



# The Preservation Trust of Vermont

*Continuing Support for Vermont Communities Since 19*

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## HISTORIC VERMONT

**An On-line News Journal about the Preservation of Vermont's Historic Architecture and Landscape**

**June 2007**

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### **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 \$8.5 million in grants have been awarded to help more than 329 projects in communities throughout the state. These grants have played a key role in over \$109 million in total rehabilitation work. The last rounds of grants includes:

**Clarendon Grange Community Center , North Clarendon: \$25,000.** This former Otter Creek Grange Building was built as a village creamery in the mid-19th century. It is listed on the State Register of Historic Places. In the back, a barn door was retained when the building was converted to community center as evidence of where the milk wagons entered the creamery. The building now houses the Bailey Memorial Library on the first floor, and a community hall with full kitchen upstairs. The building is fully accessible and well used for senior lunches and meetings, dance classes, church services on Sunday, and a variety of community and private gatherings. The Grange Community Center Committee manages the property and raises funds for its upkeep through Town support and rental income. Last year they completed slate roof repairs and are now raising funds to repair the barn door, steel fire escape, septic tank, and drainage and foundation repairs at the front of the building. This grant will allow them to complete the fire escape, rear exit, and barn door repairs and begin work on the front foundation.

**St. Paul 's Episcopal Church, Windsor: \$25,000.** The church was built in 1822, and was designed by noted New England architect, Alexander Parris. Its style is transitional with simplicity and balance typical of the Federal style and a monumental temple front, from the

Greek Revival style. The walls of the church are made of local red brick laid in Flemish bond. The foundation is fieldstone; the two round columns flanking the entryway are parged brick sitting on carved stone bases. Over the past several years this congregation invested approximately \$125,000 in the building to replace the church and rectory roof and flashing, rebuild chimneys, repair interior plaster (in progress), and address exterior drainage and wall reconstruction. This grant will help them address the next phase of repairs: reparging and painting the columns, woodwork and flashing repairs on the steeple, gold leaf the dome, porch floor brick repair, and painting.

**Guild Hall, Guildhall: \$10,000. Library and Masonic Hall, Guildhall: \$40,000.** Listed on the National Register of Historic Places as part of the Guildhall Village Historic District, Guild Hall and the Library-Masonic Hall are of exceptional historic and architectural significance. Erected in 1795, Guild Hall is the oldest building in Northeast Kingdom . It has been used as a bank, a hat factory and boot shop. The western section of the building was constructed in 1850 and housed a residence and law office. In 1921, to commemorate Armistice Day, Col. and Mrs. E.C. Benton dedicated Guild Hall as a community building and constructed an addition to connect the two buildings for town offices and public meeting space. This grant will help the Town with repairs to the porch, front door, floor joists, and exterior painting.

The Library/Masonic building was designed by the Boston architectural firm of Gay and Proctor and is an excellent example of the Colonial Revival style. This building houses the public library downstairs and Benton Masonic Lodge upstairs, and was also a gift from Col. E.C. Benton. The seven stained glass windows depict the various degrees of the lodge. Thankfully, the rich architectural detail survived the building's vinyl siding. This grant will remove the vinyl siding, restore the original clapboard siding, repair the cupola and clock, and help with a new roof, and conserve stained glass and sash windows.

**Sacred Heart St. Francis de Sales Church , Bennington : \$50,000.** Built in 1890, the rock-faced limestone Sacred Heart St. Francis de Sales church remains one of the outstanding buildings of West Main Street just outside the Bennington Downtown Historic District. One of the tallest buildings in Bennington , the church can be seen some distance away and is easily recognizable by its bell tower. Capable of accommodating 400 guests, the church is often used for concerts, interfaith services, and presentations to the wider Bennington community. A 2005 consultant report identified major structural problems in the buttresses of the 96-foot-tall tower, failing mortar and water

infiltration damage in the stone tower and church walls, and problems with roofing and flashing. The total project costs are \$1.2 million. The church has engaged their congregation and initiated a very successful capital campaign. To date, they have raised more than \$864,000. A grant of \$50,000 will help them meet their goal for saving this landmark building in Bennington .

### ***Preservation Award Winners Announced***

Eight organizations and individuals were recognized with Preservation Awards from the Preservation Trust of Vermont. The awards recognized individuals, organizations and communities that have played a key role in rehabilitating and preserving historic places that hold special importance to their communities.

