



Preserve Locally

2026 Downtown & Historic Preservation Conference



Preserve Locally

**Vermont Downtown and Historic Preservation
Conference 2026**

Historic Preservation – honoring our community history and...

TWENTY-FOUR REASONS

HISTORIC PRESERVATION
IS GOOD FOR YOUR
COMMUNITY



1. Jobs
2. Downtown revitalization
3. Heritage tourism
4. Property values
5. Foreclosure patterns
6. Strength in up and down markets
7. Small business
8. Start ups and young businesses
9. Jobs in knowledge and creative class sectors
10. Millennials and housing
11. Walkability/bikeability
12. Density at a human scale
13. Environmental responsibility
14. Smart growth
15. Neighborhood level diversity
16. Housing affordability
17. First place of return
18. Attractors of growth
19. Allows cities to evolve
20. Tax generation
21. Preservation as catalyst
22. Home to social and cultural institutions
23. Neighborhood stability and community engagement
24. Housing vacancy

National Historic Preservation Act

NATIONAL HISTORIC PRESERVATION ACT (NHPA)

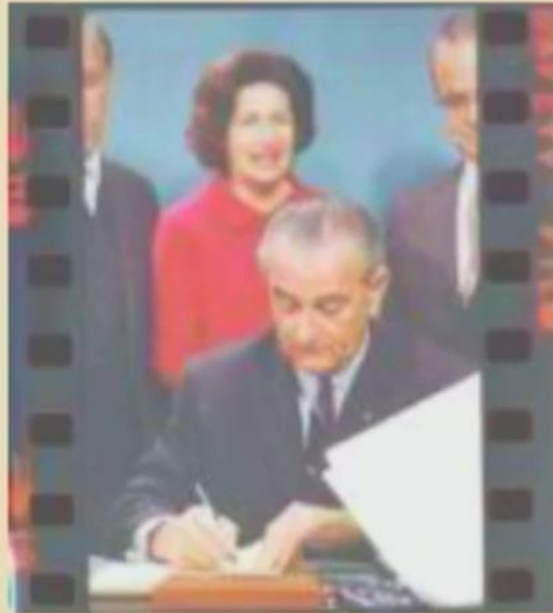


Photo: Pres. Johnson signing NHPA;
from ACHP archives

- ▶ Signed Oct. 15, 1966
- ▶ “the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development”
- ▶ Created
 - National Register of Historic Places
 - Advisory Council on Historic Preservation (ACHP)

Vermont Historic Preservation Act 1975



State of Vermont Historic Preservation Plan

The Plan: 2023-2029

- *Preservation Achievements*
- *Preservation Challenges and Opportunities*
- *Goals*
 - ✦ *Advocate for Historic Preservation*
 - ✦ *Recognize Historic Places*
 - ✦ *Expand Public Outreach and Information Collaboration*
 - ✦ *Cultivate Pride of Place and Stewardship*

<https://accd.vermont.gov/historic-preservation/planning>



Vermont Certified Local Governments 2026

Town of Bennington
Town of Brandon
City of Burlington
Town of Calais
Village of Cambridge
Town of Hartford
Mad River Valley
Planning District
City of Montpelier
Town of Norwich
Town of Rockingham



City of St. Albans
Town of St. Albans
Town of Shelburne
Town of Stowe
Town of Strafford
Town of Waterville
Town of Williston
Town of Windsor
City of Winooski
Town of Woodstock
Village of Woodstock

National Alliance of Preservation Commissions



Upcoming Webinars

NAPC's Webinar Series Presents: In partnership with the American Planning Association (APA) **Integrating Preservation into Municipal and Planning Processes**

THURSDAY, OCT. 30 | 1 PM EST | 1.5 AIA/AICP/HSW

In order to be successful, preservation planning can't operate in a vacuum; it must be woven throughout a community's larger planning efforts and municipal processes. This topic provides a broader look at preservation within the context of urban planning and explores strategies for integrating preservation into tools like comprehensive plans, disaster plans, and code updates. It's essential to understand how zoning and real estate development work, how they affect preservation goals, and how to engage with both in order to ensure preservation has a seat at the table.

PRESENTERS



This webinar is free for NAPC members and APA members. Non-members are welcome to join for a \$25 subscription fee.



Integrating Preservation into Municipal and Planning Processes

Thursday, October 30 | 1 PM EST | 1.5 AIA/AICP | 1.5 HSW

In order to be successful, preservation planning can't operate in a vacuum; it must be woven throughout a community's larger planning efforts and municipal processes. This topic provides a broader look at preservation within the context of urban planning and explores strategies for integrating preservation into tools like comprehensive plans, disaster plans, and code updates. It's essential to understand how zoning and real estate development work, how they affect preservation goals, and how to engage with both in order to ensure preservation has a seat at the table.

[Register Here](#)



- ❖ Webinars
- ❖ Resource library
- ❖ Messaging Guide
- ❖ NAPC-L (listserve)
- ❖ CAMP
- ❖ FORUM 2026
- ❖ Summer Short Course

**Historic Preservationists
world revolves around the question of**

“is it historic?”



Who says its historic?

