



# The Preservation Trust of Vermont

*Continuing Support for Vermont Communities Since 1980*

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## **VERMONT**

### ***Oakledge Park, Burlington***

Do you know the history of Oakledge Park in Burlington? Did you know that the Webb family built an estate there before moving on to Shelburne Farms and that their manor house stood at the site of today's picnic pavilion until the '70s when the house was burned? Did you know that the park sits on rock nearly half a billion years old? Most park visitors have no idea of the history under their feet and for good reason, the park has no interpretive signage.

Over the last week of June, 17 students and staff in the Science and Technology strand of the Governor's Institute of Vermont ([giv.org](http://giv.org)), a program for highly motivated Vermont High School students worked day and night to ferret out the park's history. As their community service project, in concert with the University of Vermont Geology Department, they collected dozens of historic maps and photos and designed draft signage for the park.

On **Sunday August 10, from 10 to 3**, and in cooperation with Burlington Parks and Recreation, the students and staff will sponsor Oakledge History Day. We'll be there with drafts of all the signs for public comment and we'll be looking for more information from you, members of the public. If you'd like to learn more about the park or if you can help us with any information, personal memories, pictures, or historical items from the park's history, please join us for the day. Students will be available to take oral histories, scan historic documents and photos, photograph momentos, and give guided tours. To learn more about Oakledge History Day or the students' work, contact Paul Bierman, UVM Geology Department ([Paul.Bierman@uvm.edu](mailto:Paul.Bierman@uvm.edu)) and check out the students' web page at [geology.uvm.edu/oakledge](http://geology.uvm.edu/oakledge).

### ***Vermont Housing and Conservation Board Awards will Conserve Historic Properties in Several Towns***

At a meeting on June 16th, the Vermont Housing and Conservation Board awarded loans and grants to develop affordable housing and to provide community meeting space in historic buildings. Other commitments will conserve farmland, add acreage to Alburg Dunes, a new state park, and conserve part of the oldest fossil reef in the world on Isle La Motte.

The Rutland County Community Land Trust (RCCLT) will use \$25,000 from the Preservation Trust of Vermont, a Vermont Housing and Conservation Board grant of \$325,000 and \$390,00 in federal HOME Program funds awarded by VHCB to acquire the Tuttle Building at 9-13 Center Street, creating thirteen affordable apartments and renovating three

commercial spaces. Built in 1906 just off Merchants Row in the heart of downtown Rutland, the Tuttle Building housed the offices and production spaces of the Tuttle Printing and Engraving Company. RCCLT will renovate the two commercial spaces on the ground floor and add one apartment on that level, renovate and occupy office space and create two apartments on the second floor, and develop 10 apartments on the third and fourth floors. The electrical, heating, and plumbing systems will be upgraded or replaced and the roof will be replaced. An elevator will be built to serve the upper floors. A mixture of one and two-bedroom apartments will be affordable to households earning less than 60% of median income.

The Brattleboro Area County Community Land Trust will use a \$286,000 VHCB loan to acquire and rehabilitate 20 apartments located in four prominent, historic buildings at 50, 58 and 64 Canal Street and at 42 South Main Street. Three of the buildings are owned by limited equity cooperatives; they will be transferred to BACL T for rehabilitation and management as rental housing. The buildings were the first properties acquired and rehabilitated by the Brattleboro Area Community Land Trust fifteen years ago when a citizens group formed to protect the properties from demolition and construction of a mini-mall on the site.

In Vergennes, two prominent historic buildings with 19 apartments and one commercial space located at 206 and 224 Main Street will be redeveloped by the Addison County Community Action Group and Housing Vermont. The layout of some apartments will be reconfigured, new wiring, water supply and a sprinkler system will be installed, and exterior trim, siding and porches will be repaired. Rural Development funding will provide rental assistance for the apartments, making them affordable to low-income households.

The Brookfield Community Partnership will purchase and renovate the Brookfield Old Town Hall using \$72,500 in VHCB funds. Built in 1850 as a boarding house for the nearby mill, the town hall is the centerpiece of Brookfield Village Historic District. An addition in 1900 served as the town hall and a gathering place for many functions in the town. The Town Clerk's office will move into the rehabilitated building and town meetings and a variety of community events will be held there. The upstairs may serve as art or dance studios and private office space.