Award winners were honored May 16<sup>th</sup> at the 13<sup>th</sup> Annual Historic Preservation Conference held at Union Institute - Vermont College in Montpelier .

" Vermont communities are very fortunate to have many dedicated individuals and organizations that are passionate about saving and reusing their historic places. These historic sites have much to do with defining the character of communities and Vermont as a whole," said Paul Bruhn, the Preservation Trust of Vermont's Executive Director. "And we're especially lucky to have such a wonderful collection of award winners this year."

The Preservation Trust of Vermont supports efforts by nonprofit organizations and communities to save and use historic places that help to define the character of Vermont. It is based in Burlington .

The 2007 Award Winners are:

#### **Brattleboro Area Community Land Trust and Housing Vermont for the rescue and restoration of the Wilder Block**

In December 2004, a night fire ravaged one of the great historic buildings in downtown Brattleboro . It was a spectacular fire and though the interior was severely destroyed, no one lost their life.

Within hours the Preservation Trust organized a charette to see what, if anything, might be done to save and reuse the Wilder Block. Representatives from the Agency of Commerce and Community Development, Division for Historic Preservation, nonprofit housing organizations, members of the for-profit development community, and the Preservation Trust traveled to Brattleboro . In the end it was clear that there was only one hope to save the Wilder Block and put it back into a good use.

Understanding that that they were the only ones do it, the Brattleboro Area Community Land Trust and Housing Vermont stuck their collective neck out and pulled off a

remarkable transformation.

We are in awe of their willingness to take on such a difficult challenge. Completed in December 2006, the \$2.9 million rehabilitation of the historic Wilder Block created eight affordable apartments, office uses, and retail...an amazing story of courage, financial commitment, passion, and commitment to quality and detail.

### **Revitalizing Waterbury for restoration of the Waterbury Railroad Station**

Built in 1875, the Central Vermont Railroad Station served as a centerpiece for downtown Waterbury in the first half of the 20<sup>th</sup> century.

Although still functioning as an Amtrak rail station, the building underwent a number of changes: removal of the tower, the baggage building, canopy, and a significant portion of its architectural detailing, ornamentation and charm. Because of its deteriorated condition, trees were planted in front of the building at the Town Green to hide it from view.

In 1997, Revitalizing Waterbury, a local non-profit organization, started a long community journey to rescue the building.

With the help of an Agency of Transportation Enhancement Grant, Historic Preservation Grants, Great American Stations Foundation grant, local fundraising, a grant from the Green Mountain Coffee Roasters, and lots of volunteer hours, the station was beautifully restored and today continues to serve as an Amtrak station, an inter-modal transportation center, visitors center, and Café for Green Mountain Coffee Roasters.

Once again it is a proud centerpiece for downtown Waterbury .

### **Mount Holly Barn Preservation Association**

The Mount Holly Barn Preservation Association was formed as a non-profit corporation in June 2005. During the past two years, the Association has:

- Surveyed, photographed and mapped all the historic barns in Mount Holly ;
- Received a grant from the Preservation Trust for expert evaluation of the condition of the barns;
- Sorted barns by order of need;
- Applied for and received a grant from the Division for Historic Preservation for work on 5 barns in 2006 and 2 barns in 2007 (that they matched 4:1);
- Organized volunteers, sponsored workshops on

cabling, and educated the community—young and old—on the importance of the Town's historic barns;

- And now is taking their program Statewide.

We're pleased to honor the Association for its enthusiasm, contagious optimism, and inclusiveness both in reaching out to the entire Mt. Holly community, but also the State of Vermont . Receiving the award on behalf of the committee is Annette Lynch.

#### **Ludlow Town Hall Restoration Committee**

Built in 1901, the Ludlow Town Hall houses the Town and Village government and serves as a venue for cultural events, basketball games, school art exhibits, social and recreational events, and town meetings. In 2005, a committee of local citizens decided it was time to bring their aging Town Hall into the 21<sup>st</sup> century.

A comprehensive improvement plan was presented to the citizens who overwhelmingly approved a \$750,000 bond that, combined with grants, transformed the upstairs auditorium into a solid performance venue with state of the art acoustics.