Survey

Historic surveys document physical and historic information about a resource

Local designation

Local historic districts and landmarks are established in municipal bylaws and are overseen by local commissions

State Register

Administered by the Division for Historic Preservation and listings approved by the Vermont Advisory Council on Historic Preservation

National Register

Administered by the National Park Service this is a Federal list of resources significant to American history

National Historic Landmarks

Administered by the National Park Service and have been determined but the Secretary of the Interior to be nationally significant

The Power of Preservation is primarily LOCAL



A large number of yellow rubber ducks are floating in water. The ducks are arranged in a dense, somewhat chaotic pattern, filling most of the frame. They are all yellow with red beaks and black eyes. The water is a dark blue-grey color. The text "Historic Preservation Ordinance" is overlaid in the center of the image in a white, sans-serif font.

Historic Preservation Ordinance

COMPONENTS OF PRESERVATION ORDINANCE

1. Purpose and Powers

1. Conduct surveys, advise on resources, education, public relations

2. Definitions

3. Establishment of Commission

4. Criteria and Process for Designation

1. COA

5. Identification of Reviewable actions

6. Criteria and Procedure for Review

7. Economic Hardship

8. Affirmative Maintenance/Demolition by Neglect

9. Appeals

10. Enforcement



Zoning – Districts and Landmarks



Title 24 : Municipal and County Government

Chapter 117 : Municipal and Regional Planning and Development

Subchapter 007 : BYLAWS

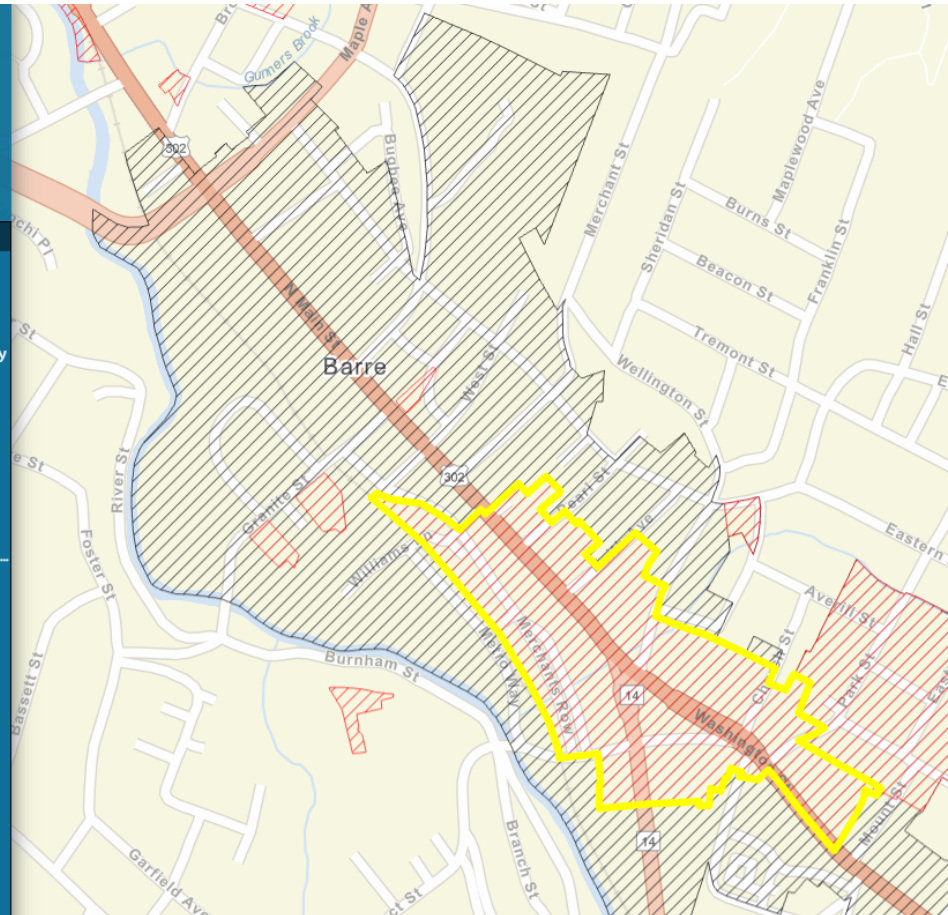
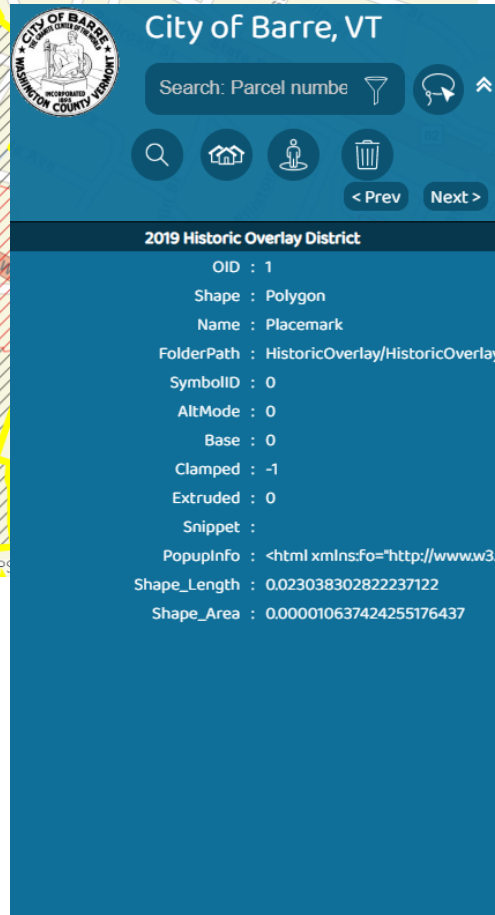
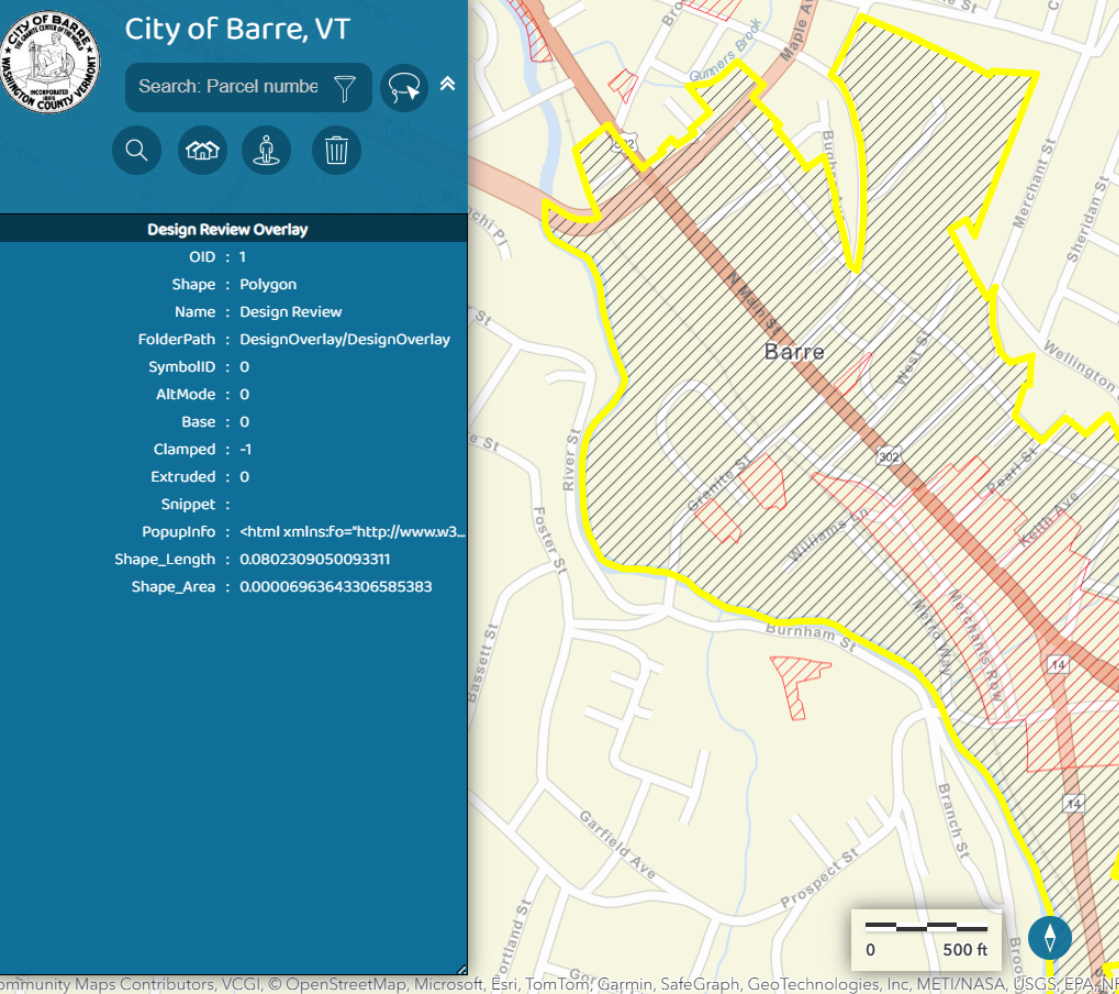
(Cite as: 24 V.S.A. § 4414)

