



# 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**

**September 2007**

Published by the Preservation Trust of Vermont, 104 Church Street, Burlington, VT 05401

<http://www.ptvermont.org>

(802) 658-6647

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## **NEWS FROM THE PRESERVATION TRUST**

### **Final Lake House Retreat: October 15-16**

The deadline to register for this year's final Grand Isle Lake House Retreat is October 2. This retreat is open to any group working on an historic preservation project, arts initiative, creative community project, or particular issue and looking for some support.

The agenda is structured—actually unstructured—around case studies. Each group is asked to present a 10-minute case study that describes a particular problem or challenge; participants then offer suggestions and recommendations. We invite specific resource guests to each retreat in response to the registered projects, so please let us know early on if you are thinking of attending and what you are planning to talk about.

Cost for overnight and all meals is \$50/person for a shared room; \$75/person for a single. We are grateful to the Claneil Foundation for sponsoring the retreats! For a preview of the Lake House, visit [www.ptvermont.org](http://www.ptvermont.org). For more information or to discuss a project or presentation, please contact one of the Preservation Trust staff.

Reservations are on a first come basis (space is limited to around 20). To reserve a space, please mail checks to Preservation Trust of VT, attn: retreats, 104 Church St. Burlington, VT 05401. Please include for all attendees: name, address, phone, e-mail, and special needs; i.e., diet or mobility.

Check-in at the Lake House is 2:30 on Monday. The retreat begins promptly at 3:00 and finishes by 2:00 Tuesday afternoon.

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### **2008 Preservation Conference: Save the Date!**

Please save the date for Vermont's annual historic preservation conference, this year to be held on *Friday, May 2nd in Brandon*. More information coming soon!

### **Robert Sincerbeaux Fund Grants**

Robert Sincerbeaux was Preservation Trust's first benefactor. We've named our project development grants after Bob as a way to

honor his approach to preservation. Bob understood that people all around Vermont are passionate about their communities, countryside, and special places. Through the foundations he managed, he was able to provide a little seed money and a lot of encouragement, and then he watched the remarkable progress. Similarly, our project development grants, up to \$500, are used to hire a consultant to provide technical assistance for projects. For more information, please visit:

[http://www.ptvermont.org/sincerbeaux\\_fund.htm](http://www.ptvermont.org/sincerbeaux_fund.htm)

The Preservation Trust awarded the following projects RSF grants in the 2006-2007 year:

Pawlet Masonic Lodge  
St. Johnsbury Railroad Depot Buildings  
Holley Hall  
Rockingham Area Museum Project  
Copley Country Club House  
Hardwick Firehouse Bell Tower  
Partners for Sacred Places  
College Street Congregation Church , Burlington  
Jericho Church  
Vermont Historical Society Bell Tower  
Ripton Methodist Church  
Trinity Episcopal Church, Poultney  
Clarendon Grange Community Center  
Gayesville Community Church  
Washburn Masonic Lodge, Danville  
Duxbury Congregational Church  
United Church of Putney  
Bradford Public Library  
Monkton Barn, Willowell Foundation  
Goddard College , Plainfield  
Town of Shelburne  
Jeudevine Library and Townhouse, Hardwick  
Hubbard Park Tower , Montpelier  
Center Congregational Church, Brattleboro  
Burlington Carriage Barn, AGR Fraternity  
Adams House, Fair Haven  
St. Paul 's Church  
Vermont Historical Society  
Greensboro Town Hall  
United Church of Putney  
Francis Ford Cabin, Isle LaMotte  
College of St. Joseph , Rutland  
Universalist Parsonage, Derby Line  
Fort Ethan Allen, Essex  
Pownal Community Church  
Bennington Town Office Building  
Greensboro Culvert Project  
Warren Library  
Haskell Library and Opera House  
Vermont Council on Rural Development  
First Congregational Church of Peru  
Cutler Memorial Library, Plainfield  
Williamstown United Federated Church  
Essex Railroad Building  
Lavalley Store, Cornwall