Historic wood windows were conserved; alligatored paint removed and finishes restored, historic steam radiators modified to accommodate hot water, metal fire shutters restored and the municipal office hallway spruced up. The Restoration Committee brought new life to this historic Town Hall. The award is being accepted by Town Manager Frank Heald and Chair of the Restoration Committee, Ralph Pace.

#### **Vermont Humanities Council for the rehabilitation of the 1873 George Scott residence in downtown Montpelier .**

In December 2004 the Vermont Humanities Council purchased the Italianate style Scott House near downtown Montpelier and transformed it into their headquarters. The project required the Council to undertake its first capital campaign, raising \$680,000 for the project.

The VHC board felt strongly that, given the Council's mission, it was appropriate to commit to preserving an historic building in the state capitol and to renovating it in a manner that demonstrated the compatibility of environmental responsibility and historic preservation. With a \$50,000 challenge grant from Jan and David Blittersdorf for energy efficiency, VHC worked closely with the Division for Historic Preservation, their architect, and contractor and tightened the building, installed a more efficient furnace, including switching from steam to hot water, installed an air-to-air heat exchange for

ventilation, removed most carpeting, used low VOC paints and finishes, installed high-efficiency lighting and water saving toilets.

The result is a model house that has reduced energy consumption through sustainable preservation and a new face for the Humanities Council with a headquarters adjacent to downtown Montpelier .

**Jim and Lorraine Impey, for their investment of time, money, and vision in rehabilitating a number of St. Johnsbury's historic properties**

Scattered in St. Johnsbury are impeccably rehabilitated buildings that lift up the neighborhood. You may recognize some of them:

- Fairbanks Cottage on Route 2 as you enter St. Johnsbury from the West;
- several Washington Avenue Apartment Buildings;
- the rehabilitation, adapted reuse, and sensitive addition on the former St. Johnsbury Fish Hatchery;
- and the recently completed Summer Street School adapted reuse project.

Jim and Lorraine 's contribution to their community goes beyond good historic preservation practice. They quite literally give back to St. Johnsbury through a charitable foundation that provides support to non-profit organizations such as Catamount Arts and the Athenaeum. Their quiet generosity led community leaders to nominate the Impeys for a 2007 Preservation Award.

**Vermont Housing and Conservation Board on their 20<sup>th</sup> Anniversary**

The Vermont Housing and Conservation Board is one of the most notable accomplishments in Vermont . Founded in 1987 as an independent state agency to achieve a unique multi-goal mission of land conservation, affordable housing, and historic preservation, VHCB has significantly advanced the realization of communities and preservation of their unique resources.

In its 20 year history, VHCB has funded 8,463 units of perpetually affordable housing, conserved 418 farms with 117,081 acres, and protected 248,494 acres of natural area and recreational land.

The Board prioritizes housing that is located within community centers and within existing buildings. Examples include the Wilder Block in Brattleboro , conversion of the YWCA in Burlington to COTS housing, the Tuttle Building in the heart of downtown Rutland for affordable housing, and conversion of Fair Haven's Marble

House to assisted living housing.

VHCB's central innovation is to reframe housing, conservation and historic preservation as a complementary—rather than competitive—public policy and community goal. VHCB has touched communities—large and small, rural and urban—across the state. It has nurtured a network of 58 housing and conservation non profit organizations across Vermont to develop high quality, well-leveraged projects that enhance Vermont 's unique resources and advance its social, economic and environmental well being.

**Special Recognition of Senator James Jeffords for his tireless efforts on behalf of Vermont 's Historic Places**

Jim Jeffords served the State of Vermont for 16 years in the U.S. Senate. During that time, Jim gained a reputation for supporting the preservation, conservation, and interpretation of our cultural heritage and natural resources.

He championed national historic preservation agendas, authoring the National Historic Bridge Preservation Act and the National Historic Barn Preservation Act. He secured funding to help restore many of Vermont 's historic landmarks, taking particular interest in community opera houses—he understood the importance of opera houses and cultural venues to communities large and small.

Senator Jeffords championed stewardship and interpretation of historic and cultural landscapes through the National Park service and worked with Senator Leahy to secure funding for the historic barn and mill complex at Vermont 's first National Park: the Marsh-Billings-Rockefeller National Historic Park . He loved history, and in 1991 convened historians and stakeholders to begin a study that culminated in the passing of the Champlain Valley National Heritage Partnership Act in 2006.

