



The Preservation Trust of Vermont

Continuing Support for Vermont Communities Since 19

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Home

News

Field Service Program

PTV Activities

Commentary

Success Stories

Annual Highlights

Publications

Funding

Links

About PTV

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IN THIS ISSUE

Vermont News

- Status of Downtown Legislation
- Captain White House, Burlington
- Burlington's City Market Co-op Opens!
- Men of Maple Corner Makes Half a Million
- Community History Project Unveiled at the Statehouse
- Vermont Carving Studio Buys Site
- Project Home changes name to HomeShare
- Correction!

- PRESERVATION IN PROGRESS
 - *Bellows Falls Town Hall and Theater*
 - *Ferrisburgh Town Offices*
 - *Granville*
 - *Ludlow, United Church of Ludlow*

National News

- Enhancements and Preservation-Related Transportation Funding Endangered by 27% Reduction in Federal-Aid Highway Program Budget

Publications & Resources

- Web Site: [Tradition Building.Com](http://TraditionBuilding.Com)
- Demand for Planning Guides Prompts Second Printing
- Barns: Legacy of Wood and Stone

Events

- **March 3 Keeping Track of Sprawl: How Development Patterns Are Leaving Their Imprint on Vermont's Natural Habitats**
- **March 6-17: Vermont Stage Company presents Our Town by Thornton Wilder**
- **March 8-10: Preservation Expo 2002**
- **March 13-16: 3rd National Conference on Historic Preservation Practice**
- **March 20-23: Restoration and Renovation Conference**
- **May 10: Vermont's 8th annual Historic Preservation Conference**
- **April 6, 2002: A Masked Ball Fundraiser for Historic Windsor**
- **April 7-10, 2002: National Main Street Conference, Fort Worth, Texas**

Opportunities

- **Executive Director: Vergennes Partnership, Inc.**
- **Apply for a Museum Assessment Program (MAP) grant from IMLS and begin to improve and change today!**
- **The John H. Chafee Trustees' Award for Outstanding Achievement in Public Policy**
- **Station Foundation Announces 2002 Station Grant Program**
- **Preservation Leadership Training Institute: Marshall, California, June 22-29, 2002**
- **Wanted: Top Preservation Projects for the 2002 National Preservation Awards**

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VERMONT

Downtown, Village Center and Older, Historic Building Bill Moving in the Legislature

The effort to pass legislation in the State Capitol that would improve Vermont's Downtown Program and to establish incentives and

supports for village center building is making progress. With the support of the Dean Administration, Downtown Network, Preservation Trust of the Vermont, Vermont Downtown Program, and the Vermont Forum on Sprawl, the House Commerce Committee has spent considerable time over the past several weeks crafting a bill, H.208, that would do the following good things.

- Without expanding the existing state commitment of resources, H.208 would reform current state tax incentive programs so they are more effective. Current Vermont law dedicates at least \$2.3M/year to several tax programs supporting investment in downtown development projects. The draft bill proposes to consolidate these programs, expand targeted credits, and authorize a number of new tax credit programs. The new programs would help developers installing elevators, lifts, and sprinklers in older and historic downtown buildings, help redevelopment projects in village centers, and support investment in village center general stores and privately owned post office buildings
- H.208 would improve predictability and increase flexibility in Vermont's building codes. More clear, flexible policies on the phasing of fire and life safety requirements and on the triggering of new construction standards in older buildings, and analysis of code variances practice for potential codification as exemptions, are on the long list of code policy and implementation improvements that would be advanced by the bill.
- H.208 would also reduce state land use regulation over some projects in Designated Downtowns. Act 250 jurisdiction over medium sized projects in designated downtown areas often duplicates existing local regulation and adds unnecessarily to regulatory uncertainty. The bill would raise the jurisdictional thresholds for housing and mixed use projects in Designated Downtown areas from the current trigger of 10 units to a higher number depending on the size of a town.

Many of the details in H.208 were developed over the summer and through the fall by a legislatively created Task Force on the Redevelopment of the Upper Stories of Downtown Buildings.

