



The Preservation Trust of Vermont

Continuing Support for Vermont Communities Since 1980

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HISTORIC VERMONT

An On-line News Journal about the Preservation of Vermont's Historic Architecture and Landscape
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"PTV's work touches my life in so many of the places I travel in Vermont, where the buildings and architecture I cherish are stronger, brighter, more useful and moving toward the 22nd century with hope." -- Caro Thompson, Cabot, Vermont

NEWS FROM THE PRESERVATION TRUST

Preservation Grants Awarded

Since 1994 the Freeman Foundation and the Preservation Trust of Vermont have had a partnership to support preservation projects. Over \$8 million in grants have been awarded to help more than 318 projects in communities throughout the state. These grants have played a key role in over \$90 million in total rehabilitation work. The last two rounds of grants include:

West Haven Schoolhouse: \$7,000. This c. 1820 one-roomed schoolhouse sat abandoned when the local Historical Society adopted it in 2001. Since then, they have raised \$23,000 through community fundraising suppers, direct appeals, and a Community Development grant. In addition, local residents have donated materials and labor in order to repair sills, move the building to the center of the village, and place it on its original stone foundation. A contractor is now repairing the slate roof. This grant will allow them to paint the schoolhouse, and restore and reattach the original woodshed for handicap access.

Green Mountain Perkins Academy, South Woodstock:\$40,000. Situated on a small knoll in the village of South Woodstock, the 1848 Perkins Academy is remarkable for its level of integrity inside and out,

including having the original school furniture last used in 1898, when the academy closed its doors. In the 20th century, the building was used as a Grange Hall, for Sunday School Classes, and for meetings of drama and social clubs. It is now a museum operated by the local historical association. In the last five years, Trustees of the Green Mountain Perkins Academy Historical Association have spent \$25,000 on repairs improving drainage, a new slate roof, cupola repair, and collections care improvements. The Historical Association is continuing their fundraising campaign so that they can complete the final phase of work which is estimated to be \$75,000. This grant will allow them to complete the cupola repair, paint the exterior, and begin to conserve the forty windows.

United Church of Craftsbury, Craftsbury Common: \$40,000. Since 1819, the steeple of the Church on the Common has served as a beacon for Craftsbury residents and visitors. The church has graced hundreds of calendars and posters, its setting on the white-fenced Common a beloved New England picture. Today the steeple still proudly gazes on the same scene, but it is in desperate need of repair. It will take an estimated \$65,000 to put it back in prime condition. Approximately \$27,000 has already been designated for the repair, but as with most churches in 2005, the membership struggles to meet day-to-day expenses and the cost of the repair is daunting. This grant will allow them to complete the steeple repair.

Burnham Library, Colchester: \$5,000. This town-maintained brick Colonial Revival library (c.1939) is situated at the center of the village, and features neoclassical detailing on interior and exterior. A sympathetic addition made to the rear of the building in the 1980s more than doubled the size of the original building. The library is used heavily, and is in generally good repair. The building requires repair of the slate roof, copper gutters, and woodwork damaged as the result of ice-damming. Repairs are expected to cost approximately \$20,000; the library has raised approximately \$15,000 toward this goal.

West Fairlee Center Congregational Church and Schoolhouse: \$35,000. The National Register listed Greek Revival church, constructed in 1855, is situated on the village green and is a local landmark. A very small congregation holds seasonal services and hosts special events, and is attempting to address deferred maintenance with their limited resources. High priority repairs include site drainage improvements, roof frame repairs, window and plaster conservation, and removal of the antiquated heating system. Total project costs will be approximately \$40,000. The congregation has already raised \$15,000, and expects to raise an additional \$5,000 at fundraising events scheduled for

this summer. The c.1804 schoolhouse, situated next to the church on the village green, and is the oldest surviving schoolhouse in the town. The building was donated for use as a community clubhouse more than 70 years ago, and continues in that use today. In the next phase of construction, stewards propose to make drainage improvements and repair foundation work, make repointing repairs, and install standing seam roofing on one elevation. Cost of repairs is expected to be approximately \$30,000. The Community Club has raised \$9000, and is expecting to receive an additional \$2,500 from a fundraising event scheduled for this summer. This grant -- \$20,000 for church and \$25,000 -- for the community center, will help the community complete both efforts.

West Rutland Town Hall: \$30,000. The 1908 Neoclassical Revival style Town Hall is constructed of brick with marble columns, lintels, keystones, sills, and is has an elaborate metal cornice. The building houses town offices and includes a large auditorium with coffered ceiling, elegant proscenium moldings, and richly-detailed multi-light windows with transom sashes. Over the past fifteen years, the Town of West Rutland has spent nearly \$300,000 on improvements to the Town Clerk's office, conference room, foyer, and main hallway, including installation of an elevator. The current focus is rehabilitation of the auditorium, including window restoration, installation of a sprinkler system, electrical upgrades, and improvements to the fire detection system. This phase of rehabilitation and code work is critical in that it will make the building and auditorium more useable.

Sadawga Springs Hotel, Whitingham, \$30,000: The Brattleboro Area Community Land Trust has purchased and plans to rehabilitate the old Sadawga Springs Hotel in order to create eleven units of affordable housing. In 1869 the Sadawga House was built near a healing mineral spring. The hotel was a popular place for summer visitors through the early years of the automobile. As its popularity waned, the hotel was converted to apartments. In recent years the property fell into serious disrepair leading to a court injunction prohibiting the owner from renting units until critical health and safety improvements are completed. Town officials consider the Land Trust's purchase and rehabilitation of the old hotel as the key piece of their village revitalization efforts. This grant will help with improvements to the exterior of the property: replacing deteriorated siding and trim, restoring historic doors and columns, restoring the first floor recessed porch, and removing the exterior fire escapes and restoring previous window openings.