The purpose of the Act is "to assist the State of Vermont and New York , including units of local government and nongovernmental organization in the States, in preserving, protecting, and interpreting those resources for the benefit of the people of the United States ."

It is with great enthusiasm that today we honor Senator Jeffords with a 2007 Preservation Award. His dogged determination in getting the Champlain Valley National Heritage Partnership Act passed will leave a legacy of preservation in Vermont .

***2007 Grand Isle Lake House Retreats***

The Preservation Trust of Vermont invites you to attend a 2-day Retreat at the Grand Isle Lake House. Retreats are for groups who are undertaking historic preservation or community development projects. Each group is asked to present a ten minute case study describing their project or situation that frames a problem, followed by a group discussion.

The whole idea is to bring people together who are working on similar kinds of initiatives so that they can share experiences and support. Typically 6-7 groups of 2-4 people attend each retreat.

Dates and areas of focus are:

- July 23-24: Focus on Arts and Industrial Heritage Projects
- August 27-28: Fundraising and Project Management
- September 10-11: Designated Village Centers
- September 17-18: Barns
- October 15-16: (open)

All inclusive cost is \$50/ per person for a shared room, \$75 for a single (first come basis). Space is limited, so reservations should be made as early as possible to assure accommodation. Deadline is two weeks before each retreat. For reservations, please send a check along with the name, address, phone, e-mail, and special need or diet consideration for each attendee. On the check, indicate Retreat date.

Reservations should be mailed to Preservation Trust of VT, attn: retreats, 104 Church St. , Burlington , VT 05401 Check-in at the Lake House is 2:30. The retreat begins promptly at 3:00 and finishes by 2:00 the following afternoon.

For questions or more information, please contact a Preservation Trust staff member:

Ann Cousins 802-434-5014; [ann@ptvermont.org](mailto:ann@ptvermont.org)  
Doug Porter 802-644-2815; [doug@ptvermont.org](mailto:doug@ptvermont.org)  
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For a preview of the Lake House , please see our web site: [www.ptvermont.org](http://www.ptvermont.org). We are grateful to the Claneil Foundation for helping to underwrite the cost of the Grand Isle Lake House Retreats!

***May 16th Preservation Conference in Montpelier  
Our Challenge: Helping to Build Successful Communities***

The May 16th annual Historic Preservation Conference, hosted by the Preservation Trust of Vermont and the Division for Historic Preservation, drew a crowd of approximately 175 people. Held at the Chapel on the campus of Union Institute - Vermont College, the day

started with an organ concert by Charles Callahan performing on the Chapel's 1884 Hutchings pipe organ followed by an official welcome from Governor Jim Douglas.

Glenn Andres set the stage with a slide lecture that characterized the specialness of Vermont cities and towns as physical records of local heroes, ambitions, and ingenuity. He pointed out that Vermont is achieving international recognition for its distinctive character.

A critical challenge facing Vermont is maintaining our unique identity against the homogenization that comes with the invasion of cookie-cutter, mega, chain retailers. Sharon Earhart, from Powell Wyoming, described how her town started a community-owned, downtown Mercantile--a model for Vermont communities!

Kennedy Lawson Smith, one of the nation's foremost experts on commercial district revitalization and development, shared success stories from independent main street retailers across the country.

Commissioner Bruce Hyde summarized the day by equating the importance of Vermont's character to its economy. This year Vermont's Northeast Kingdom was ranked among the world's best tourism destinations through National Geographic's Ecotourism Program. And Vermont downtowns were among three finalists for the Tourism for Tomorrow awards, competing with Australia's Great Barrier Reef and Ireland's Greenbox project. The world is recognizing Vermont's uniqueness. Our challenge is to protect those qualities that make us special.

Contact the Preservation Trust for a CD and/or DVD of speakers' presentations. [ann@ptvermont.org](mailto:ann@ptvermont.org)

A big thank you to all of our conference sponsors! Please take a moment to visit this great list of preservation resource people in Vermont: <http://www.ptvermont.org/sponsors.htm>

#### ***Found at May 16th Conference at Vermont College***

A pair of eyeglasses and a baseball cap. If they are yours, please contact Ann Cousins at [ann@ptvermont.org](mailto:ann@ptvermont.org) or (802) 434-5014. Thank you!

