

Awarded Project Summaries



90 Rockingham Road, Bellows Falls — A local non-profit community trust is working to renovate and restore the much-loved Miss Bellows Falls Diner. The project includes restoration of the historic 1941 diner car and construction of a new addition with a commercial kitchen and ADA accessible restrooms. State tax credits will support important code-compliance work as well as façade repairs ensuring this landmark can once again be a flourishing community asset and gathering place.

Total Project Cost: \$1,195,000; Tax Credits Awarded: \$145,000
Contact: Andrew Day, andrew@andrewdey.com



81 North Main Street, Bradford — The Jenkins House, constructed in 1836, will be fully rehabilitated using both federal and state tax credits to provide four much-needed apartments. Exterior work includes a new standing seam roof, removal of vinyl siding, and restoration of original clapboards, windows, and Greek Revival-style woodwork. Interior upgrades enable the addition of a fourth permitted unit, with all new systems, including a sprinkler system.

Total Project Cost: \$1,171,405; Tax Credits Awarded: \$212,230
Contact: Jonah Richard, jonah@villageadventuresdev.com



137 North Main Street, Bradford — Tax credits will support restoration of the historic 1793 Old Church Theater into a year-round regional performing arts center for theater productions, arts education, workshops, and community events. Funding will specifically be directed towards installation of a LULA elevator, sprinkler system, and additional code and ADA-accessible upgrades to the building.

Total Project Cost: \$339,850; Tax Credit Awarded: \$138,546
Contact: Sharon Miller-Dombroski, grants@oldchurchtheater.org



2 West Seminary Street, Brandon — The 1888 former fire station is being adapted into a brewery and taproom for Red Clover Ale Company, which is expanding its business. State tax credits will support upgrades to the electrical service, another required egress, and façade repairs. Once completed the building will serve as both a manufacturing facility as well as a retail storefront, allowing the growing business to stay in downtown Brandon.

Total Project Cost: \$132,279; Tax Credits Awarded: \$12,436
Contact: Martin Wikoff, red.clover.ale@gmail.com

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9 West Seminary Street, Brandon — The 1916 Brandon High School, vacant for more than 30 years, will be rehabilitated with the support of state tax credits. The project will address the critical need for housing through a collaboration between two non-profits, Welcome, LLC and ReBHS, creating affordable co-living and co-working spaces to foster local entrepreneurship. State tax credits will focus on deferred maintenance of the building envelope and necessary code upgrades.

Total Project Cost: \$354,500; Tax Credits Awarded: \$90,500
Contact: Jeff Dardozzi, welcomevtllc@gmail.com



10-16 Center Street, Brandon — State tax credits will off-set the costs to stabilize the foundation of the elevator/stairwell tower of the historic Smith Block, constructed in 1889. The building's rear elevation sits next to a steep riverbank impacted by heavy rain events and flooding in 2023 and 2024. This flood mitigation project will ensure the continued accessibility of the building's upper stories, which house 12 apartments that are home to 15-25 downtown residents.

Total Project Cost: \$112,200; Tax Credits Awarded: \$56,100
Contact: Matt Bonner, matt@sprealestate.com



20 Elliot Street, Brattleboro — Constructed in the 1880s, this Gothic Revival-style Methodist church was decommissioned in the 1970s. State tax credits will support investments to bring the building back into adaptive use with a workforce-development doughnut bakery that includes community space, a teaching kitchen, and 4-6 affordable housing units. Credits will address deferred maintenance with façade repairs and ensure code compliance, including installation of a sprinkler system.

Total Project Cost: \$3,700,000; Tax Credits Awarded: \$175,000
Contact: Geoffrey Habron, sop@senseofpurposellc.org



22-26 High Street, Brattleboro — High Street & Green (HS&G) will use a state tax credits award to support infrastructure upgrades at the 1912 five-story block used historically as an automobile garage and upholstery factory, with community meeting hall on the top floor. The project will address ADA accessibility, code compliance, and flood mitigation to strengthen the building's safety, resilience, and curb appeal while adding new café, classroom, and gallery spaces. HS&G is one of southern Vermont's largest and most diverse hubs for craft, education, and commerce with tenants connected to creative, craft, and entertainment communities.