McIndoe Falls Congregational Church, \$14,000: Located in McIndoe Falls village in the town of Barnet,

this 1850 church is listed on the State Register of Historic Places. This past year the congregation completed steeple repairs. This grant will help to replace the deteriorated asphalt shingle roof with a standing seam roof, exterior painting, and repair of damaged interior plaster.

Morrisville River Arts, \$35,000: This former academy building was the first Peoples Academy, established in 1847 and regarded as one of the best schools of its type in Vermont. The private academy was transferred to the Morristown public school system in 1866 and operated as a high school until 1874 when a new high school was built. The building was then sold and moved to its current location on Pleasant Street where it reopened as a store. In 1925 the Lamoille Grange purchased the building and converted it to a Grange Hall, adding a kitchen in the rear. This year, facing dwindling membership, the Grange sold the building to River Arts for half of its appraised value in exchange for life tenancy for meetings. River Arts will maintain the building and make code, access, and kitchen improvements in order to use the building for community meetings and arts education. This grant will help construct a new foundation, exterior woodwork repairs, painting, and window conservation.

Brownington Congregational Church, \$20,000: Constructed in 1841, this Greek Revival church was pastored by Alexander Twilight, the first African American college graduate and state legislator. The building is situated on a country crossroads near the stone dormitory Twilight built to house students attending the academy where he was schoolmaster. Today the building looks much as it did in 1899, just after a major renovation that included the addition of a steeple. The building has been very well cared for by its small congregation. The steeple was replaced in 1986 after the original was lost to fire; an access ramp was added in 1996. That said, the building is underutilized because it lacks a bathroom and is heated by a woodstove. Parishioners plan to install a well and septic system, repair foundation stonework, conserve historic windows and doors, and add a central heating system and accessible restroom.

Chelsea Library and Town Hall, \$25,000: This Romanesque Revival building was constructed in 1894 and anchors the north green of the village. Constructed of brick, with a slate roof, arched entry, and two pinnacled towers on the front façade, the building houses the library, the town clerk's office, and an auditorium where town meeting and other community events are held. The building is in fair condition but has reached the point where repairs are necessary in order to avoid accelerated deterioration. The next phase of work will include roof repairs,

sash/door conservation, exterior woodwork repairs, wiring upgrades, and access improvements.

Barton United Church, \$25,000: The Barton United Church was designed by one of Vermont's most renown architects, Lambert Packard (1832-1906). Packard designed over 800 buildings in his Vermont career from 1866 to 1906, including many of the Northeast Kingdom's most notable buildings. This 125 year-old church has been well maintained and underwent an interior restoration in the 1980's that's worth a visit to see. The congregation has raised \$80,000 in cash and pledges in order to replace the asphalt shingle roof with a standing seam metal roof. Besides the new roof, the most immediate need is to address drainage problems and rotten floor joists. This grant will allow them to replace the roof; regrade; add ventilation, sump pump, and a moisture barrier to the basement; replace rotted floor joists; and install gutters.

2005 Preservation Awards

Since 1982, The Preservation Trust of Vermont has recognized outstanding contributions in the field of historic preservation. Awards are presented to the individuals and organizations who have made special contributions in preserving Vermont's historic architecture. The 2005 Award Winners are:

Sherry and Darlene Belknap

When Bloomfield found itself without a village store, Sherry and Darlene literally built one from scrap. Using the site of the original Debanville Store, Sherry and Darlene set about the task of building a new community gathering place. The store is now open and operating, and has become an important community gathering place in Bloomfield. It was not the first time Sherry worked to rebuild their community. Years ago he rescued the Old Town Hall which will be used for concerts, dinners, and community gatherings.

Brattleboro Town Manager, Brattleboro Fire Chief and his department, and the Brattleboro Area Community Land Trust

In combination, these folks all saved the historic Wilder Block in Downtown Brattleboro. Fire ravaged the four story building next to the Latchis Hotel and Theater. Firefighters worked much of the night to control the fire and make sure that the Latchis would not be harmed. The Town Manager (Jerry Remillard) and the Fire Chief (David Emery) decided against the immediate demolition of the remains and agreed to provide the opportunity to save the Wilder Block from destruction. Connie Snow and the Brattleboro Area Community Land Trust agreed to take on the enormous task of rehabilitating the building for a new and productive use. Senator James Jeffords, Governor

Jim Douglas, and the Vermont Housing and Conservation Board provided the financial resources to make the project happen.

George Ewins

George Ewins, a native of West Berkshire, has worked tirelessly in recent years toward revitalization of this village on the Canadian border. George worked with students in the Historic Preservation program at UVM to collect the elements of a community vision from local residents which resulted in the formation of committees for pursuing the community's revitalization goals. George bought and exquisitely rehabilitated the historic Phoenix House, an old tavern and community gathering place that had fallen into disrepair. He has now begun clean-up of the historic village green.

Renaissance of Downtown Brandon

Over the last five years, Downtown Brandon has undergone a stunning renaissance. It's a process that involved many steps and is on-going. The catalyst for change was the restoration of the Baptist Church's steeple. The work of a small group of volunteers provided that "success" was possible. The work of the Brandon Artist Guild and artist Warren Kimble injected new life and joy into the community with the famous painted pigs, bird houses ("Brandon is for the Birds"), and rocking chairs. Citizens build a park overlooking the falls of the Neshobe River, and are working to rehabilitate the Town Hall as a place for community activities and the performing arts. Developers retailers have invested in the downtown and built a lively downtown that still provides the community's basic needs. In 2004, Yankee Magazine selected Brandon as one of New England's "Hidden Jewels."