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## **VERMONT NEWS**

### ***Vermont Ranks #1 in Per Capita Use of Historic Building Credits***

Governor Jim Douglas recently announced that Vermont is first in the nation in per capita use of federal tax incentives to rehabilitate and revitalize historic buildings, downtowns and village centers.

Speaking at the 13th Annual Historic Preservation Conference in Montpelier, the Governor said Vermont ranked fifth among the fifty states in terms of total federal dollars deployed – up from 15th – with 45 approved projects worth just under \$10 million and first on a per capita basis.

"These projects leverage significant private investment, and rehabilitation of historic buildings in downtown areas results in increased economic activity," Governor Douglas said. "And of course it preserves a key part of what makes Vermont special: Our iconic downtowns and village centers."

Vermont was surpassed only by Missouri, Virginia, Ohio, and North Carolina, significantly larger states in both land area and population.

The Governor noted that Vermont typically ranks among the top states nationally, but that last year's performance surged in part due to improvements his administration has made to the state's designated "downtown" and "village center" tax credits that better leveraged federal credits and made the program more accessible to Vermont's small business owners. To date the state has 22 Designated Downtowns and 69 Village Centers, with more added monthly.

The federal program returns 20% of eligible expenses for the rehabilitation of income producing historic buildings listed or eligible for listing on the National Register in the form of federal tax credits. Over 10,000 buildings in Vermont are pre-qualified for tax credits and there is enormous potential for even greater use of the program in Vermont. The rehabilitation tax credit programs are administered by Department of Housing and Community Affairs Division for Historic Preservation, in partnership with local communities. Additional details and application guidelines are available at [www.HistoricVermont.org](http://www.HistoricVermont.org)

#### ***June 8th: Context Sensitive Solutions in Transportation Planning, Burlington***

On Friday, June 8, 2007, the University of Vermont (UVM) will host a one-day symposium titled: *Transportation and Historic Preservation: The Road to Affordable Context Sensitive Solutions*. Sponsors of the conference are UVM's Graduate Program in Historic Preservation and its National University Transportation Center . Key note speakers at opening and closing plenary sessions include Timothy Neuman from CH2M Hill in Chicago ; Luisa Paiewonsky, Commissioner of the Massachusetts Highway Department; Carol Murray, former Commissioner of the New Hampshire Department of Transportation, and UVM Professor Emeritus, Chester Liebs, currently Fulbright Visiting Professor at the University of Tokyo . Concurrent morning and afternoon panel sessions will explore a number of important topics including: Economic Analysis and Cost Comparisons of CSS; Multidisciplinary Design Teams for CSS; Transportation Agency Training Programs for CSS; Engaging Stakeholders and Identifying Community Values; and case studies addressing a variety of contexts. Co-sponsors include the Vermont Agency of Transportation, the Massachusetts Highway Department, and the TRB Committee on Historic and Archeological Preservation in Transportation.

Register on line at [www.uvm.edu/conferences/THP](http://www.uvm.edu/conferences/THP).

#### ***June 13th: Quadricentennial Workshop, Colchester***

Please join the Lake Champlain Basin Program for the Champlain Quadracentennial Workshop on Wednesday, June 13 at Saint Michael's College in Colchester, Vermont. The workshop's goals include: 1) provide participants with an overview of the preparations for the Quadracentennial in Vermont, New York and Quebec; 2) give the commissions a platform to connect with potential partners (i.e. use of the VT/NY logos, registering events for 2009, getting people involved); and 3) host breakout discussions on the Champlain Bridge Signature Event; programs and events focused on Native American and Franco-American culture and heritage; lake-wide efforts regarding arts, culture and pageantry in 2009.

The Days Inn Hotel across the road from Saint Michael's is offering a special overnight rate for workshop participants. Call 802-655-0900 for more information. Pre-registration for the workshop is required by June 5, 2007. Please RSVP to [kjarvis@lcbp.org](mailto:kjarvis@lcbp.org).

***July 18th: Advancing Vermont 's Creative Economy, Montpelier***

On July 18<sup>th</sup> the Vermont Council on Rural Development (VCRD) will host a conference on Advancing Vermont's Creative Economy. The event will take place from 9:00 am – 4:00 pm at the State House in Montpelier .