Cornwall Town Hall  
New Hope United Methodist Church , W. Topsham  
Bartels Lodge, Pownal  
Vermont Forum on Sprawl  
New Have Baptist Church  
Vershire Town Center Building  
Chaffee Center for the Visual Arts, Rutland  
Willey Building , Cabot  
First Congregational Church of Lyndon  
First Unitarian Universalist Church , Burlington  
Roxbury Union Congregational Church  
Morristown Centennial Library  
Peacham Community Housing  
Stowe Land Trust  
Granville Schoolhouse  
Salisbury Old Town Hall  
Pratt Hall, Montgomery  
Pomfret Town Offices

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## VERMONT NEWS

### **Growth and Character: Having It All, October 23-25, 2007 Main Street Landing, Burlington, Vermont**

*A collaborative conference hosted by the Orton Family Foundation  
and PlaceMatters*

The COMMUNITYMATTERS07 conference is coming to Burlington, Vermont—the heart of New England—during the height of fall colors, for three days of collaboration and engagement with fellow citizens and professionals from across the country.

#### **Additional conference highlights include:**

- Sixteen stimulating panels addressing relevant case studies of planning successes and challenges.
- Demonstrations of the newest tools for planning and engagement, including eParticipation, GIS, 3-D visualization, community arts and multimedia tools.
- Conference activities held on the Burlington waterfront in a new facility that showcases re-development and sustainable building techniques.
- Collaborative agenda setting and problem solving using the “Open Space” format.
- New “fast track” panel session to offer more take-home ideas and inspiration.

For more information: <http://www.communitymatters.org/>

## State Matching Grants for Historic Buildings

### 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. Due to a reduction in funding the maximum grant amount will be awarded only in special cases.

### Barn Grants

Vermont's agricultural buildings are an important part of our working landscape. The Vermont Division for Historic Preservation has had a 50/50 matching grants program to assist owners of historic agricultural buildings (barns, corn cribs, sheds, grist mills, etc.) since 1991. These can be in private ownership. Up to \$10,000 can be awarded to assist the restoration and repair of these endangered buildings. This program encourages the continued use of farm buildings. Eligible work includes restoration and repair of roofs, structure, windows, foundations and other important components of historic agricultural buildings. Due to a reduction in funding the maximum grant amount will be awarded only in special cases.

*Applications and manuals are available on the Division's website: [www.historicvermont.org](http://www.historicvermont.org) Applications are due October 2, 2007 or mailed on September 29, 2007. Awards will be made by the Advisory Council on Historic Preservation in December or January. Please contact the Vermont Division for Historic Preservation 802-828-3043 for more information.*

Historic Preservation Grant Funds Awarded in 2007:

Sacred Heart, St. Francis de Sales Church, Bennington: \$15,000  
 Pawlet Town Hall, Pawlet: \$11,000  
 Brookfield Town Hall, Brookfield: \$15,000  
 Academy Building, Cavendish: \$10,000  
 Wilder Club & Library, Wilder: \$10,200  
 Roxbury Community/Senior Center: \$8,000  
 DAR John Strong Mansion Museum, Addison: \$8,261  
 Chandler Music Hall & Cultural Center, Randolph: \$15,000  
 Guildhall Public Library: \$12,500  
 Solid Rock Church, Barton: \$15,000

Jeudevine Memorial Library, Hardwick: \$9,000  
Old Alburgh Firehouse, Alburgh: \$7,500  
Belcher Memorial Library, Stockbridge: \$1,800  
East Barre Congregational Church, Barre: \$15,000  
Galick Farmhouse, West Haven: \$10,605

### **National Register News**

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

#### ***Bellows Falls Historic District (Boundary Increase)***

This nomination increases the boundaries of the original Bellows Falls Neighborhood Historic District that was listed on the National Register in 2002. The increase area has a total of 48 contributing and 8 noncontributing structures. The amended area is located on what is known as the "Old Terrace", a well-preserved late nineteenth century urban residential neighborhood that was an area of residential expansion in the last quarter of the 19<sup>th</sup> century. Homes served residents that were an integral part of Bellows Falls' commerce and industry. This densely settled neighborhood has quiet, tree lined streets and closely spaced buildings with uniform setbacks. Many of the properties include an attached or detached carriage barn or automobile garage.