East Burke Congregational Church

Members of the East Burke Congregational Church had been working for four years to raise funds to repair their building and install a lift. Nearing the end of the multi-year project, they hired Michael Kuk of Custom Building and Design to repair the water-stained sanctuary ceiling, but when Mike and his crew removed the damaged panels, they discovered a long lost decorative plaster ceiling complete with a medallion of clouds. Mike stopped work, called the project architect, Rob Brown, who immediately brought in plaster and paint specialist, Leonard Spencer. With that, the congregation decided their only choice was to take on a full restoration of the ceiling, adding over \$30,000 to the budget. This is a project where EVERYONE did exactly the right thing!

The Painter Theater Project of the Vermont Museum and Gallery Alliance/ Christine Hadsel, Project Director

The Painted Theater Project began in 1998 with a

survey to find and assess the condition of Vermont's collection of painted curtains. At the time, there was thought to be less than a dozen of these treasures...now, over 150 have been found. With volunteers and professional conservators 76 of the collection have been cleaned, mended, and judiciously in-painted. Most have been reinstalled on their home stages in town halls, grange halls, community theaters, and opera houses.

The Brick House, Shelburne Museum

The Brick House was home to Electra Havemeyer Webb who founded the Shelburne Museum. The home stayed in the Webb Family until the Shelburne Museum acquired it in 2000. At that time the Museum began an extensive curatorial and research process which lead to a successful \$4.4 capital campaign for restoration and endowment. The result is a masterpiece that provides the Museum with a forum for a variety of programmatic endeavors.

Stonebridge Inn, Town of Poultney

As we all know way to well, patience and tenacity are often two of the most ingredients in a preservation project. The Stonebridge Inn is a perfect example. A fire in 1996 nearly destroyed one of Poultney's most important landmarks. A private restoration effort followed, but the task proved to be too great. The Town of Poultney agreed to step in and began the process of raising over \$800,000 to rehabilitate the building. It's now complete and is home to a variety of community service organizations. Poultney's elected leadership and especially Town Manager Jonas Rosenthal deserve enormous credit for their patience and tenacity.

Gerrit Kouwenhoven

Gerrit Kouwenhoven served as Executive Director of Hildene for many years and developed one of Vermont's most successful historic sites. Volunteer support and commitment was central to the special place that Gerrit helped to build. More importantly, we believe, Gerrit served as Chair of the Preservation Trust's Board for 10 years. He lead and served at the time of the organization's great spurt of growth and service to Vermont communities. It would be impossible to overstate the importance of his gentle guidance, leadership (it's not always easy to manage Paul!), and eloquent appreciation of the work of the Preservation Trust's Board Members and staff.

Silent Auction Success

A sincere thank you to all who participated in our 2005 Silent Auction. We had a tremendous list of donations, enthusiastic bidders, and record participation all around. Because of your help, we raised \$25,000 on the Silent Auction, bringing in 99% of

the value of the items we sold. All of the winning bidders have been notified. If you haven't heard from us, you didn't place a winning bid -- but we encourage you to bid again next year. If you have an item you'd like to contribute to our 2006 Silent Auction, please email auction@ptvermont.org and we'll get you started.

Make a Contribution Today

The Preservation Trust was founded to assist the on-going effort to help save and use Vermont's rich collection of historic architectural, cultural, and community resources.

To accomplish this critical goal, the Preservation Trust provides technical assistance to communities and groups, provides financial support to local preservation projects in partnership with a variety of funders, undertakes local and statewide education and recognition programs, and works with partners to pass legislation and galvanize local advocacy to strengthen Vermont's downtowns and village centers.

You can now make a contribution to the Preservation Trust through our secure website. Please visit our website and make your contribution today:

http://www.ptvermont.org/how_i_can_help.htm

Your contribution will be used to support our work throughout Vermont.

Available Now -- "Travel Posters That Never Were" by Vermont Artist Charlie Hunter

In 2004, Bellows Falls artist Charlie Hunter began work on a series of "Travel Posters that Never Were" reminiscent of graphic masters Walter Green, Leslie Ragan and Maxfield Parrish. Images of downtown Bellows Falls and Bennington were created to help market the 2004 and 2005 Annual Historic Preservation Conferences.

Limited edition prints are still available of Bellows Falls, and the original artwork as well as limited edition prints are available of Bennington. To see these fabulous works of art, and for more information about the artist, please visit: <http://www.hunter-studio.co>

VERMONT NEWS

Twelve Vermont Downtowns Recognized by Preserve America

The Vermont Downtown Program is proud to announce that most of its participating designated downtown communities have been awarded *Preserve America* recognition. The fourteen Vermont communities are Barre, Bennington, Brattleboro, Bellows Falls, Brandon, St. Albans, St. Johnsbury, Middlebury, Montpelier, Morrisville, Poultney, Rutland, Vergennes, and Windsor. The City of Burlington was recognized under this program in March 2004.

Three other downtown communities also applied and decisions should be made shortly.

These communities have been actively participating in the state's downtown revitalization efforts, and this federal designation recognizes the strengths and successes of this work. The applications were prepared by each community, but were sent together as part of Vermont's effort to highlight the tremendous improvements that have taken place in these downtowns in recent years. The applications were strongly endorsed by Governor Jim Douglas, Senators Patrick Leahy and Jim Jeffords, and State Historic Preservation Officer Jane Lendway.

Preserve America is the White House initiative that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage. The *Preserve America* communities program recognizes community efforts that protect and celebrate their heritage, use their historic assets for economic development and community revitalization; and encourage people to experience and appreciate local historic resources through education and heritage tourism programs.

To learn more about *Preserve America* go to www.perserveamerica.gov. For details about these Vermont downtowns go to www.HistoricVermont.org.