§ 4414. Zoning; permissible types of regulations

(E) Design review districts. Bylaws may contain provisions for the establishment of design review districts. Prior to the establishment of such a district, the planning commission shall prepare a

(F) Local historic districts and landmarks.

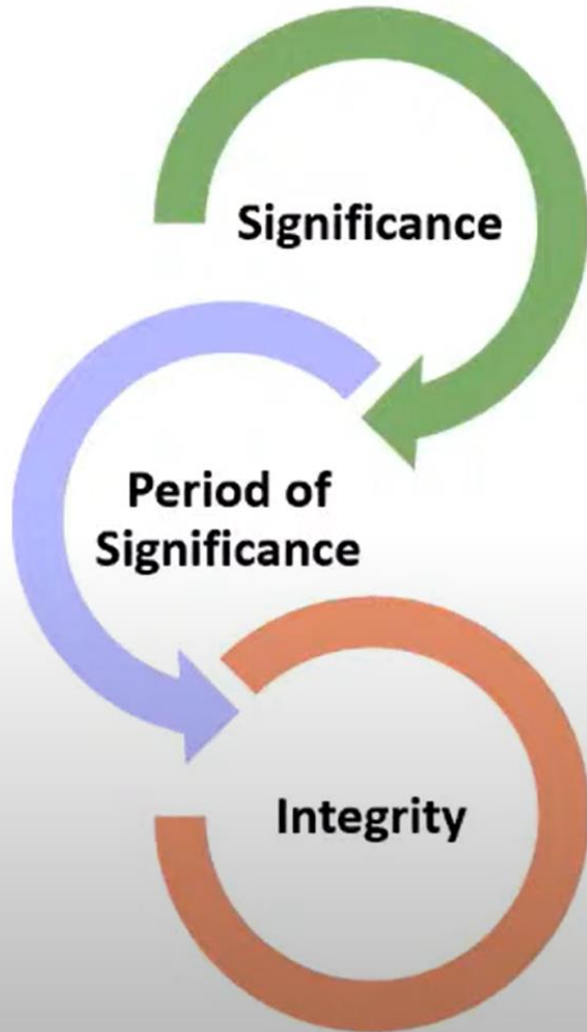
(i) Bylaws may contain provisions for the establishment of historic districts and the designation of historic landmarks. Historic districts shall include structures and areas of historic or architectural significance and may include distinctive design or landscape characteristics, areas, and structures with a particular relationship to the historic and cultural values of the surrounding area, and structures whose exterior architectural features bear a significant relationship to the remainder of the structures or to the surrounding area. Bylaws may reference National and State Registers of Historic Places, properties, and districts. A report prepared under section 4441 of this title with respect to the