Folks are encouraged to contact their legislators to express support for H.208 (<http://www.leg.state.vt.us/> for more info). If you would like any additional information about the bill or how to contact your legislator, please feel free to contact us.

Captain White House, Burlington

Construction is nearly complete on the rehabilitation of the former Chicken Bone Cafe, now known as the Captain White House.

The King Street building was at the center of a controversy last year when an application for its demolition in order to build 5 new units of low-income housing was met with opposition from a UVM student who revealed a rich history associated with Gideon King, an important commercial maritime figure, and with the White brothers,

ship-builders, also prominent in Lake Champlain maritime history.

After Mary O'Neil brought the rich history of the building to everyone's attention, the Preservation Trust, the City's Community and Economic Development Office, and the affordable housing community worked very hard to find an alternative to demolition. In December 2000, Don Dickson from the King Street Neighborhood Revitalization Committee and Paul Bruhn from the Preservation Trust testified before the Burlington Development Review Board requesting a 30-day stay to explore alternatives. After much work exploring a variety of options, it was agreed that the main block of the house would be rehabilitated for offices and program space for the Lake Champlain Maritime Museum and the ell demolished to construct a new Habitat for Humanity House.

"It has been a long road for everybody, but now that the building is coming back to life it holds great promise as a new community asset and I am confident we all did the right thing by pressing forward." Art Cohn, Director, Lake Champlain Maritime Museum

The entire project would not have been possible without a major grant from the Josephine Bay Paul and C. Michael Paul Foundation, the willingness of the Lake Champlain Maritime Museum to take on the project, the blessing of the housing advocates, and a host of other charitable contributions and grants from the Lake Champlain Maritime Museum. The museum still needs to raise \$25,000 to complete the project.

For more information about the project, contact: ann@ptvermont.org
For more information about the Maritime Museum:
http://www.lcmm.org/site/index/framesets/frameset_home.html

Burlington's City Market Co-op Opens!

At last, the doors are open for business at the new 16,000 sq. ft. City Market Co-op on South Winooski Avenue in Burlington. The store offers a wide selection of groceries, both natural and mainstream products, great produce, and prepared foods to eat there or carry out.

As part of its continuing efforts to build strong and vibrant downtowns, the Preservation Trust assisted the Co-op in raising funds for the project.

The grand opening isn't expected for several weeks.

Men of Maple Corner Makes Half a Million

The idea to make a calendar to raise \$30,000 in funds for improvements to the Maple Corner Community Center was more than just a good one -- it was a great one, generating \$498,698. The lure of 13 men posed in the buff was unprecedented and sent the calendar into its fourth printing. The excess funds -- more than \$250,000 -- will likely be invested in a trust, the earnings of which would be used to pay future operating costs of the community center. The Community Center has served as the centerpiece of the very active Calais community for over 50 years hosting potluck suppers, theater productions, readings, festivals and more.

Community History Project Unveiled at the Statehouse

The Community History Project of the Vermont Historical Society was formally unveiled last Friday at the Statehouse in Montpelier.

The Community History Project will work with 12 to 14 pilot sites in Vermont, each site comprised of a local historical society/school team. The team will create a story around a critical component of the community's history using original sources; a place-based approach to learning and integration of the Vermont Standards will occur at each site. Each of the community stories will be digitized for placement on the Internet. Students, teachers, and local society representatives will be provided training in curriculum development in addition to training in technology, story telling and collections care management.

Additionally, during the 2-year implementation of this project, teams will be invited to participate in educational experiences conducted in the spirit of a Chautauqua. VHS's Chautauquas will feature such Vermont notables as Katherine Paterson, Jay Craven, Ron Powers and Frank Bryan who will strive to educate and entertain our teams as they bring the past to life again.

For more information:

<http://www.state.vt.us/vhs/community/index.htm>

Vermont Carving Studio Buys Site

The Board of Trustees of the Carving Studio and Sculpture Center in Rutland, is pleased to announce the acquisition of the main building, another nearby building and 5.5 surrounding acres. According to Board President Barry Cohen, a permanent home has been a goal the Studio has been actively pursuing for several years. Property ownership will allow for major physical improvements which will, in turn, make year-round programming possible.