For more information contact Joss Besse, 802-328-5212, joss.besse@state.vt.us, or Laura Gresh, 802-328-3056, laura.gresh@state.vt.us.

An Update on Wal-Mart in Vermont

Local Citizens Groups, the Preservation Trust of Vermont and the Vermont Natural Resources Council continue to be involved in the onslaught of Wal-Marts planned for Vermont. Around the state, here's the status:

Bennington: Bennington's Development Review Board recently approved with conditions a developer's application for a 112,000 sq. ft. Wal-Mart. The Citizens for a Greater Bennington actively opposed the project, and plan to remain involved in the process.

Derby: Developers have submitted an application for a 160,000 sq. ft. store. The Derby Planning Commission has asked for a variety of studies of fiscal and community impacts, traffic impacts, and costs of providing community services.

Morrisville: Wal-Mart's developer continues to look for a site in Morrisville.

St. Albans: Developers have made a proposal and been granted a local permit for a 160,000 sq. ft. store. Currently the Wal-Mart in Williston is the state's largest at 115,000 sq. ft. The permit is being appealed

by the Franklin County Citizens for Responsible Growth and the Vermont Natural Resources Council. An Act 250 application was submitted in late December.

If you are interested in learning more about how a business can survive with a big box retailer coming into town, you might be interested in **How to Survive Against the Big Boxes on Tuesday January 17, 2006 from 6-8 pm** at the Peoples Trust Company, 25 Kingman St., St. Albans. The speaker will be Bruce Baker who has owned two successful retail shops in Middlebury for nearly 20 years. Bruce is a humorous and motivational speaker who has presented more than 500 retail-related workshops nationally and has proven to have great insight into the future of small retail shops in today's competitive marketplace. The workshop is presented by the Vermont Small Business Development Center. For more information, please contact Karen Bresnahan at (802) 524-1500 or Pat Travers at (802) 524-2194.

National Register News

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

Bennington High School, Bennington

This 1913 Beaux Arts style building is a two story, flat roofed, seven bay, brick school with decorative shields, floral motifs, patterns on wall surfaces, and Corinthian columns executed in concrete. Many of the building's features are typical of early 20th century schools such as its large scale, brick exterior, symmetrical façade with grand entrance, large banks of windows, central floor plan with vestibule, and a large meeting space on the first floor. It was designed by the architectural firm of Cooper and Bailey and built by John W. Duff, both of Boston. The building functioned as a school from November 2, 1924 until June 2004. It is being rehabbed for senior housing using the Rehabilitation Investment Tax Credit. The school is being nominated under the "Educational Resources of Vermont" Multiple Property Documentation Form.

Cornwall General Store, Cornwall

This building is a c. 1880, vernacular 1 ½ story, gable front, clapboarded building with shed roofed addition and full-width porch with turned spindle valence in front. 2/2 windows are set in peaked frames. A small gabled barn with a sliding door and loft opening is connected to the main block and a long gabled shed with sliding doors along the length of the street elevation is connected to the barn. This shed building was moved around 1925 from its original location across the street where it served as the horse/carriage shed for the Congregational Church. The interior remains as it was the day the store closed in 1940. The building is a well preserved example of a general store and related residence that once served this small crossroads community.

The listing of the following three Grafton buildings was spearheaded by the Grafton Historical Society, with support of the involved owners, as part of an effort to recognize the history and significance of important community buildings.

The Butterfield House, now the Grafton Public Library

This building is a Greek Revival style, 2 ½ story clapboarded, gable roofed center entry house with a one story ell on south side. A two story portico on front façade is supported by round fluted columns that purportedly are composed of 185 pieces each. An ornate wrought iron balustrade spans the second floor of the portico. The building was built in 1811 by Dr. John Butterfield, Grafton's second doctor. Local tradition states that the original structure was what is now the ell and that the main house was constructed later as a one story building with the second floor added thereafter. The building was purchased by the library in 1954 from Dr. Butterfield's descendants.

The Old Post Office

This is a c. 1855 Greek Revival style small, single story, clapboarded, gable roofed building with a shed roofed ell across the back. The structure was built by Fabius Bancroft, Grafton's third postmaster, to serve as his post office and insurance office. The building served as Grafton's post office until 1958. The 1938 hurricane blew the building off its foundation, which was located within feet of the Old Fire House. The building's new stone foundation was laid about 20 feet north of the Fire House.

Grafton District Schoolhouse No. 2

This Greek Revival style two story, clapboarded, gable roofed building has a stone foundation and reflects both Grafton's educational and fire fighting history. It was built in 1830 as a school and served as such until 1865. The lower floor was used for elementary students and the upper floor served as the high school. In 1867 both schools were relocated in a new building. Grafton's Masonic Keystone Lodge #95 used the upper floor from June 1871 to July 1901. Later it was used as a tin shop until 1922 when the owner died then W.E.L. Walker had his undertaking establishment there. The 1938 hurricane also blew this building off its foundation. After being reset on its foundation the owner gave the building to the fire department with the provision that the Grafton Band would have use of the second floor. The fire department moved into the building in 1939 and remained there until a new station was built in 1992. The Grafton Cornet Band still meets on the second

floor.

Crystal Lake State Park, Barton

The listing of this property was the result of a cooperative effort between the University of Vermont's Historic Preservation Program which provided a graduate student to prepare the nomination as part of a class project, the VT Dept. of Forests and Parks, which has worked with other UVM HP students in the past to list CCC built state parks and Sue Jamele from the Division, who provided guidance in preparation of the document.