Preserved not frozen



Identify What You Want to Preserve



Example of a careful and thoughtful Mini-split installation that has minimal visual impact on the house

Line Set to 2nd Floor

Line Set to 1st Floor

Compressor Unit

Painted out Line Sets

Restoring Your Historic House

11h · 🌐

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Bylaw or Guideline?



Declarative statement

Process

Allow or prohibit?

Example

Recommendation

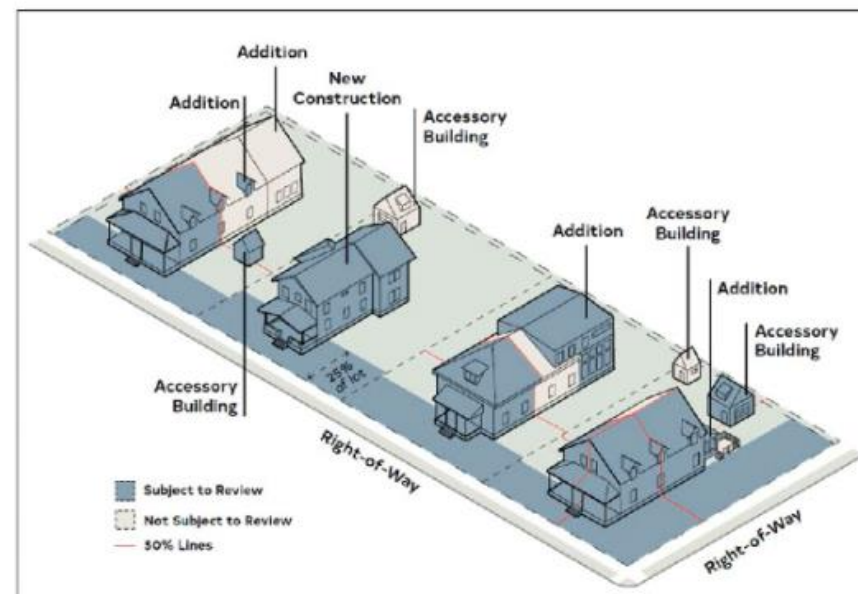
Suggestion

HISTORIC PRESERVATION ORDINANCE UPDATES (RALEIGH, NC)

EXAMPLES - OTHER CHANGES

(public comment could have impact)

- Landmark designation process
 - Remove joint hearing with City Council
 - Reorganize the whole section
- COA Process
 - Classify more changes as Minor Works
 - Simplify Minor Work list
 - Reorganize the whole section
 - Revise Streetside historic district diagram