Total Project Cost: \$230,000; Tax Credits Awarded: \$102,000
Contact: Tom Bodett, tbodett@gmail.com

For more information, please contact:
Caitlin Corkins: caitlin.corkins@vermont.gov
or 802.828.3047

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12 Common Street, Chester — Built in 1820 as a residential property, this two-story building sits at the gateway to Chester Village. State tax credits will support revitalization of its historical features, while expanding its active mixed uses. Exterior work includes the removal of vinyl siding and installation of wood clapboards and trim, window replacement, masonry repairs, and alterations to the front entry porch to provide ADA access to the ground-floor commercial space. Code improvements will upgrade both the commercial unit and the apartment above.

Total Project Cost: \$333,0000; Tax Credits Awarded: \$120,000
Contact: Crystal Langer, tlwdesignco@gmail.com



11 Route 2 East, Danville — Owners of this prominent mixed commercial and residential block in the heart of Danville will receive façade and code tax credits to support a multi-phased rehabilitation project. Constructed in 1825 as a general store, the building is home to Three Ponds Sandwich Kitchen, which continues its historical significance as the hub of activity for Danville. In the last three years the restaurant has grown from employing half a dozen part-time employees to just about 20 employees, four of which are full-time. Tax credits will support façade repairs as well as code compliance upgrades for this thriving business.

Total Project Cost: \$119,400; Tax Credits Awarded: \$47,350
Contact: Caleb and Anna Clark, randomroadvt@gmail.com



123 North Road, Fairfield — The historic Soule House, constructed in 1800 as a single-family dwelling, today operates as a wedding venue, event space and lodging facility in Fairfield's village center. State tax credits will support ongoing façade repairs of the building's significant high-style Federal-period features. As a prominent landmark in the heart of town, the work to the Soule House should create a ripple effect to elevate the overall character and historicity of the town, strengthening community pride and boosting local economic activity.

Total Project Cost: \$7,690; Tax Credits Awarded: \$1,993
Contact: Lindsay Mayo, thesoulehousevt@gmail.com

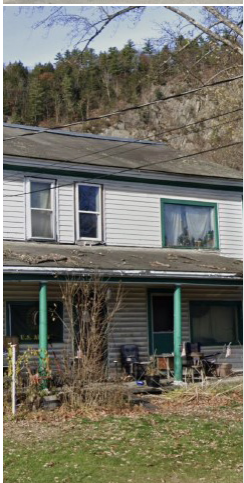
Awarded Project Summaries



26 Bridge Street, Fairlee — The building at 26 Bridge Street, although currently vacant, is a key part of a broader 19-unit scattered site housing project in Fairlee’s village center. The 3-unit apartment building, constructed in 1920 as multi-family housing, is within walking distance of local services, transit, and Fairlee’s elementary school. A state tax credit award will support hard costs associated with code compliance including new plumbing and electrical, and interior ADA compliance to bring these housing units back online. The larger scattered site project demonstrates how historic preservation and affordable housing goals can be achieved in tandem.

Total Project Cost: \$1,679,239; Tax Credits Awarded: \$100,000

Contact: Jonah Richard, jonah@villageadventuresdev.com



573 Main Street, Fairlee — The building at 573 Main Street is another key part of a broader 19-unit scattered site housing project in Fairlee’s village center. The five-unit apartment building was built in 1857 as a single-family dwelling and adaptively used most notably as the Wayside Inn in the early 20th century. State tax credits will address deferred maintenance, correcting code deficiencies and rehabilitating the façade. Bringing this multi-family housing back online is part of a larger effort to invest in existing village assets that will continue to help attract new businesses to town and provide quality housing for residents.