This state park was designed as part of a New Deal project of the National Park Service in the late 1930s, built by the CCC, and opened for public use in 1942. The park consists of a recreation area, strip of beach along the northern border of Crystal Lake, and a two story bathhouse, which is the center piece of the park. The building was designed by Park Service architect, David Fried, blending the rustic style typical of the CCC with modern design. Use of locally quarried, rough finished granite, brick, and dark stained wood tie the building to its rustic roots while the geometric massing, sweeping shed roofs, and bands of three part windows reflect the popular futuristic style of the day. The park is being nominated under the nationwide MPDF "Historic Park Landscapes in National and State Parks".

John B. Robarge Duplex, 58-60 North Champlain Street, Burlington

This c. 1880 Italianate style duplex is a 2 ½ story wood frame, cruciform plan, gable front structure with a 1 ½ story rear wing. It is located in the southwest corner of the Old North End. The building retains many of its exterior Italianate features and reflects the growth of Burlington, specifically its North End, in the late 19th century as the lumber industry expanded and resulted in a growing need for residential housing near the urban center and waterfront. The building's interior has been largely remodeled; however the building continues to convey its appearance as an historic duplex with its symmetrical form and fenestration patters, double hung windows, bay windows, Italianate style front porches and slate roof. The Burlington Community Land Trust has completed an RITC project to use the building for affordable housing.

Charles R. Palmer House, 201/203 North Willard Street, Burlington

This c. 1911 Foursquare duplex is a 2 ½ story, hip roofed vernacular structure resting on a stone

foundation and sided with both clapboards and a flared course of shingles between the first and second stories. The building exhibits stylistic elements from many popular styles of the period-Colonial Revival, Queen Anne, and Arts and Crafts. Picture windows with stained glass transoms light the front façade. The slate roof is punctuated by hip roofed dormers on three sides, and there are hip roofed Queen Anne style porches across the front and back facades. The symmetrical façade is replicated on the interior where the floor plan is a mirror image on each side. The house exhibits stylistic characteristics of the Foursquare style, popular in the early 20th century and appears to be heavily influenced by the manufactured and kit home industry flourishing at the time. Built in a rapidly expanding neighborhood at the turn of the century, the house is typical of economically built homes and duplexes of the era. The building has been rehabbed for affordable housing using the RITC.

Dickinson Estate, Brattleboro

The Dickinson Estate Historic District is a group of agricultural and residential buildings on approximately 30 acres constructed between 1900-1907, which now form part of the campus of World Learning. The original estate buildings included a 1900 Colonial Revival mansion, a Stick style carriage house, garage, and other small outbuildings representing a variety of styles which were built over the course of the following six years. There is also a related c. 1900 agricultural complex located across the street. The Dickinson Estate Historic District includes 14 buildings, 11 of which are considered contributing.

The following two nominations were funded by a Municipal Planning Grant as part of the Town of Worcester's ongoing community revitalization efforts.

Worcester Village School, Worcester

The 1892 Worcester Village School is a 2 ½ story, wood frame, two classroom building, richly embellished with Queen Anne features. The school is architecturally and historically significant as a very good example of a rare type of two-story, two classroom, consolidated school building of the late 19th century. It is also a wonderful example of the restrained Queen Anne style used in a rural school building and is remarkably intact both inside and out.

Worcester Town Hall, Worcester

The 1912 Worcester Town Hall is a 2 ½ story, vernacular, wood frame building with Queen Anne details, and an oversized triangular gable vent that replicates a prominent feature in a building that previously stood on the site and burned in 1904. It includes a kitchen and dining room on the first floor

and meeting hall, with stage, on the second floor.

The building is architecturally and historically significant as an outstanding example of an early 20th century, rural town hall. Most town halls in Vermont, built at the turn of the 20th century, were simple vernacular buildings such as this one. Their lack of ornamentation reflected the frugal character of many Vermonters. The Worcester Town Hall is significant due to its intact appearance both on the exterior and interior.

More About the Worcester Historical Society

The Worcester Historical Society is working to rehabilitate their 1892 Queen Anne-style schoolhouse and the Town Hall. In 2004, the Preservation Trust helped with two Robert Sincerbeaux Fund grants to prioritize and budget repairs for both buildings. The Town then received a Municipal Planning Grant to hire historic preservation consultant, Lyssa Papazian, to prepare a National Register of Historic Places nomination. To involve the community, the Historical Society hosted a story-telling event where residents shared memories about going to school in the old schoolhouse. The 4th graders helped out, preparing a Powerpoint presentation. The Grange lent a hand by hosting a dinner that raised \$1,000. To gear up for fundraising, three residents came to a retreat at the Grand Isle Lake House last summer, and the Historical Society is now writing grants and seeking donations to fix the roof, repair windows, and paint the building. Stay tuned....

Landmark of Vermont's Recent Past for Sale

The Pizzagalli House, one of Vermont's most significant private residences of the 20th century, is presently for sale in South Burlington. The International Style house is named for Angelo Pizzagalli, who constructed the home for his family in 1939. It is based on a 1936 experimental house built by the Purdue Research Foundation in Lafayette, IN, and designed by architects Burnham Brothers and Hammond, Inc. of Chicago.

Built of concrete blocks cast by Pizzagalli himself, the house retains its original patterned asphalt tile floors, large ceramic tile fireplace, and natural woodwork. In 1985 the home was purchased by Remo Pizzagalli (son of Angelo) and completely rehabilitated under the supervision of modernist architect Julian Goodrich.

Located on a large, private lot at 41 Cottage Grove Avenue, the house has two stories, a full basement, three bedrooms, and two baths. It is in excellent, move-in condition, but needs an owner who will respect its integrity and original features. It's the perfect house for anyone interested in modernist architecture and is recognized as the first International Style residence in Vermont. The home is eligible for inclusion on National Register of Historic Places.