Standards and Guidelines and Briefs, oh my



TRAININGS & EDUCATION



National Preservation Institute

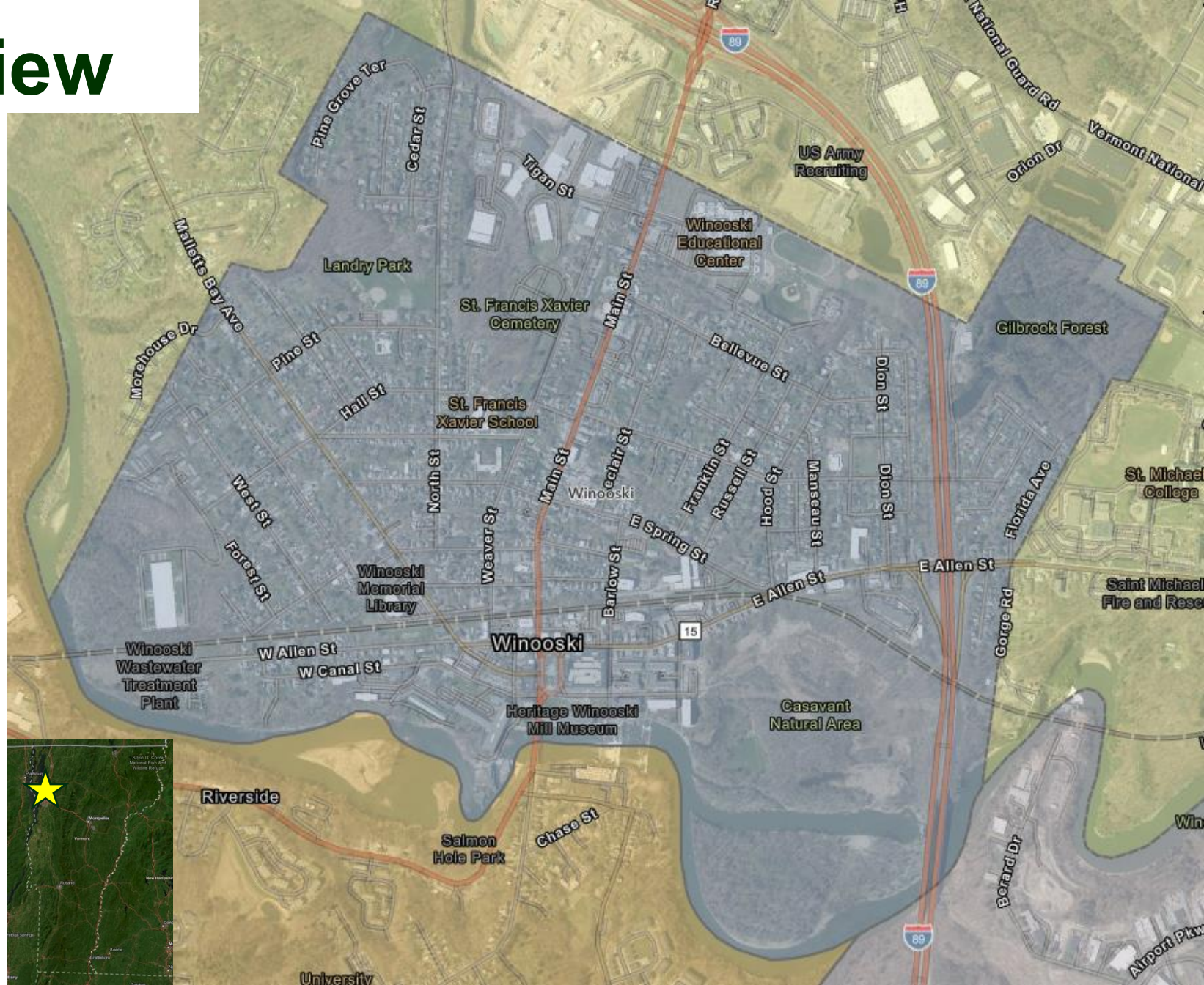


PRESERVATION TRUST OF VERMONT



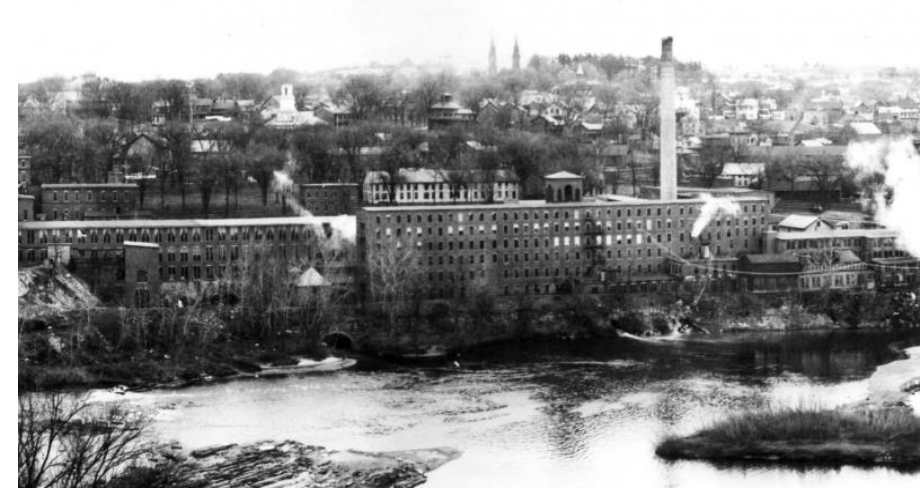
Winooski Overview

- 1.5 Square Miles
- 2020 Census Population: 7,997
 - *One of Northern New England's Densest Communities*
- Vermont's most racially and ethnically diverse community
 - *15% of residents are foreign born*
 - *Only majority minority school district in VT*
- 26% of Winooski's households are below the poverty line
- 60% of Winooski's housing stock is rental
 - *51% of rentals are subsidized*



Winooski History

10,000 – B.P.	Native Americans intermittently live at Winooski falls
Late-1700s	Euro-american settlement, land speculation, & early industrial development around Winooski Falls
1838	Winooski's first Woolen Mills established
1860s – 1880s	Influx of immigrants primarily from Quebec – rapid development of housing and commerce in “Winooski Falls”
c.1900 – 1940s	Rapid population growth, residential subdivisions
1909	Lewis Hine, photographer for the National Child Labor Committee, visits Winooski and photographs mill workers
1922	Winooski splits from Colchester & incorporated as a City
1927	November flood wipes away bridge & damages mills
1952-1954	Porter Screen Factory & American Woolen Co. mills close
1950s -	Winooski transitions to a “bedroom community” in rapidly developing Chittenden County; suburban development