Property ownership will also enable the Carving Studio and Sculpture Center to take advantage of a \$50,000.00 grant from the Freeman Foundation and the Preservation Trust of Vermont. These funds will be used to install a much needed new roof and to point the masonry walls of the main building. The Studio is dedicated to preserving the stone working heritage of Vermont, as well as educating new generations of sculptors. Their workshop brochure for the 2002 summer season is available by calling (802) 438-2097. The schedule may also be viewed at www.carvingstudio.com.

Project Home changes name to HomeShare

Congressman Sanders announce the new name of HomeShare and introduce our new website as part of our 20th anniversary celebration. The website has a complete listing of available homesharing situations and can be a great resource for anyone you know who might be looking for a place to live in Chittenden County.

<http://www.HomeShareVermont.org>

Correction!

In an article about the Jeudevine Library in PTV's last newsletter, we incorrectly noted that the St. Johnsbury Athenaeum was designed by Lambert Packard. Fairbanks Museum (erected in 1891) is a Packard design, along with the Jeudevine. The Athenaeum architect (1871-1873) was John Davis Hatch, a New York architect. Lambert Packard worked on the

Athenaeum building, but he was just starting out working in the Fairbanks company at the time the Athenaeum was built. The Athenaeum's style, French Second Empire, with a mansard roof and front tower, is very different from the Richardsonian revival of Mr. Packard. Richardson used rusticated red stone, arched entryways and eyebrow windows. Visit the Athenaeum's website for pictures: <http://www.STJATHENAEUM.ORG>

PRESERVATION IN PROGRESS

Bellows Falls Town Hall and Theater

The Town Hall is located in the center of Bellows Falls and includes a full screen, approximately 250 seat theater. Downstairs is smaller performance/meeting space used by the women's club. Above the theater are the town offices. Our Town has been raising funds and completed the restoration of the clock tower in front of the building. Now a restoration group is working to raise funds for rehabilitating the theater, which remains in active use, and is operated by the town.

Ferrisburgh Town Offices

The Town of Ferrisburgh is looking for a new location for their town offices. The Preservation Trust is working with concerned citizens who want to keep the offices in the village. One idea is the rehabilitate the Grange building for shared use as town offices, Grange, and community meeting space. A condition assessment of the building, partially funded by the Preservation Trust in July 2000, cited \$89,000 of repairs needed for the Grange building. Coincidentally, the Selectboard has set aside \$90,000 from an Agency of Transportation Grant for building new town offices. The issue will be voted on (voice vote) at Town Meeting.

Granville

Granville is going through a bit of a resurgence. The Preservation Trust helped with the Town Hall, and now there is interest in "resurrecting" the library. Several new retail art and t-shirt shops recently opened up. In the center of town is a 2,000 sq. ft., 3-1/2 story building, next to the post office, that the Planning Commission and an enthusiastic local developer are looking to save. [Any more info about the building?]

Ludlow, United Church of Ludlow

This impressive shingle-sided Colonial Revival church was designed by New York architect, Edward Hapgood and built in 1892 by Clinton Smith and J. T. Remington. The church still houses its original 1898 Hutchins pipe organ. An assessment has been completed on the work that needs to be done, and fundraising efforts by the church are underway for the \$68,000 rehabilitation.

NATIONAL

Enhancements and Preservation-Related Transportation Funding Endangered by 27% Reduction in Federal-Aid Highway Program Budget

The Administration's budget for fiscal year 2003 proposes a calamitous 27% reduction in the federal-aid highway program, an \$8 billion drop from highway spending this year. As a result, State transportation agencies and road builders are predicting large layoffs of workers and dramatic delays in construction projects. In addition, it is likely that many states will respond to a reduction in federal aid for highways by concentrating resources on road

building to the detriment of programs that favor historic preservation.

The House Transportation and Infrastructure Committee and the Senate Environment and Public Works Committee have introduced legislation – the "Highway Funding Restoration Act" (S. 1917/H.R. 3694) – that would restore at least \$4.4 billion of the anticipated loss in FY'03. The National Trust for Historic Preservation supports the funding restoration bill and is asking preservation advocates to help secure cosponsors for the legislation.