For more information, please contact Susan Linnell at Lang Associates at 802-864-0541 or linnell@together.net. For additional

historical information on the Pizzagalli House, please contact Devin Colman at 802-655-0502 or devincolman@mac.com. To view interior and exterior photographs of the Pizzagalli House, please visit <http://homepage.mac.com/devincolman/Pizzagalli/> and enter password ANGELO.

COMMENTARY

The North Hero Town Hall: A Promising Future

by Scott Newman, Isle LaMotte. Reproduced with Permission.

The vigorous discussion about the North Hero Town Hall has well demonstrated the tenacity of Champlain Islanders, and signals the vitality of the First Amendment. With this in mind, I am hopeful a perspective from a non-Hero will be accepted into the mix.

Six years in private practice and six in Govt. crisscrossing the state working on the preservation of traditional properties have been enlightening. Though there are those that equate community pride with shiny and new, quite the opposite is true from what I've seen elsewhere in Vermont. In fact, there is a strong connection between the prosperity and livability of a community and the preservation of its heritage buildings. The reason seems to be straight forward: folks are more inclined to care for, invest in, and take pride in collections of unique local landmarks than they are in modern cookie-cutter commercial buildings. The collective pride from maintaining a streetscape of one-of-a-kind structures for community use is contagious, spilling over into a myriad of other community building activities.

To its credit, North Hero has successfully avoided the "Anytown USA" syndrome that is plaguing communities across the country, with their urban renewal-style streetscapes of depressing, modern, sterile buildings and chain stores. It's hard to tell where you are in many Towns these days. Sure, we're only talking about one North Hero Landmark building here, keep in mind those other towns were ruined one demolition at a time.

On the other hand, the spin-offs of maintaining traditional village centers are many, and North Hero has some excellent examples in Hero's Welcome and the North Hero House – both of which have attracted private investment, created local jobs, added to the tax base, and beautified the village center – both using heritage buildings. Can we really say that the owners and customers of these establishments would have the same interest in patronizing modern buildings?

Add to this list of well cared-for heritage buildings the Chamber of Commerce Offices, Grand Isle County Courthouse, Historical Society building, the Library, Aqua Vista Cabins and many fine residences and barns. Other communities, along with their envy of such a scenic, historic, and well preserved traditional village center would rightly presume that North Hero residents are folks who truly care about their community's history and economic vitality.

Among these residents is a non-profit group ready to take on the maintenance of the Town Hall at no cost to the North Hero taxpayers. That people are willing to volunteer so much of their spare time and energy toward a community effort is truly amazing: yet another example of people going the extra mile for communities that still look like the ones they grew up in. And one good building project usually spawns another, and another, and so on down the line.

Government Agencies and private foundations understand this multiplier effect; they've seen it work hundreds of times. That's why in Vermont alone millions of dollars in competitive grants are allocated to repairing community buildings for community use. These are Federal and State tax dollars spent locally instead of somewhere else. Why should North Hero miss out on these opportunities? Why should Grand Isle County's Shire Town lose its traditional meeting hall and theater to the wrecking ball (costing the taxpayers \$ 80,000 +) when a local group has rallied to repair it for community use – at no cost to the taxpayers?

So, can a non-profit really attract grant funds and take on such a project? Absolutely! There are literally dozens of examples in VT and you don't need to look far to find them. Isle La Motte's Preservation Trust won grant awards to conserve land and restore a historic building. Swanton's Historical Society successfully applied for over \$ 300,000 to restore the Swanton Depot for community use. And, the North Hero Town Hall restoration project was pledged almost \$300,000 in historic preservation grants when repairing it for town offices was on the table. The help, the expertise, and the funding are there for a project as important as this.

The Wal-Mart Struggle: Shaping America's Future

*By Neal Pierce, © 2005 Washington Post Writers Group.
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The Wal-Mart Watch campaign, a labor-environmental group highly critical of America's mega-mega retailer, recently launched more than 1,000 events nationwide for its "Higher Expectations Week." A scathing documentary, by independent filmmaker Robert Greenwald, focusing on Wal-Mart's business tactics and treatment of workers, recently began to play to audiences across the country. Wal-Mart is fighting its critics with waves of television ads celebrating happy workers and the company's gifts to local charities.

But the action goes much further. Across state capitals, legislators are into spirited debates over whether Wal-Mart should be forced to pay adequate health benefits, or leave it to the states to subsidize its low-paid workers through Medicaid and other public benefits.

Scene of the biggest current fight: Maryland, where Gov. Robert Ehrlich vetoed a measure to require any company with more than 10,000 workers (only Wal-Mart qualifies) to spend at least 8 percent of payroll on health benefits -- or, alternatively, contribute significantly to the state's health insurance program.

An override vote on Ehrlich's veto is set for January. Wal-Mart has deployed at least a dozen lobbyists to Annapolis, offering goodies such as a \$10,000 gift to underwrite a conference of black legislators.

In one sense, all of this is predictable: with annual sales of \$288 billion and 1.6 million employees, Wal-Mart is now the world's biggest corporation. Its footprint on American communities and retailing is so vast that some opposition to its tactics is virtually inevitable.

But something even bigger seems to be occurring. Wal-Mart has become the poster child for an era of unfettered globalized corporate operations -- "a destabilizing business model, a dangerous detriment to America's local and national economies and to the middle class," in the words of critic Leo Hindery Jr., former CEO of the telecom carrier Global Crossing and an active figure in Democratic party politics.

Hindery, at a recent Washington conference organized by the Center for American Progress, noted that as recently as 1992 (the year of Wal-Mart founder Sam Walton's death), the Business Roundtable of top business leaders was asserting that corporations had a major responsibility not just to stockholders, but to their employees, society at large, and the nation's economy. But now, Hindery asserts, the Business Roundtable, indeed most of the corporate world, focuses almost exclusively on profits for stockholders.