The former Ferrisburg Grange Hall, which is owned by the town, will be renovated and restored for use as new town offices and a community center with the help of \$47,500 in VHCB funds. Located on the west side of Route 7 in the village, the building will be stabilized and historic features will be restored, including the slate roof and two brick chimneys. Constructed in 1868 as the Ferrisburgh Congregational Church, the building was conveyed to the local Grange in 1949. The Italianate style church features elaborate exterior trim and a two-tiered bell tower. The lower level will serve as town offices, while the upper level, with its open hall, raised stage and balcony will be used for community meetings and as a theatrical and musical performance venue for the school and community.

Since 1987, Vermont Housing & Conservation Board grants and loans have helped nonprofit housing and conservation organizations, municipalities and state agencies to develop more than 7,000 units of affordable housing and to conserve 350,000 acres of agricultural land, natural areas and recreational lands.

***National Register News***

The National Park Service has recently listed the following properties on

the National Register of Historic Places:

*Vergennes Residential Historic District, Vergennes*

This residential neighborhood is located adjacent to the already listed Vergennes Historic District- which encompasses the city's commercial and municipal core. The residential district extends south from Main Street with Otter Creek as its western boundary and Green Street as its eastern boundary.

The district is approximately ½ mile square and includes buildings dating from 1800 to the 1950s. There are 97 contributing buildings and 12 noncontributing ones. The wide variety of architectural styles and their range of quality and detailing reflect the prosperity and population growth that Vergennes experienced during the 19th century. The district exemplifies America's developing democratic principals by having all types of social and economic levels living side-by-side in a city built upon industry at the falls on Otter Creek. The area represents the melting pot of different cultures and classes that supplied the sweat and equity of the city of Vergennes.

*Burlington Breakwater, Burlington*

This seven legged, zig-zag shaped, 4,163 foot stone structure was built in three stages, the first in 1836-1854, the second in 1867-1874, and the third from 1874-1886, and the fourth from 1889-1890. It is an excellent example of 19th century timber-cribbed breakwater construction. The chronology of construction correlates with the lake-related commercial growth of docks and wharves along Burlington's waterfront. The breakwater was built as the result of a resolution passed by the US House of Representatives in 1833 directing the Secretary of War to prepare estimates for construction of a breakwater to provide shelter to docks and wharves and protection to lake commerce and US military interests.

***Village Center Tax Credits Available***

Tax credits are now available for commercial buildings in designated village centers.

Property owners or lessees who make capital improvements to commercial buildings in designated village centers are eligible for two special income tax credits. (A tax credit directly lowers your tax bill). A 50% credit up to \$5,000 is available for making improvements that involve fire safety, accessibility, food handling and weights and measures in order to meet the requirements of the Department of Labor and Industry, Department of Health, or the Agency of Agriculture, Food and Markets. This credit can be used in the form of a "mortgage credit certificate" which the applicant's bank uses in exchange for adjusting the owner/lessee's mortgage. The other tax credit is a 5% state income tax credit added to a 20% federal income tax credit for a full rehabilitation of a commercial property listed in the National Register of Historic Places, including all restoration, code compliance and design costs. There is no cap on this credit. To be eligible for these tax credits, the building must first be located in a designated village center. It is a simple process, with application made by the town.

Since the program was initiated about 6 months ago, these communities have been designated: Saxtons River, Peru, West Rutland, Weston, Putney, Plainfield, Hardwick, Belmont, Bethel, and Barton. Any town with a traditional commercial core is eligible to apply, and designation is not competitive. Village center designation and tax credit application information are available at [www.historicvermont.org](http://www.historicvermont.org)

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## **PRESERVATION TRUST OF VERMONT SPECIAL SUMMER EVENTS**

### ***The Great Preservation Trust Travel Raffle***

For \$100, your name can be put in the drawing to receive your choice of one of the following all-expense-paid prizes:

- National Trust for Historic Preservation Study Tour (for two):  
Select one from more than 80 tours being offered in Europe, South Africa, the Greek Isle and more.  
[http://www.nationaltrust.org/study\\_tours/list.asp](http://www.nationaltrust.org/study_tours/list.asp)
- National Trust for Historic Preservation Study Tour (for two):  
*Cuba, It's Outlying Cities, November 9-16, 2003*  
[http://www.nationaltrust.org/study\\_tours/catalog03/cuba.html](http://www.nationaltrust.org/study_tours/catalog03/cuba.html)
- A trip for two on the Orient-Express: *Venice Simplon Orient Express (London to Venice)*
- Book your own trip valued at \$10,000 through Milne Travel/American Express
- \$10,000 cash

**Only 300 tickets will be sold.** The drawing will take place on August 20, 2003 at the Grand Isle Lake House. All proceeds will benefit The Preservation Trust of Vermont.