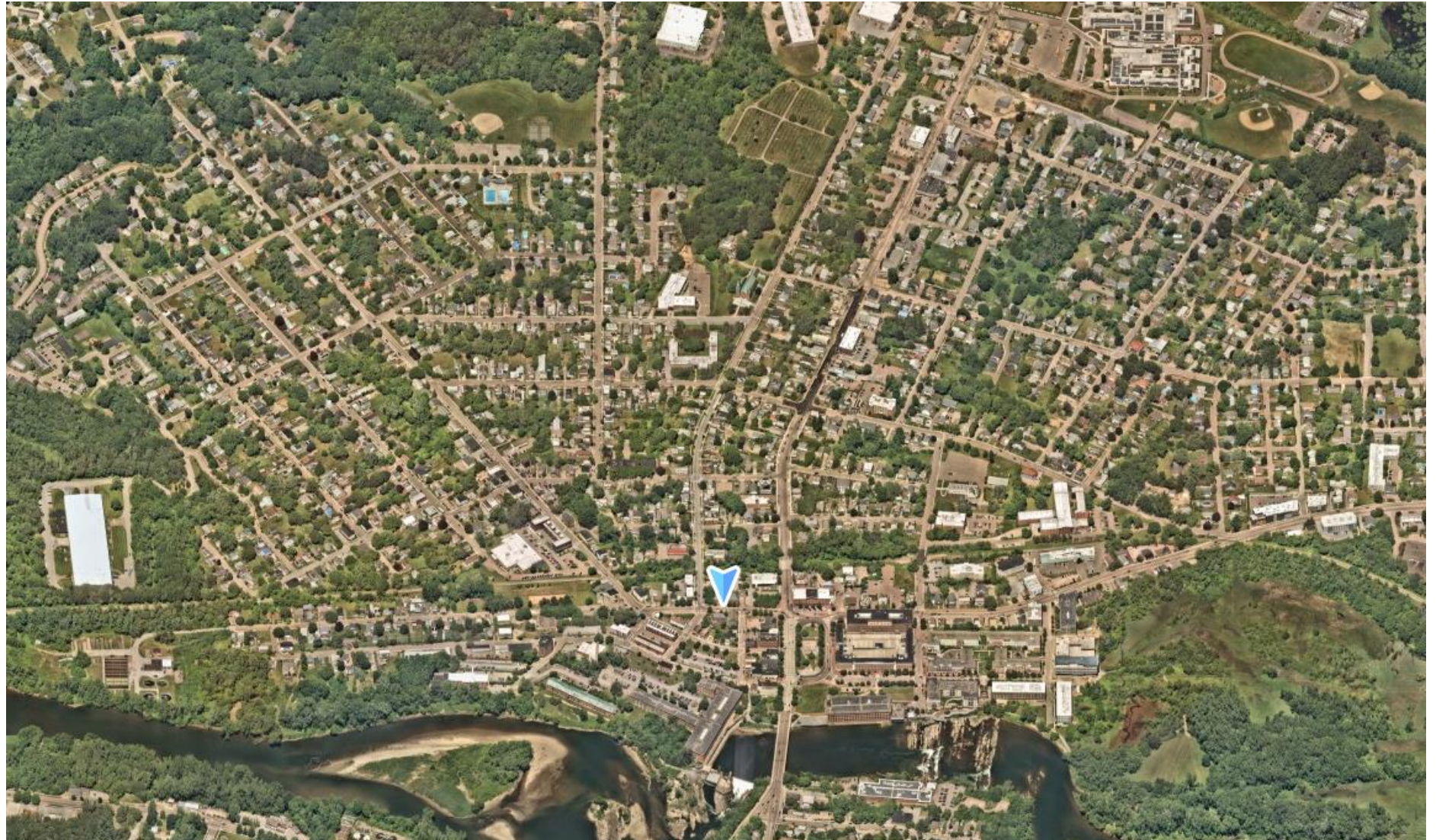
Urban Renewal: 1950s – Present

- 1959** New Winooski High School built on Upper Main Street
- 1961** Interstate-89 built through Winooski
- 1968** Winooski becomes a Model City to fund Urban Renewal Projects
- 1970** Winooski Urban Renewal Agency is established
- 1973** East side of Main Street is destroyed for redevelopment
- 1970s** New City Hall, parking lot, and commercial buildings
- 1976** Highland Park created as an industrial park
- 1980** Refugee Resettlement Program begins in VT & Winooski
- 1980s** Revitalization begins with restoration of mill buildings
- 2000s** New downtown revitalization effort – WCDC, TIF District
- 2005** Riverwalk promenade opens and traffic circulator constructed
- 2010s -** Redevelopment, Myers Memorial Pool, school renovation, Main Street reconstruction, Burlington-Winooski Bridge replacement



Dense & Diverse Built Environment

- Residential
- Commercial
- Industrial
- Religious
- Educational
- Municipal
- Recreational
- Utilities
- Cemetery