Wal-Mart leads and embodies the trend, he asserts, in three ways: the "clobbering" of Main Streets when Wal-Mart moves to one of its usual edge-of-town locations, "the miserable wage and benefits package offered by Sam Walton's creation," and Wal-Mart's buying strategy, focused on cheaply-produced foreign goods, a total reversal of Walton's "Buy America" advocacy.

The reply of economists friendly to Wal-Mart is based -- like the company's promotions -- almost exclusively on low prices and efficiency. According to a Wal-Mart commissioned study by Global Insight, a respected economic-forecasting firm, low Wal-Mart prices saved consumers \$263 billion last year. Wal-Mart defenders say that's "progressive" because the benefits flow principally to low-income families who at discount stores.

But the real choice, says Harry Holzer, former chief economist for the U.S. Labor Department, is between "lower-road" employer strategies focused, like Wal-Mart, on low wages regardless of high employee turnover, versus a "higher road" strategy by employers focused on higher worker productivity that's supported by higher wages and benefits as well as training and promotion ladders.

The mass-retailer Costco, which competes directly with Wal-Mart's Sam Club warehouse chain, has emerged as critics' high-road model. While Wal-Mart fights aggressively to stop any union organizing whatever, Costco has agreements with the Teamsters for 16 percent of its employees and has extended most of the

benefits to its entire workforce.

Indeed, a Business Week analysis shows Costco's average hourly wage is \$15.97, far above the Wal-Mart (Sam's Club) \$11.52 figure (even excluding the 25 percent of Wal-Mart workers who are low-paid part-timers). The yearly employer contribution to health care-- Costco \$5,735, Wal-Mart \$3,500. Of Costco employees, 82 percent are covered by the health plan, Wal-Mart 47 percent. Employee turnover at Wal-Mart is three times higher than Costco's.

And then comes the clincher, suggesting the low-road approach may not be so clever after all: Costco's profit per employee is \$13,647, Wal-Mart's \$11,039.

Paying good wages and benefits, says Costco CEO Jim Sinegal, "is not altruistic; it's good business."

Still, if history is any measure, it will take energetic union organizing to force Wal-Mart to shift tactics -- perhaps a replay of 1937, when a courageous Detroit sit-in strike by young women at Woolworth's, the dominant retailer of the day, sparked a string of nationwide victories and substantial pay increases.

Wal-Mart Watch, though it was founded by Andy Stern, head of the Service Workers International, isn't quite ready to leap into an organizing fight. But if and when it's ready, look for a struggling that shapes America's entire economy and character for the century.

NATIONAL NEWS

**Louisiana Recovery & Rebuilding Conference, New Orleans, LA,
10 November 2005**

***Richard Moe, President of the National Trust for Historic
Preservation***

"Let me begin by saying what we all know: Louisiana has experienced one of the greatest human tragedies in the nation's history. Obviously, the compelling needs of the hurricane's victims must be uppermost in our minds as we begin these discussion. But Katrina could also be the greatest cultural catastrophe America has ever known. Unlike the floods in Venice and Florence in 1966, when the world rallied to restore cities that are museums of past art and architecture, the Katrina flood interrupted the creative culture of a region where art is still alive and vital -- from great food, inventive music and singular festivals to distinctive architecture, lush landscapes and lively neighborhoods that nurtured people from diverse economic and cultural backgrounds. That's what we must restore.

I firmly believe that preserving Louisiana's rich heritage and distinctive cultures must be one of the fundamental principles that guides our

recovery efforts.

Preservationists are sometimes accused of being more concerned about buildings than about people. That certainly isn't the case here: This is a people issue from start to finish. We have a chance not just to repair damaged buildings but to improve the quality of life for current and future residents of Louisiana. The ultimate goal of our recovery efforts should be to allow displaced people to return to communities that are healthy, vibrant, familiar places to live and work. We want to bring our families, friends, neighbors and constituents home – to a place that looks and feels like home. That means we must do everything possible to preserve the heritage and character that make Louisiana such a special place...."

To read the complete speech, please visit the National Trust for Historic Preservation's website:

http://www.nationaltrust.org/news/docs/20051110_speech_nola.html

2006 America's 11 Most Endangered Historic Places

The National Trust for Historic Preservation is accepting nominations for the ***2006 America's 11 Most Endangered Historic Places*** list until **January 18, 2006**. Each year, the National Trust issues this list to identify and raise awareness of historic sites at risk from neglect, deterioration, lack of maintenance, insufficient funds, inappropriate development or insensitive public policy. Since 1988, the list has been one of the most successful tools in the fight to save America's irreplaceable architectural, cultural, and natural heritage. The 2006 list will be announced in early June.

For more information about the application process and to download the application, visit www.nationaltrust.org/11Most/nomination.html or call 202-588-6141. Completed nominations must be postmarked by Wednesday, January 18, 2006.

The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. Recipient of the National Humanities Medal, the Trust was founded in 1949 and provides leadership, education, advocacy, and resources to protect the irreplaceable places that tell America's story. Staff at the Washington, D.C. headquarters, six regional offices and 26 historic sites work with the Trust's 270,000 members and thousands of preservation groups in all 50 states. For more information, visit the Trust's web site at www.nationaltrust.org.

PUBLICATIONS & RESOURCES

Vermont Gathering Places

In celebration of Preservation Trust of Vermont's 25th Anniversary, Peter Miller has produced an exquisite photography and essay book entitled *Vermont Gathering Places*.

The book includes over one hundred images of gathering places in communities around Vermont, including village stores, post offices, local restaurants, libraries, churches, art centers, community halls and Main Streets. Many of these places have been directly supported by Preservation Trust grants.