To purchase a ticket, please send a check for \$100 to Paul Bruhn, Preservation Trust of Vermont, 104 Church Street, Burlington, VT 05401. Include a note with your name, address, phone number and email indicating that you would like to purchase a Great Travel Raffle ticket. Your ticket stub will be returned to you. If the tickets are all sold out, your check will be returned to you.

For more detailed information and the raffle guidelines, visit [http://www.ptvermont.org/travel\\_raffle.htm](http://www.ptvermont.org/travel_raffle.htm) or call Paul Bruhn at (802) 658-6647 or email [paul@ptvermont.org](mailto:paul@ptvermont.org).

### ***The Grand Isle Lake House Dinner & Mozart Festival Brass Quintet***

We're celebrating the Centennial year of the Grand Isle Lake House, and we hope you'll join us on **Thursday, July 17**, for dinner and a concert.

The Mozart Festival program, performed by the **Vermont Mozart Festival Brass Quintet**, will include selections from Debussy, Calvert, Bach, Monteverdi, Ewald, and the New Orleans Rhythm Kings.

Cash Bar 5 p.m.  
Dinner 6 p.m.  
Concert 7:30 p.m.

Contribution levels per person: \$75, \$100, \$250 and \$500

This will be a very special Vermont summer evening, and we hope you will come and enjoy it with us. Please RSVP and confirm your reservation

before July 7, by sending us your contribution or by calling 658-6647.  
Thank you!

P.S. Would you like to spend the night of the 17th at the Lake House?  
Please add \$85 for a double occupancy room with private bath or \$65 for a  
room with a shared bath. The number of rooms is limited, so please book  
early! Also please include your phone number.

[http://www.ptvermont.org/grand\\_isle\\_lake\\_house.htm](http://www.ptvermont.org/grand_isle_lake_house.htm)

***Big Band Sounds!!! Swing with Sterling Weed's Imperial Orchestra,  
and Celebrate Sterling Weed's 102nd Year!***

You're invited to a special evening at the [Grand Isle Lake House](#), East  
Shore Rd. North, Grand Isle

**Wednesday August 20, 2003**

Hors d'oeuvres & Cash Bar 6pm  
Buffet Dinner 7pm  
Dessert & Dancing 8pm to 10pm

**Suggested contribution levels for Dinner and Dancing:**

Contributor \$35 per person  
Friend \$50 per person  
Sponsor \$100 per person  
Patron \$250 per person  
Founders' Circle \$1,000

Please R.S.V.P. to Connie Bryant (802) 658-6647 or email  
[connie@ptvermont.org](mailto:connie@ptvermont.org)

**NATIONAL NEWS**

2003 National Preservation Conference  
September 20 to October 5, 2003  
Denver, Colorado

The conference theme is *New Frontiers in Preservation*, focusing on a  
number of key issues that will affect historic preservation for years to  
come. Be sure to register by July 31 for the best discounts! To register on-  
line, to view a complete conference schedule, or to learn more about this  
exceptional opportunity, please visit [www.nthpconference.org](http://www.nthpconference.org).

**PUBLICATIONS & RESOURCES**

***New! Special Places in Vermont Publication***

With your help, the Preservation Trust of Vermont going to build a collection of  
Special Places in Vermont. Our goal is a series of short paragraphs written by  
residents describing the off-beat, the undiscovered, and the historic spots that help  
to make Vermont a special part of our world.

Initially we will publish the collection on our website, and may in the future

publish a book. Contributions can be varied -- from a walk through a village district or former marble quarry, to a meal at a restored hotel or breakfast at an historic diner, to the experience of a service in an 1850 church, or a swim in a pond above an historic crib dam.

The possibilities are endless, and the more we all enjoy and appreciate these special places, the more we will all work to maintain them.

We welcome contributions of all kinds. If you have some place you'd like to share, please email [meg@ptvermont.org](mailto:meg@ptvermont.org). Please describe the site and tell us why it's important to you. Keep in mind that we would like to include your name and the town where you live in the future publications.

Thanks for being a part of our project!

***Did you know?***

That the Preservation Trust of Vermont has a bunch of interesting and relevant publications on our website? Check them out:

<http://www.ptvermont.org/publications.htm>

***Save Our Lands, Save Our Towns***

In case you missed the inspiring and articulate keynote speech by Tom Hylton at the recent Historic Preservation Conference in Barre -- or if you'd like more information -- his book *Save Our Lands, Save Our Towns* is available for sale.