#### ***Foundry Bridge, Tunbridge***

This bridge was built in 1889 and carries Foundry Road across the First Branch of the White River in North Tunbridge. It is a single span Warren pony truss bridge that combines post Civil War and late 19<sup>th</sup> century fabrication techniques. The bridge is exceptionally intact and is a rare surviving example of a 19<sup>th</sup> century wrought iron truss bridge. It is the state's sole surviving example of a highway bridge fabricated by Vermont's lone manufacture of iron truss bridges, the Vermont Construction Company of St. Albans. The bridge continues in limited highway use today.

#### ***Linden Terrace on Grove Street, Rutland***

This distinctive, gambrel roof, Shingle style-Colonial Revival style summer mansion was built in 1912 for Herman Vaughan, a director of the Hollingsworth and Whitney Paper Company in New York. This large house with similarly styled carriage barn and associated garden house was designed by Rutland architect, Arthur H. Smith. The first floor of the building's interior retains much of its original fabric and layout, with the upper floor and a half having largely been adapted to serve as dwelling units. Since 1977 the building has been used as multi-unit housing and is well maintained. It is being rehabbed for continued use as affordable housing using the Rehabilitation Investment Tax Credit.

**NATIONAL NEWS*****Preservation Matters! National Preservation Conference, St. Paul, October 2-6***

Minneapolis and St. Paul offer an enormous range of preservation success stories. The revitalization of urban neighborhoods, the rediscovery of a long-ignored riverfront and the imaginative reuse of many landmark structures make the cities a showcase of what preservation can do. In nearby towns, Main Street commercial districts have been given new life, and vigorous smart-growth and land conservation initiatives are helping put the brakes on sprawl and conserve open space. In short, the Twin Cities area offers much from which we can learn – and we'll have plenty of opportunities to do so.

The conference program includes an array of educational sessions on this year's theme, "Preservation Matters!" In addition, more than 30 field sessions will allow you to explore preservation projects and meet the people who are making them happen. And as always, lively social events – including a final gala at the award-winning Mill City Museum – will add to your enjoyment of the conference.

The National Preservation Conference is the premier preservation conference in the United States for professionals in preservation and allied fields, dedicated volunteers, and serious supporters. It is the single best source for information, ideas, inspiration, and contacts. For more information, visit:

<http://www.nthpconference.org/> or email: [conference@nthp.org](mailto:conference@nthp.org)

***The Traditional Building Exhibition and Conference, October 16-20, New Orleans***

The Traditional Building Show, the largest tradeshow in North America dedicated to historic restoration, renovation and traditionally inspired new construction, will be the first design and construction show to return to New Orleans since the devastation of hurricanes Katrina and Rita.

Choose from over 80 seminars, workshops, and tours. See Live Demonstrations of traditional building techniques as old world craftsmanship comes to life. Visit hundreds of exhibitors and suppliers of historically accurate products and services you won't see anywhere else!

<http://www.traditionalbuildingshow.com/index.shtml>

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**NEW! FOR HISTORIC HOMEOWNERS*****John Leeke's Historic HomeWorks™***

This is the second installment of a regular question and answer column on the maintenance and preservation of historic (and just plain old) buildings by John Leeke, American Preservationeer. As an historic building specialist, Leeke has been helping owners, tradespeople, contractors and architects understand and maintain their historic buildings for 20 years. he has been restoring historic

buildings in New England for over 35 years and still spends a good part of his time "with hammer in hand". He has written on restoration and preservation topics for Old-House Journal magazine, Fine Homebuilding, The Journal of Light Construction and other national publications. He now writes and publishes the Practical Restoration Reports.