The book is the third in a Vermont Trilogy by the author and photographer. His first two books, *Vermont People* and *Vermont Farm Women*, are recognized as state classics and have won three national awards.

"*Vermont Gathering Places* is about where Vermonters meet," said the author, "from town meetings to country stores, fairs, church suppers and farmer's markets. It is a book about community and the personal interactions that are so important to Vermont, and make our state unique."

Miller photographed and reported on gathering places in every Vermont county. Two of the largest chapters are on country stores and town festivals and parades. *Vermont Gathering Places* is available in Vermont bookshops, through the Preservation Trust of Vermont (802-658-6647) or can be ordered through the secure site www.silverprintpress.com

PreservationOnline.org E-Newsletter

Preservation magazine recently launched a free weekly e-newsletter that provides links to daily preservation related news stories through its Web site, PreservationOnline.org. Sign up to receive the latest headlines and links to stories about the world of historic preservation at www.PreservationOnline.org/newsletter. To send items for inclusion in Trust Worthy, please e-mail: pr@nthp.org.

Vermont Historic Preservation Grants

Vermont's historic buildings are important to communities and organizations across the state. Since 1987 the Vermont Division for Historic Preservation has had a 50/50 matching grants program to assist municipalities and non-profit organizations in restoring important historic buildings across the state. Each year grants of up to \$15,000 are awarded to help preserve and repair buildings that will promote the public's awareness and appreciation of Vermont's cultural heritage. Town halls, municipal buildings, churches, historical societies, granges and many other kinds of buildings have been funded. Eligible work includes restoration and repair of roofs, structural elements, windows, foundations and other important components of historic buildings. Application deadline is January 9th, 2005. For more information and an application, please visit the Division for Historic Preservation's website <http://www.historicvermont.org/financial/hp.html> or contact Eric Gilbertson (802)828-3043 or eric.gilbertson@state.vt.us

Vermont Barn Preservation Grant Program

The Vermont Division for Historic Preservation is very pleased to announce that the Vermont Legislature has appropriated \$100,000 for the Barn Preservation Grant Program to repair and preserve historic agricultural buildings. The grant program is open to all owners of historic agricultural buildings that are eligible for the National Register of Historic Places in Vermont. Funds will be awarded for a variety of repair projects such as foundation, framing and/or roofing repair.

Applications must be received in the Division office no later than 4:30 pm on Monday January 23, 2006 or be postmarked by Saturday January 21, 2006. For more information, contact Eric Gilbertson, Deputy State Historic Preservation Officer, VDHP, National Life Building 6th Floor North, Montpelier, VT 05620, (802) 828-3043.

Implementation Grants for Humanities, National Endowment for the Humanities

Implementation Grants support public humanities programs that interpret and use collections in libraries and archives. Public humanities programs promote lifelong learning in history, literature, comparative religion, philosophy, and other fields for broad public audiences.

To help Americans make sense of their history and of the world around them, NEH has launched an initiative: *We the People*. NEH encourages applications that explore significant events and themes in our nation's history and culture and that advance knowledge of the principles that define America.

As part of this initiative, NEH especially invites proposals for public programs in the following areas:

- o **America's Historic Places**: projects that use one or more historic sites to address themes and issues central to American history. The historic place may be a single site or series of sites, whole neighborhoods, communities or towns, or larger geographical regions. The place taken as a whole must be significant to American history and the project must convey its importance.

- o **Family and Youth Programs in American History**: public programs that encourage intergenerational learning about American history and culture. Grants will support programming tailored to youth and/or family audiences at museums, libraries, historical societies and sites, parks, and other places in the community.

Please visit <http://www.neh.gov/grants/guidelines/implement-libraries.html> for more information and upcoming grant deadlines.

EDUCATION and TRAINING OPPORTUNITIES

2006 Preservation Retreats at the Grand Isle Lake House

Please mark your calendar for the 2006 Preservation Trust of Vermont Retreats at the Grand Isle Lake House:

- May 22-23: Open to All Projects
- June 19-20: Focus on Village Centers
- Aug 14-15: Focus on the Arts
- Sep 11-12: Focus on Churches
- Oct 23-24: Open to All Projects with an Emphasis on Industrial Heritage

The retreats are designed for groups working on an historic preservation

or community revitalization project. Each group presents a 10 to 15 minute case study about a challenge they're facing related to their project followed by group discussion and brainstorming...cross mentoring. The whole idea is to learn from one another and the collection of case studies. We try to bring people together from around the state who are working on an interesting collection of projects in order to take advantage of the collective experience and thinking. In addition, we have resource people at each retreat to help find solutions.

For more information, please contact Ann Cousins at ann@ptvermont.org.

EMPLOYMENT & VOLUNTEER OPPORTUNITIES

Vermont Natural Resources Council Seeks Associate Director of Membership & Development

The Vermont Natural Resources Council, the Green Mountain State's largest and oldest independent environmental advocacy organization, seeks a motivated, committed, experienced professional with the proven ability to help us manage and strengthen our dedicated core of members. The *Associate Director of Membership & Development* will work closely with the Executive Director and Development Director to support VNRC's efforts to promote policies which will safeguard Vermont's magnificent natural resources, working landscapes, and strong, local economies.

The *Associate Director of Membership and Development* is responsible for overseeing all fundraising and development activities of VNRC listed below. The Associate Director is responsible for developing and implementing, in close collaboration with the Executive Director and the Development Director, a plan to raise unrestricted operating and capital funds and build membership support for the programs of the VNRC.

For more information, please contact: Johanna Miller, *Outreach Director*, Vermont Natural Resources Council, 9 Bailey Ave., Montpelier, VT 05602 www.vnrc.org
Phone: 802.223.2328 ext. 112

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