Total Project Cost: \$1,926,206; Tax Credits Awarded: \$125,000

Contact: Jonah Richard, jonah@villageadventuresdev.com



52 Elm Street, Gilman — The 1924 George L. Fox Memorial Chapel, recently acquired by a local non-profit group, will undergo essential restoration work to ensure safety, accessibility, and long-term preservation. State tax credits will help in replacing the outdated electrical system, restoring deteriorated windows, and installing a lift to make the building ADA accessible. The project will play a pivotal role in sustaining Gilman’s community identity and support local economic growth by expanding the chapel’s use as a venue for concerts, educational programs, and community events.

Total Project Cost: \$490,514; Tax Credits Awarded: \$60,000

Contact: Lisa Hirbour, lhirbour@gmail.com

Awarded Project Summaries



1362 Scott Highway, Groton — The renovation of this historic building in the heart of the Groton village will provide much-needed workforce housing in a community facing a significant shortage of housing options. It was constructed in 1880 as a single-family dwelling, rehabilitated to now provide three apartment units. Tax credit funding will support façade repairs and code upgrades that will bring units back online and help keep the rental rates affordable.

Total Project Cost: \$460,000; Tax Credits Awarded: \$127,500
Contact: Nichole Fandino, nicky.zambon@gmail.com



464 Highgate Road, Highgate — Highgate Manor is a historic Federal-style landmark dating from 1818 that was enlarged and ornated in a high-style expression of the Second Empire style of the Victorian era. The state tax credits will enable this mixed-used property to be brought up to modern safety standards with the installation of a fire sprinkler system in both the main manor and ballroom addition. This investment will preserve the highly detailed historic character of Highgate Manor, while enabling expanded public use. Upon completion, the ballroom will function as a versatile, multi-use community asset, expected to host 50 to 75+ events annually.

Total Project Cost: \$135,615; Tax Credits Awarded: \$60,615
Contact: James Schmidt, thehighgatemanor@gmail.com



216 Monkton Ridge, Monkton — Since the closing of the Monkton General Store, this village no longer has a place to purchase food and essentials, other than at seasonal farm stands. To fill this void, the owners of this underutilized grange plan to convert the 1890 building into a year-round local coffee shop, café, and general store with an apartment above. State tax credits will support upgrades to ensure code compliance for these new uses as well as façade improvements.

Total Project Cost: \$297,000; Tax Credits Awarded: \$56,250
Contact: Adrienne Raphael, adrienneraphael@gmail.com



344 Main Street, Norwich — This important community-based project will restore and renovate Norwich's historic 1892 Grange Hall as a multi-purpose community center able to meet a wide variety of community needs, including services to seniors; filling a gap in space available for after-school and summer childcare; and building social cohesion through community meals and programming. State tax credits will support code upgrades, including a significant water line expansion for the sprinkler system and accessibility upgrades including LULA elevator.

Total Project Cost: \$1,627,500; Tax Credits Awarded: \$177,500
Contact: Jess Phelps, info@norwichgrangehall.org

For more information, please contact:
Caitlin Corkins: caitlin.corkins@vermont.gov
or 802.828.3047

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56 Church Street, Peacham — State tax credits will support a transformative project to construct an addition on the rear of the historic Peacham Meetinghouse, constructed in 1806 as a community meetinghouse and church. The project will provide ADA access and improve the safety, while offering multi-purpose spaces on the second level for church and community activities, including programs for children, families, and seniors.

Total Project Cost: \$411,469; Tax Credits Awarded: \$130,165

Contact: Bruce Westcott, peachamtreasurer@gmail.com



27 Wales Street, Rutland — The City of Rutland receives a sales tax reallocation award for the development of a seven-story downtown hotel and apartment building. The new building will include 99 hotel rooms and 26 market-rate apartments. Reallocated taxes will support upgrades to the municipal infrastructure adjacent to the new hotel, including stormwater, sewer, and water lines. The above ground streetscape will be redesigned for pedestrian traffic to provide outdoor seating for the numerous restaurants on this Center Street block.