Back issues of Leeke's Q & A's are now posted on PTV's website: <http://www.ptvermont.org/homeowners/historichomeowners.htm>

### **New Hope for Endangered Windows, Q & A 37**

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Three preservation organizations recently proclaimed their states' historic windows as endangered. Are these promotional efforts doing any good?

Maine Preservation announced its 2007 list of Maine 's Most Endangered Historic Properties. Historic wooden windows are listed as a statewide thematic property type due to alarming destruction and replacement with aesthetically and environmentally inferior windows across Maine and nationwide.

"Historic wooden windows across Maine and nationwide are being replaced and destroyed at an alarming rate. Windows are key character defining features of historic buildings, yet many property owners elect to replace their historic windows unaware of the environmental, economic, historic and aesthetic impacts of their actions. Replacement windows seldom compare aesthetically or for cost/value to original windows. Historic wooden windows are simple to repair, and when properly maintained or restored will generally far outlast replacements. The reason: old growth lumber is much more durable than new growth lumber from which modern windows are constructed. Bottom line: maintaining and retaining historic wooden windows makes good "cents" and helps save the Earth." – Maine Preservation

In a similar move Preservation Virginia places Historic Wooden Windows, Statewide on their Most Endangered list. "Historic wooden windows are destroyed daily in lieu of new, inferior windows. Salesmen convince owners and architectural review board members that replacement windows are superior to historic wooden windows when the truth is, in many cases, historic windows have lasted over 100 years. With some maintenance, these historic windows can be airtight, weather resistant, and can last another 100 years -- longer than any new wooden window or vinyl clad window." And, last year the Preservation League of New York State did the same.

Here in my office I get calls from homeowners and tradespeople who want to save their old wood windows. In past years I might get one call a month, but this spring and summer I'm getting a dozen calls a week. People are not only thinking about saving their windows, they are out there scraping paint and spreading putty.

What could be causing this surge in action? These promotional

moves by the preservation organizations help spread the word, but I think there is a more fundamental movement afoot.

Some homeowners feel like they have been hoodwinked by the window replacement industry. Vinyl windows that were promised to be "forever" and "maintenance free" break down, fog up and fall apart after just five to ten years. Homeowners are getting over the embarrassment of their past poor decisions and neighbors are talking to each other, spreading the word that vinyl windows are not all they are cracked up to be.

Homeowners tell me they know something is wrong with ripping out all their old windows and throwing them away, but they don't quite know what the alternative might be. They cannot find tradespeople to do the work. Over the past decades the replacement industry has quietly eliminated the knowledgeable craftspeople who could help us take care of our fine old places, and substituted the sales and installation of products. What is the alternative? Wendy, a homeowner in New Orleans recovering from Katrina, knows. She confides, "It makes my heart JOLT when I see my neighbor's nice windows replaced with plastic. I know that's not going to happen to mine, NO WAY. I'm keeping my windows and will be doing the new putty and paint myself."

Dana, a do-it-yourselfer Worcester, MA, had all vinyl replacement windows in his fine old four-square home. When a "sister house" in his neighborhood faced the mis-fortune of window replacement, he latched onto all the old sash, which fit right into his window frames. He fixed up each sash, then gleefully ripped out the vinyl windows and installed the fine old sash. His wife just loves to look out through that nice old wavy glass. Dana reports, "I just wanted to let you know that I've finally finished restoring all the windows in our house in Worcester, MA. I even learned how to build a frame for one of the windows, with weight pockets, pulleys, and parting beads. A previous owner had put in a door where a window originally was, so my wife and I are especially thrilled to have it back the way it was when the house was first built. It's been a great learning experience for us, and makes us appreciate our old home even more now. Now it's on to freeing the house from its vinyl siding straight jacket. Yahoo !!!!!"

If you are not a do-it-yourselfer don't worry. More and more savvy tradespeople are recognizing this new market for traditional window maintenance and repair services. I personally know of twenty-one new startup companies or tradespeople who are shifting over to full time window work. They are even organizing. The Northeast Window Restoration Alliance members are experts in window restoration and preservation. They blend traditional and modern materials and techniques to maintain the window's original practical function and architectural design.

