fragility. Intended stops for the Flotilla are now seen as Isle-aux-Noix (departure); Isle La Motte; Valcour Island; Shelburne, Vermont; Crown Point, New York; and Fort Ticonderoga (arrival).

For preliminary information and expressions of interest contact: Victor Suthren, Event Organizer, The Bougainville Voyage, 2581 Flannery Drive, Ottawa, Ontario, Canada K1V 8M4 Tel: 613 730-3243 Fax: 613 730-2224  
E-mail: [suthren@magma.ca](mailto:suthren@magma.ca)

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