This conference will bring together local and statewide leaders who are using cultural development to support strong economic development. This conference celebrates work already undertaken in towns across the state. At the same time, it will engage participants in thinking proactively about the future of Vermont 's creative economy, including specific recommendations for incorporating the creative economy perspective into strong economic development strategies.

Discussion topics for the day include: incubating creative new businesses, developing arts and community facilities, advancing agricultural innovation, and building a creative economy region. Bill Schubart, CEO of Resolution, Inc., will be the featured speaker. A full overview is available online at <http://www.vtrural.org>.

VCRD is one of many organizations around the state that have worked on the creative economy over the past several years. An even greater number of individual communities have started to look for ways to strengthen their own creative economy. The creative economy has broadened our conversation around what makes a strong economy. In addition to traditional businesses and economic development organizations, the creative economy draws in artists, preservationists, heritage organizations, non-profit organizations, entrepreneurs, educators and many others.

The information shared and policy discussions sparked on July 18<sup>th</sup> should be engaging for both those familiar with the creative economy and those for whom it is a new concept. Space is limited, so please submit registrations early. A registration is available online at <http://www.vtrural.org>. Questions can be sent to [creativeeconomyconf2007@gmail.com](mailto:creativeeconomyconf2007@gmail.com) or by calling 828-6003.

### ***Downtown Board Awards Over \$300,000 For Transportation Projects***

Five Vermont communities will share more than \$300,000 in grants to improve transportation infrastructure in their downtowns, state officials announced recently. The Vermont Downtown Development Board awarded the grants from the Downtown Transportation Fund, which was created by the legislature in 1998 to support the revitalization of the state's downtowns.

Awards were made to:

- Rutland - \$75,000 for new streetlights on Center Street ;
- St Johnsbury - \$75,000 to support the rehabilitation of the historic train station as a welcome center;
- St Albans - \$66,574 for sidewalk replacement in Taylor Park;
- Middlebury - \$70,000 for streetscape improvements;
- Morrisville - \$25,000 for new streetlights on Copley Street .

At the same meeting the board renewed the "Designated Downtown" status for the communities of Brandon and Vergennes. In order to obtain or retain downtown designation, a community must demonstrate a long term commitment to revitalization through planning, capital improvements, economic development, and preservation of historic resources. The community must also have an established downtown organization devoted to managing the revitalization effort - from setting work priorities to organizing volunteers and raising the funds necessary to support its work.

As two of the state's 22 designated downtowns, these communities are eligible to apply for a variety of programs to assist revitalization projects, including the Downtown Transportation Fund, and tax credits for the rehabilitation of older and historic buildings and for safety and code compliance.

Finally, the Board also renewed " Designated Village Center " status for Barton and Peacham, which are among the 73 village centers participating in the program. These designations are renewed every 3 years.

More information can be found at the Agency of Commerce and Community Development's Vermont Downtown Program website, [www.historicvermont.org/programs/downtown.html](http://www.historicvermont.org/programs/downtown.html)

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

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

#### **School Street Duplexes, Bennington**

The duplex residences at 343-345 and 347-349 School Street in Bennington are intact examples of working class housing stock typical of New England mill towns during the 1910s and 1920s. Nearly identical to each other, the circa 1916 duplexes are modest in design and materials. The buildings incorporate Queen Anne style

embellishments such as wide front and rear porches, large one-over-one windows with leaded glass panels, and decorative interior moldings and paneling that were desirable features in new homes during these years.

Built as a speculative venture during the economically prosperous years around the time of the First Great War, the duplexes provided rental housing for four working class families. The buildings are within walking distance of the town's principal textile factories along the Walloomsac River and directly opposite a locally significant historic industrial site which includes a grain elevator, saw mill, and coal and wood yard. The buildings are being rehabbed for affordable housing using the RITC.

### **Morrisville Historic District (Boundary Increase)**

This nomination increased the boundaries of the original Morrisville Historic District that was listed on the National Register in 1983. It was undertaken by the town to compliment their Designated Downtown program. There are 74 contributing and 37 non-contributing resources in the boundary increase. These additional resources provide a more complete context for the historical, commercial, industrial, civic, religious and residential development of downtown Morrisville. Two historic bridges are added because they form gateways into the northwest corner of the original downtown historic district.