So, there is hope for you and your fine old windows. If you want to do it yourself, there are training manuals and workshops to help you learn. If you are not inclined to do it yourself, search for those knowledgeable craftspeople who will help.

*Resources:*

**Northeast Window Restoration Alliance**

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

**Save Your Wood Windows**

Fifteen specific step-by-step treatments to repair weathered sills and deteriorating sash, includes a directory of window specialists. 59 pages, 119 illustrations, \$15. Available at [www.HistoricHomeWorks.com](http://www.HistoricHomeWorks.com) or call 207 773-2306

**Windows on Preservation**

This booklet includes a description of window making and development of woodworking machinery through the 19th century. And a homeowners guide to restoring historic windows. Published by American Precision Museum, Windsor, VT, 76 pgs. \$12.00. Phone to order: (802) 674-5781

**Workshops and Training**

[www.HistoricHomeworks.com](http://www.HistoricHomeworks.com)

Contact Leeke directly for answers to your questions and more information on techniques for restoring and maintaining your historic building. Write to John Leeke, Preservation Consultant at 26 Higgins St. , Portland ME 04103 , 207 773-2306; or by E-mail at [johnleeke@HistoricHomeWorks.com](mailto:johnleeke@HistoricHomeWorks.com) or visit his Internet Web Site at [www.HistoricHomeWorks.com](http://www.HistoricHomeWorks.com)

***Also available for Homeowners from the Vermont Division for Historic Preservation:***

[Inspection Checklist for Historic Buildings](#)

[Rehab Do's and Don'ts](#)

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**PUBLICATIONS & RESOURCES****Funding Available through the National Preservation Endowment**

The Preservation Funds provide two types of assistance to nonprofit organizations and public agencies: 1) matching grants from \$500 to \$5,000 for preservation planning and educational efforts, and 2) intervention funds for preservation emergencies. Matching grant funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as to provide preservation education activities to educate the public.

The postmark deadline is October 1, 2007. Use this link to access the Word version of the Preservation Fund application and to learn about grant guidelines and restrictions:

<http://www.nationaltrust.org/funding/nonprofit.html#endowment>.

**Vermont Directory of Foundations Now On-Line**

The Vermont Directory of Foundations can be used to find new funders fast – or to research information on your current donors or prospects. The Directory contains information on grantmakers that have a primary address in Vermont, as well as those that are not located in Vermont but have a geographic focus that includes Vermont.

<http://fdovermont.foundationcenter.org/>

***Ten Tips for Managing an Historic Preservation Project***  
**From the Staff of the Preservation Trust of Vermont**

As you start down the path of saving and using your historic building, here are a few tips to help you along the way:

1. Always thank your contributors. Have you ever not been thanked by an organization you contributed to? Remember how you felt?
2. Keep careful records about your project. Maintain a list of contributors and the chronology of your effort. You'll need this information to tell the story of your success.
3. Make sure that everyone connected with your effort knows the history and chronology of the project. They should also know who contributed.
4. Involve as many people as possible in the effort. Teams do work!
5. Saving great historic buildings is hard work, so be sure to find ways to have fun along the way. We can tell what other organizations have done.
6. Find an important use for the finished building. The more the building is used, the more people will appreciate it and help maintain it over the long term.
7. When hiring an architect and contractor, be sure to get people who appreciate old buildings and have a lot of experience working on them. Visit some of the buildings they have worked on.
8. If you are lucky enough to receive a grant, be sure to understand and follow all of the conditions required by the donor. If reports are required, mark the dates on your calendar and be sure to submit them on time. Be sure to say thank you!
9. Keep in touch with your supporters. Let them know how the effort is moving along.
10. Publicize your progress. When you receive a grant or large donation, celebrate by letting the local paper, radio station, and television know. Be sure to recognize the donor, and be sure to get their name right!

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