Historic Resources

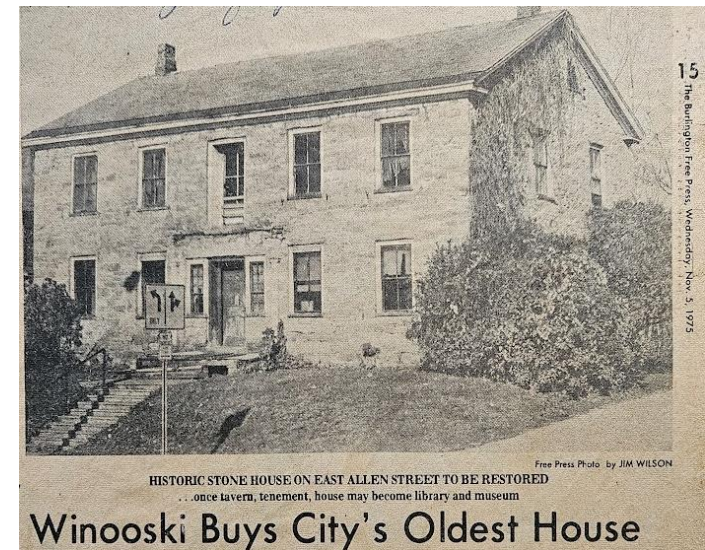


Historic Resources



Preservation in Winooski

- 1974** Urban Renewal – Loss of historic buildings
- 1975** Winooski Historical Society founded to save Old Stone House
- 1976** “Cityscape” storefront façade improvement program
- 1977** First Winooski Survey (State Register listings in 1990s)
- 1979** Winooski Falls Mill District National Register Nomination
- 1982** Application to National Trust’s Honor Awards Program
- 2005** Second Urban Renewal - downtown reconstruction
- 2010s** Form-Based Code / Neighborhood Development Zones -> development pressure
- 2020** Municipal Planning Grant – Winooski Historic Resources Inventory & Preservation Bylaw Project
- 2022** City turns 100 years old; Land Acknowledgement Resolution
- 2023** St. Stephen’s Church saved from demolition
- 2024** CLG Status / Local Resources Advisory Board



Preservation in Winooski



10

Protect, preserve, develop and use Winooski's historic, cultural and architectural resources to stimulate a more meaningful environment for its citizens residents and the region; maintain the architectural and historical integrity of existing buildings or features; and ensure the compatibility of new construction or usage to adjacent properties.

- **Local Resources Advisory Board / Certified Local Government (2024)**
- **ULUDR Article IV, Section 4.4 – Local Historic, Cultural, Architectural, & Archeological Resources**
- **Planning Commission & City Council**
- **Land Acknowledgement and Land Use Rights Resolution (2022)**
- **Winooski Historical Society (1975) & Historic Marker Program**
- **Heritage Winooski Mill Museum (1998)**
- **Adaptive reuse of mills (begins in 1980s)**
- **10th U.S. Cavalry (Buffalo Soldiers) heritage celebrated by Winooski United Methodist Church**
- **Winooski Falls Historic District – National Register nomination update**



What to Preserve and Why?

“When I think about historic preservation, I think about the importance of retaining spaces that reflect the foundations of a community. Communities that make strides to feature their past often attract ongoing investment in arts and cultural programming that enhances vibrancy. That in turn nurtures a natural curiosity for the community. It offers communities the ability embrace growth while ensuring elements of cultural and technological significance are not eroded.

Policies like those Winooski has implemented are an asset to the community and strengthen community engagement across all areas of daily life. Just as much as budgets reflect community values, so too are the spaces we set aside for areas of shared reflection and enjoyment.”



*Bryn Oakleaf,
Deputy Mayor,
City of Winooski*

Where Old and New Meet

"Winooski is an extraordinary little city where old and new meet. You can see this in the woven tapestry of our community and in the design of our neighborhoods and open spaces. Our streets hold countless stories—histories and narratives that pass from building to building. Few places in our state blend historic charm and contemporary design as gracefully as Winooski. Residents cherish that diversity, and the mix of architectural styles is what makes our city so beautiful."



*Thomas Renner,
Mayor, City of
Winooski*



Winooski's Certified Local Government

Past, Present and Future

Where we are today



Completed inventory of historic structures in the City



Created a Local Historic Register and established bylaws reviewing improvements to historic buildings on the register