*Save Our Land, Save Our Towns*, by Thomas Hylton, with color photographs by Blair Seitz, is a coffee table book with a message. Designed to appeal to everyone from soccer moms to policy makers, it can be skimmed in 15 minutes or fully read in two hours.

The book vividly explains the relationship between sprawling development and declining cities. It provides attractive alternatives to the car-dependent lifestyle, and it shows how to reverse 50 years of sprawl.

In 1993, Hylton spent a year studying how 12 states, from Vermont to Oregon, have adopted statewide planning guidelines to promote real communities instead of suburban sprawl.

With the help of 152 full-color photographs and illustrations, Hylton shows how state planning guidelines can:

- Lower our cost of living
- Preserve our farms and forests
- Revive our cities
- Protect our environment
- Provide more secure, neighborly communities
- Provide equal opportunities for all our children

Now in its fourth printing, *Save Our Land* has been eagerly read by conservationists, farmers, city dwellers, and others looking for ways America can protect its cities, towns, and countryside.

The Preservation Trust has copies of his book and video for sale. Please contact [connie@ptvermont.org](mailto:connie@ptvermont.org) for more information.

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## EDUCATION & TRAINING OPPORTUNITIES

### ***Workshop: The Diary of a Little Girl, Thursday, July 17, 2003***

Co-sponsored by the Vermont Museum and Gallery Alliance and Strafford Historical Society

This hands-on workshop is for historical societies that wish to create strong connections with their local schools using Strafford's "Diary of a Little Girl" project as one example. We will explore the Strafford Historical Society, Strafford Town Clerk's office, and the landscape as we learn how to glean information from primary sources. Artifact games and diary analysis will show how to bring primary sources to children in their own communities. The workshop will end at the house site of Alice Bushnell where we will picnic and read the landscape.

Workshop Leaders: Sarah Rooker and Kim King Zea

Location: Strafford Historical Society, Strafford, VT

Date & Time: July 17, 2003; 9:30 a.m. - 1:00 p.m.

Workshop Fee: \$30 (includes a copy of the diary and a slice of birthday cake made from Alice's recipe).

Bring your local classroom teacher and begin brainstorming a new project! Bring a picnic lunch and walking shoes.

### ***Preservation Retreats***

The Preservation Trust cordially invites community groups to participate in one of the retreats being offered at the Grand Isle Lake House this year.

Aug. 5, 6 (emphasis on industrial heritage and the arts)

Sept. 2, 3

Oct. 14, 15

Participating groups should be prepared to present a 10- to 15-minute case study about a particular challenge or project they're working on, and to use the case study to frame a questions or problem that needs to be addressed in order to move a project along. The retreats are for sharing ideas, solving problems, and getting together with others who are working on similar kinds of projects. Check-in is at 3:00 and we finish by 2:00 the following afternoon. Cost is \$50/person for a shared room, \$75 for a single, and includes 3 meals. (There are a limited number of single rooms available on a first-come basis.) We are very grateful to the Gannett Foundation and Burlington Free Press for their generous support of the Grand Isle Lake House Retreats.

For more information or to talk about a possible project of case study, please e-mail. [ann@ptvermont.org](mailto:ann@ptvermont.org) or [doug@ptvermont.org](mailto:doug@ptvermont.org). For a preview of the Grand Isle Lake House, visit our Web site [http://www.ptvermont.org/grand\\_isle\\_lake\\_house.htm](http://www.ptvermont.org/grand_isle_lake_house.htm).

### ***Structural Evaluation & Repair: Timber Frame Structures: July 16 – 17, 2003***

Evaluating the physical condition of a historic or existing building is the crucial first step in developing a sensitive, cost effective, rehabilitation or maintenance plan. The instruction team, comprised of an engineer and a timber framer, will discuss types of structural systems; evaluation and testing; locating common problem areas; typical examples of rot and insect damage; introductory analysis of

wood and timber structures; and case studies in timber repair. A field trip will be included. Participants are encouraged to bring slides and photos of structural projects on which they are involved.

Instructors: David Fischetti, PE, DCF Engineering, has 27 years of engineering experience in the repair and construction of timber frame structures; Jan Lewandoski has over 22 years of experience in the restoration of historically significant structures throughout the U.S. and Canada. Both write frequently for professional journals about the preservation and restoration of timber frames.