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## **NEW! FOR HISTORIC HOMEOWNERS**

### ***John Leeke's Historic HomeWorks™***

This is the first 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.

### ***Exterior Paint & Clapboards***

#### *Question:*

I live in an old farmhouse in Vermont . The oldest part of the house still has it's original clapboards that date to about 1830. The paint was in fairly rough condition here

(peeling) as it gets afternoon direct sun. We had the wall scraped thoroughly, then primed and painted the wall. Much to my dismay, the new paint is already peeling rather dramatically on this wall. Do you have an idea of why this particular wall doesn't seem to hold paint? – Mike in Vermont

*Answer:*

The cause of your peeling paint appears to be heavy paint buildup, exacerbated by moisture. It looks like your fine old clapboards are not the cause of the problem. The main source of moisture is probably rain, seeping into the cracks in the paint film and at joints between wooden parts. Moisture from inside the wall or house may also contribute.

The only low-cost solution is spot paint maintenance. For a more costly long-term solution there are two approaches: complete paint removal down to bare wood then starting over with re-painting; or replacement of the woodwork.

*Spot Paint Maintenance Program*

This treatment "goes with the flow" in that the paint is allowed to peel off, mostly at its own rate. Full coating is not done since this would further shorten the cycle of coating and peeling. Appearance will be "variable," but is not usually consider "shabby". Every three to five years the paint surfaces are cleaned, loose paint is knocked off and the bare wood in these spots is primed and painted. There is no attempt to feather the thick edge of heavy paint buildup since it will do little to extend the life of the work. Relatively weak "oil-based" primers and paints are used. Matching the color and sheen of the surrounding paint is important. This is a relatively low cost treatment, but it must be repeated for as long as there is heavy paint buildup that is peeling off. Lead containing waste material does not usually require costly special handling and disposal since relatively smaller amounts are generated, although you will still want to handle and dispose of them responsibly. The continuing cost of this treatment over the long-term might be higher than complete removal. Typical costs are \$5. - \$11./sq.ft. with only 10-30% of the exterior needing treatment.

*Complete Paint Removal and Recoating*

All paint is removed down to bare wood. The surface is prepared and oiled if needed, primed, and painted with two top coats. "Oil-based primer is used and top coats are so-called "latex" with 100% acrylic binders. This is a very high cost treatment, but is only done once. Since it removes the basic cause of the problem (excessive paint buildup) the cost of continuing maintenance is much lower than the spot paint maintenance approach. Typical costs are \$16. - \$26./sq.ft.. This includes access, removal, consolidating oil, primer, 2 top coats paint, but

does not include the cost of disposal of special or hazardous lead paint waste. In recent years the rising costs of safely removing and disposing of lead paint has made complete removal a choice of last resort. Usually Steam Paint Removal or chemical methods are used since grinding the paint off with sanders or "shavers" creates large volumes of lead dust, and dry-heat removal methods are a fire risk. We often limit complete paint removal to areas with difficult access such as towers where long-term performance is needed and on areas where appearance is important such as at front doorways. And then we do spot paint maintenance on the rest of the place.

#### *Clapboard Replacement*

If you go this route, use vertical-grain radial-sawn clapboards, which hold paint better than ordinary flat-sawn clapboards. The difficulty with replacing the woodwork is that you will have to pay top dollar for the best quality clapboards and knowledgeable carpenters to install them. Even then you may not get clapboards as good as the ones you have now. Old wood is often much better quality and more durable than new wood. Saving your old clapboards by doing spot paint maintenance or complete paint removal could cost less in the long run.

Clapboard Suppliers:

Ward Clapboard Mill  
Moretown , Vermont · 802-496-3581  
Patten, Maine · 207-528-2933  
[www.wardclapboard.com](http://www.wardclapboard.com)

Stephen Jeffery  
269 France Road  
Barrington , NH 03825  
603 664-9002  
[sjeffery.nh.ultranet@rcn.com](mailto:sjeffery.nh.ultranet@rcn.com)

Learn more about clapboards and paint at John's three-day workshop and training session on exterior woodwork repairs and painting, June 22-24, at his shop in Portland .  
Details at: [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). Back issues of John Leeke's column will soon be available on the Preservation Trust of Vermont website...stay tuned!