Deemed a Certified Local Government

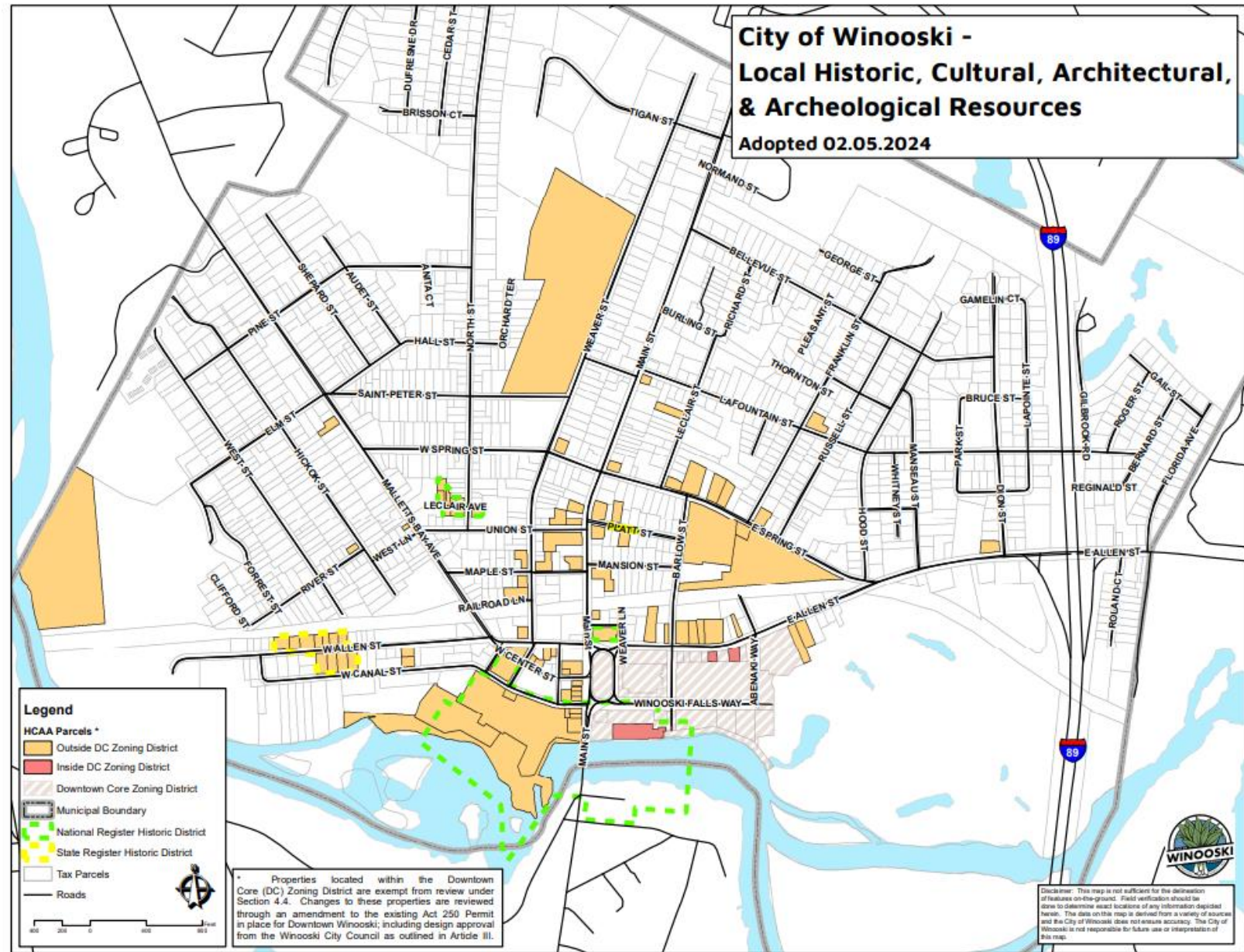


Educate the community about the City's historic resources



Continue to foster a sense of place in Winooski

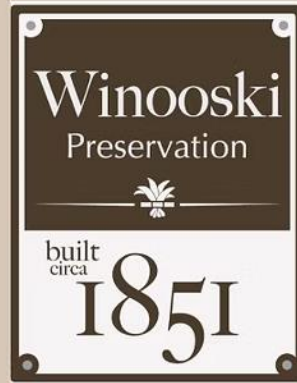
We have 93 buildings on our Local Register of Historic, Cultural, Architectural, and Archeological Resources....



... and, for the most part, the property owners aren't aware that their respective properties are on the list.

WINOOSKI HISTORICAL SOCIETY
HISTORIC BUILDING MARKERS
FOR SALE

Highlight your home/building with a historic marker. Purchase for \$110 and also receive a brief history of your building completed by a Historical Society volunteer.



For forms and more information, visit
winooskihistoricalsociety.org

✉ WinooskiHistory@yahoo.com
☎ 802-922-7726

HISTORIC BUILDING MARKER FOR SALE

Highlight your 50+-year-old home or building with a historic marker. Purchase for \$110 and receive a brief history of your building completed by a Winooski Historical Society volunteer!

Order Now





City of Winooski

Vermont's Opportunity City

27 West Allen Street
Winooski Vermont 05404
802 655 6410
winooskivt.gov

Dear Winooski Resident,

A building on your property is on the City's Local Register of Historic, Cultural, Architectural and Archaeological Resources. Your property was added to this list in March 2024 because certain buildings on the property are considered historically, culturally, architecturally, or archaeologically significant. The significance has been documented in the State Historic Register documents and a 2021 Historic Resources Inventory conducted by the City with assistance from a consultant.

Since your property is on the Local Register of Historic, Cultural, Architectural and Archaeological Resources, any improvements of the building, including roof replacements, siding replacements, and changing window openings, will require review by the City's Local Resources Advisory Board before permits can be issued.

To learn more about your property, and the City's Local Register of Historic, Cultural, Architectural and Archaeological Resources, and the Local Resources Advisory Board, visit winooskivt.gov/history.



You can also learn more about the City's Local Register of Historic, Cultural, Architectural and Archaeological Resources, and give input on how the City should regard historic resources by during the **Comprehensive Plan Open House: Overview, Land Use, and Historic Preservation on Thursday, May 28, 2026 from 5 – 7 PM at the Winooski School District**. Please attend!





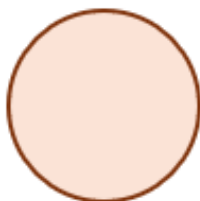
Creating a
sense of
place



What's next?



Continue to foster a sense of place in Winooski



Set goals and objectives in our Comprehensive Plan update



Continue educating the community about historic resources
using various modes



Create Design Review Guidelines



Assess the status of structures



Ravi Venkataraman
Director of City Planning
City of Winooski
rvenkataraman@winooski.vt.gov

Questions?