Contact your two U.S. Senators and your representative in the House and ask them to cosponsor S. 1917 or H.R. 3694. Congress will be in recess for a district and state work period from February 16-24 and we urge you to take advantage of this opportunity to call on them at their local offices or at town meetings in your community.

If you have any questions or need additional information, contact the Dan Costello in the Public Policy Department at (202) 588-6255 or email him directly at Dan_Costello@nthp.org.

PUBLICATIONS & RESOURCES

Barns: Legacy of Wood and Stone

Did you ever spend a lazy summer day in the haymow, counting the swallows as they'd swoop overhead? Or pondering the shafts of hay chaff and sunlight that would pierce the barn's shadows on a late August afternoon?

Whether or not you have barns in your blood, we think you'll enjoy VPT's newest documentary, *Barns: Legacy of Wood & Stone*. Once again, we've been traversing the state, digging into our collective history, talking with the experts and bringing Vermont's proud heritage to life. And those familiar structures that dot the landscape from Berkshire to Brattleboro have proven a worthy subject.

"When you visit an old timber frame barn, you can really see connections to the land - and to our past. Soaring haylofts, ruttled wooden floors where the cows wore a path, hand-hewn timbers cut from local forests..." Caro Thompson, producer and host for *Barns*, enjoys talking about her project. "We've really made an effort to represent the historical significance and architectural beauty of Vermont's barns, as well as to provide practical information for those who wish to explore further."

Caro has also made an effort to represent a wide range of Vermont barns, from the imposing edifices of Shelburne Farms, to an operating 10-sided dairy barn in Strafford, to a preservation project in Peacham. Other locations include East Burke, Leicester, Richmond and Newbury, with a few stops in between. The program also offers a rare glimpse at a modern-day barn raising.

Plan to spend a little time this month getting to know Vermont, and Vermont's barns, a little better. You'll come away with a whole new appreciation for those everyday structures that we often overlook. Caro Thompson did. "Producing this show has been an awe-inspiring experience."

We think you'll find that watching it is pretty awesome, too.

Vermont Public Television will broadcast program "Barns: Legacy of Wood and Stone" at 8:00 PM on Sunday March 3 and again Wednesday, March 06 - 9:30 pm, Friday, March 08 - 11:00 pm and Sunday, March 17 - 9:30 pm.

Web Site: Tradition Building.Com

On this Site, you'll find sources for such things as: Architectural Antiques & Salvage, Tin Ceilings, Period-Style Lighting, Columns & Capitals, Metal Roofing, Slate & Tile Woods, Antique Boards, Historic and Replacement Windows, Victorian and Arts & Crafts Tile, Terrazzo Floors, Ornamental Metal Castings, Fences & Gates, Registers & Grilles, Architectural Sheetmetal, Stained Glass, Mosaics, Period Plumbing, Masonry Restoration Materials, Landscape and Streetscape Fixtures, Architectural Millwork, Murals & Decorating Painting, Plaster Moldings . . . and much more.

<http://www.traditional-building.com/>

Demand for Planning Guides Prompts Second Printing

Two sold-out "smart growth" guides are available again, free and online, thanks to funding from the Lake Champlain Basin Program. *The Vermont Smart Growth Scorecard, Growing Smarter: Best Site Planning for Residential, Commercial and Industrial Development* and *Making Smart Growth Work* were produced last year by the Vermont Forum on Sprawl, as part of the Way to Grow series on best practices in development planning.

The guides focus on best practices in sustainable development, and provide strategies and tools for dealing with the troubling aspects of sprawl. "Our goal of providing alternatives to sprawl development matches the Lake Champlain Basin Project's efforts to reduce excessive storm water runoff, fragmented open space and loss of natural habitats and riparian areas," noted Vermont Forum on Sprawl's Elizabeth Humstone.

Free copies of *The Vermont Smart Growth Scorecard, Growing Smarter,* and *Making Smart Growth Work* may be ordered through the Vermont Forum on Sprawl, 864-6310, while supplies last. Or, download the publications as www.vtsprawl.org.

EVENTS

March 3

Keeping Track of Sprawl: How Development Patterns Are Leaving Their Imprint on Vermont's Natural Habitats, Jericho, VT.