***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**

### ***Feasibility Assessment Manual for Historic Buildings* Helping Preservationists Build the Case for Reusing Older Buildings**

"That old building isn't good for anything – let's demolish it and start fresh"

Preservationists know otherwise, and a new publication available from the National Trust's Preservation Books series will help them make an informed and realistic argument for reuse.

The *Feasibility Assessment Manual for Historic Buildings*, by real estate consultant Donovan Rypkema, provides a step-by-step process and a set of questions to enable an assessment team to determine whether or not a building project is feasible and then prepare a written report to support the team's findings. Following the steps set out in the manual, the feasibility team begins by identifying objectives, gathering and evaluating information, and finally reaching a conclusion as to feasibility of reusing the building.

A CD-ROM includes Microsoft Excel spreadsheets to help team members calculate capital costs, income and expenses, and operating costs.

The manual includes an outline for the final report, which allows the team to organize its research into a logical format to answer the question, "Is the project feasible?"

Order from Preservation Books, [www.preservationbooks.org](http://www.preservationbooks.org), 202-588-6296 .

### ***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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### **EDUCATION, TRAINING & EMPLOYMENT OPPORTUNITIES**

#### ***June 23, Stone Wall Repairs Workshop at Shelburne Farms, Shelburne, Vermont***

Shelburne Farms was the home of Dr. Seward Webb and Lila Vanderbilt Webb. Today, the site is managed by a nonprofit organization with a leadership role in environmental stewardship. The property is and was a grand estate, but it was and is a working farm.

The Farm Barn, five stories of stone and timber, features a magnificent stone wall, laid with mortar, in the style of a medieval fortified wall. It was built around 1890, and has endured a harsh climate and some improper repointing.

This day-long workshop takes us behind the scenes during the first of a series of repairs on the wall to take place over the next several summer seasons.

Our learning objectives for this day include the following:

- Learn about the wall's design;
- Understand why the wall has failed and how to correct it without compromising its historic integrity;
- Learn about mortar composition and compatibility with adjacent stonework;
- Observe the repairs and try your hand at them as well;
- Work with the preservation specialists who are working on the repairs;
- Learn about the use of a pneumatic tool to clean out old mortar manufactured by Vermont 's Trow and Holden.

For more information, please contact [histwininc@valley.net](mailto:histwininc@valley.net) or 802 674-6752 no later than June 15<sup>th</sup>. You may register on-line at [www.preservationworks.org](http://www.preservationworks.org) as well. Instructors are John Wastrom, Mason, and James Duggan, President, Preservation Unlimited.

#### ***Executive Director, Maine Preservation***

**Maine Preservation**, the statewide nonprofit organization whose mission is to promote the preservation, protection and vitality of Maine's historic places and encourage quality design that contributes to the livability of communities, **seeks a proven professional to serve as its full-time Executive Director.**

The Executive Director (ED) will manage the overall operations of the organization within the scope of policies and guidance set forth by the Board of Trustees. This is a small office with a big program.

Presently the Executive Director is assisted by a full-time Office Manager. The ED is involved in all current program components organized by the following committees: Executive, Development, Public Policy, Education/Outreach, Easements, Nominations, and Publications.

For more information including a complete job description visit [www.maine Preservation.org](http://www.maine Preservation.org) or email [maineprs@gwi.net](mailto:maineprs@gwi.net).

#### ***Director and State Historic Preservation Officer, New Hampshire***

The State of New Hampshire, Department of Cultural Resources, Division of Historical Resources, is seeking a Director and State Historic Preservation Officer (SHPO) to administer New Hampshire's State Historic Preservation Office. The Director reports to the Commissioner of the Department of Cultural Resources and supervises a staff of professional historians, architectural historians, archaeologists and support staff. As SHPO, the Director manages the federal preservation program in New Hampshire, including the National Register of Historic Places, Historic Preservation Tax Credits, Section 106 Environmental Review, Certified Local Governments, Survey and Inventory, Planning, Covenant and Technical Assistance programs.

For more information, please contact Kathleen Stanick, Business Administrator, [kstanick@library.state.nh.us](mailto:kstanick@library.state.nh.us) or 603/271-2400.

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