Dates: Wednesday and Thursday, July 16 – 17, 2003  
 Time: 9:00 AM – 5:00 PM daily  
 Location: Chaplin Hall, Norwich University, Northfield, Vermont  
 Cost: HWI members/government staff: \$175  
 Others: \$190

REGISTER NOW: <http://www.historicwindsor.com/registration.htm>

***Introduction to Architectural Photography: July 18 - 19, 2003***

Limited to 15 participants

Photography is essential in the preparation of rehabilitation and preservation project proposals and documentation. Building professionals can hone their skills in this course, which covers types of equipment and film, exterior and interior lighting, composition, and HABS/HAER and National Register documentation requirements. The historic buildings of Northfield, Vermont, will provide ample opportunity to photograph significant buildings. An in-class assignment involving disposable cameras and how to use them to best advantage in adverse light will be included. Arrangements will be made for overnight photo processing for a critique of participants' work on the second day of class.

Instructor: Professor Daniel Doz, Chief, Norwich University Division of Architecture & Art  
 Dates: Friday and Saturday, July 18 - 19, 2003  
 Time: 9:00 AM – 5:00 PM daily  
 Location: Chaplin Hall, Norwich University, Northfield, Vermont  
 Cost: HWI members/government staff: \$150, plus processing fees  
 Others: \$175, plus processing fees  
 Equipment: 35 mm camera is required. Bring all lenses

REGISTER NOW: <http://www.historicwindsor.com/registration.htm>

***International Preservation Trades Workshop***

The Preservation Trades Network (PTN) will hold its 7th annual International Preservation Trades Workshop (IPTW 2003), October 9-11, 2003 at the Blandair Farm historic site near Ellicott City, Maryland. IPTW 2003 is co-sponsored with PTN by the Howard County Department of Parks and Recreation. See dozens of demonstrations by highly-skilled preservation crafts persons, seminars and exhibits. More information about this year's IPTW is available at [www.ptn.org](http://www.ptn.org), by e-mail at [info@ptn.org](mailto:info@ptn.org), or by writing to Preservation Trades Network, Inc., PO Box 10236, Rockville, MD20849-0236. IPTW 2003 affords a unique hands-on opportunity to learn about historic preservation from the perspective of the traditional crafts person.

***Preservation Education Institute: Other Workshops at a Glance***

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

- September 13 Barn Repair
- November 8 & 9 Moldings-- the Building Blocks of Classical Architecture
- Date Pending Preservation Philosophy for People Who Maintain Old Buildings
- Date Pending American Building Design and Technology
- Date Pending Repointing Brick Masonry

THE PRESERVATION EDUCATION INSTITUTE

A Division of Historic Windsor, Inc.

PO Box 1777, Windsor, VT 05089-0021

802-674-6752 (Voice/TTY), 802-674-6179 FAX, e-mail: [histwininc@valley.net](mailto:histwininc@valley.net)

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### **OPPORTUNITIES for EMPLOYMENT & VOLUNTEER WORK**

#### ***Collections Management Intern***

Shelburne Museum, in Shelburne, VT seeks an organized and detail-oriented individual to undertake an inventory of collections in a large storage building. The intern will work under the direction of the Collections Management department to physically inventory the objects. This work includes object handling, moving and packing, photography, data entry, applying numbers to the objects, producing box lists and reference binders, and researching various records to rectify errors. Skills required: BA; with experience in collections management practices. Knowledge of American furniture and decorative arts preferred. This is a full time position for a ten month period. Benefits include: stipend of \$5,000; housing, and a travel stipend of \$900. Send resume and cover letter to Barbara Rathburn, Associate Registrar, Shelburne Museum, PO Box 10, Shelburne, VT 05482 by July 30, 2003. EOE.

#### ***Do you live in a converted bank, church or schoolhouse?***

Danny Neckel of NAHB Production Group, Producers of HGTV's Building Character in Washington, DC is canvassing the country searching for commercial buildings, such as banks, churches and schoolhouses, that have been turned into single family homes. He works for a program called "Building Character" on HGTV. It's a primetime show that airs on Sunday nights. See the weblink for more details: [http://www.hgtv.com/hgtv/shows\\_bdc](http://www.hgtv.com/hgtv/shows_bdc). Specifically he is looking for projects where the people living in the converted structure initiated the conversion.

If you have information that can help him, contact:

Danny Neckel, Intern  
 NAHB Production Group  
 Producers of HGTV's Building Character  
 1201 15th St NW  
 Washington, DC 20005  
 (202) 266-8253  
[dneckel@nahb.com](mailto:dneckel@nahb.com)

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