Please join us for a day of hiking and wildlife tracking at Wolf Run Wildlife Habitat with environmentalist Sue Morse and a discussion on the effects of development on natural areas, wildlife preserves and quality of life.

Presented by the Vermont Forum on Sprawl Together With Keeping Track, Inc.

RSVP by February 21. Phone: 802-864-6310 info@vtsprawl.org

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

March 8-10

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

March 20-23

Restoration and Renovation Conference, Boston. Sponsored by Restore Media, LLC. Contact 1-800-982-6247, www.restorationandrenovation.com.

May 10

Vermont's 8th annual Historic Preservation Conference in Rutland. For more information, please contact conference@ptvermont.org.

April 6, 2002

A Masked Ball Fundraiser for Historic Windsor
Contact: (802)674-6752 or 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>

OPPORTUNITIES***Executive Director: Vergennes Partnership, Inc.***

The Vergennes Partnership, Inc., a 501c.3 non-profit corporation dedicated to the continued revitalization of downtown Vergennes, VT. is seeking an Executive Director. The applicant shall have strong organizational and communication skills with an ability to build a broad base of community support for a vital downtown. Familiarity with the National Main Street

model, promotion and marketing, architectural design and economic development is required. The applicant shall display the ability to organize and work productively with volunteers and committees. Proven grant writing and fundraising skills are a plus. This is a part time position of 10-20 flexible hours weekly with a competitive hourly wage. Please forward resumes and references by March 10, 2002 to: Vergennes Partnership, Inc. P.O. Box 304 Vergennes, VT 05491.

Apply for a Museum Assessment Program (MAP) grant from IMLS and begin to improve and change today!

The MAP process of self-study and peer review yields both immediate and long-term benefits. While the process helps develop a long-range vision, many museums find that, in addition, they benefit from the experience during the early stages of MAP.

The next deadline for applications is March 15, 2002. Grants are first-come, first-served so don't hesitate. For more information or a MAP application, please call (202) 289-9118, e-mail map@aam-us.org, or visit our website at www.aam-us.org.

The John H. Chafee Trustees' Award for Outstanding Achievement in Public Policy

Call for Nominations

The National Trust for Historic Preservation is currently accepting nominations for the John H. Chafee Trustees' Award for Outstanding Achievement in Public Policy. This award honors an outstanding contribution to historic preservation in the field of public policy.

Nominations for this award are judged according to the following criteria:

- * Outstanding achievement in historic preservation public policy at the federal, state, or local level over a sustained period of time.
- * Broad and effective advocacy for the value of historic preservation to elected officials and government agencies, either as a colleague or constituent.
- * Leadership on issues of importance to historic preservation policy, as an elected official, career public servant, citizen volunteer or advocate.
- * Success in broadening the base of support for historic preservation beyond its traditional constituencies

Applications for this award can be obtained by calling the Preservation Awards Coordinator (202-588-6236), sending an email request to awards@nthp.org, or by visiting the National Trust website at www.nthp.org.

Nominations must be postmarked by March 1, 2002. The award will be presented in October 2002 at the National Preservation Conference in Cleveland, Ohio.

Station Foundation Announces 2002 Station Grant Program

The Great American Station Foundation is now accepting applications for its 2002 cycle of grants for train station revitalization projects. The Station Foundation is quickly becoming a national intermediary organization not only for station revitalization, but also for community revitalization in areas

surrounding intercity, commuter and urban rail stations. In keeping with that mission, these grants are intended to help jump-start a community's effort to restore its rail station as an active inter-modal transportation facility and ensure that it contributes to community economic development.

There are two types of grants available this cycle:

- * Project seed grants, which are intended to give a community the capacity to begin a station revitalization project or station-oriented development project, and
- * Project capital grants, which require a fifty- percent match, and provide funds for station rehabilitation, station area specific planning or other capital improvement projects around a station.

Full details on the grant program, along with an application package, are available on the Foundation's website, <http://www.stationfoundation.org>, under the "Programs and Grants" section.

Applications are due by April 12, 2002.

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.

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

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. Phone: (202) 588-6236

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