Total Project Cost: \$42,211,530; Sales Tax Reallocation Awarded: \$500,000

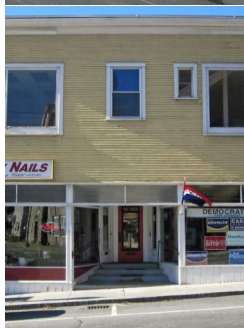
Contact: Ed Bove, above@rutlandcity.org



206 Chelsea Street, South Royalton — The historic Skinner Block, constructed in 1886 with a butcher shop and apartments, will be rehabilitated to continue the tradition as vibrant retail space with residential living. State tax credits will support both code compliance work as well as restoration of the ornate façade. Restoration work at the rear of the building will create new commercial space. Revitalized and code compliant apartments on the second story will provide needed housing in the heart of South Royalton village.

Total Project Cost: \$198,200; Tax Credits Awarded: \$64,200

Contact: Thomas Powers, spotto4@gmail.com



1 Main Street, Springfield — A state tax credits award will provide funding for much-needed façade repairs to this early-19th-century commercial property adjacent to downtown Springfield's Comtu Cascade Park. Work includes renovating the basement level of the property for a new bakery that will have direct visibility and access to the park.

Total Project Cost: \$26,600; Tax Credits Awarded: \$6,650

Contact: Laurentiu Traineanu, larry@neisweb.com

Awarded Project Summaries



3 Main Street, Springfield — Structural and façade improvements will be made to this early-19th-century building that was constructed as a fire station and later adaptively used for commercial purposes. Two locally owned businesses will occupy the building: a cat café and a tattoo parlor. These ventures will generate new jobs and stimulate downtown foot traffic, offering experiential destinations that resonate with community values all while embracing an historic building.

Total Project Cost: \$68,150; Tax Credits Awarded: \$17,038
Contact: Laurentiu Traineanu, larry@neisweb.com



120 Main Street, Springfield — This residential project includes 11 housing units for 43 residents. State tax credits will support important code-related upgrades to keep the units online. It was constructed in the Second Empire style in 1870 as a single-family dwelling and much enlarged by 1921 to provide apartments. Façade credits will support major restoration of the building's front porch, an important historic feature of this prominent building at the gateway to Springfield's downtown.

Total Project Cost: \$151,000; Tax Credits Awarded: \$59,000
Contact: Daniel Zee, djzeevt@gmail.com



9 Church Street, St. Albans — State tax credits will support work to restore the historic windows of the St. Albans Museum (SAM), a historic landmark erected in 1861 as an academic academy. The project includes restoration of the existing windows as well as fabrication of custom exterior storm windows to improve the building's energy efficiency. SAM, fronting Taylor Park, is an important cultural and community asset, with 3,500 annual visitors to the museum and countless community events in the Bliss Community Room.

Total Project Cost: \$167,000; Tax Credits Awarded: \$25,000
Contact: Trisha Denton, director@stamuseum.org



11 Maiden Lane, St. Albans — Façade tax credits will support critical masonry work to restore and rebuild the St. Albans Free Library's west gable, using best preservation practices. This crucial project will allow the library to maintain its historic 1902 building while welcoming to welcome over 40,000 annual visitors, providing access to educational and recreational materials, and providing programs to meet the informational and cultural needs of the community.

Total Project Cost: \$131,400; Tax Credits Awarded: \$25,000
Contact: Becky Manahan, safibrarydirector@gmail.com

Awarded Project Summaries



105 Eastern Avenue, St. Johnsbury — State tax credits will support exterior masonry repairs and plumbing and electrical upgrades, including a new battery backup system as part of an ambitious multi-year project to purchase, clean-up, and redevelop this iconic property on Eastern Avenue to establish Catamount Art's new Creative Campus in the heart of downtown St. Johnsbury. The property was first improved in 1854 with octagonal-shaped single-family dwelling, carriage house, and office. By transforming a currently underutilized downtown property, the project will have positive impacts on downtown businesses, community character, walkability, and community pride.

Total Project Cost: \$877,000; Tax Credits Awarded: \$100,000
Contact: Jody Fried, jfried@catamountarts.org



397 Railroad Street, St. Johnsbury — State tax credits will support work to complete façade improvements as well as address code upgrades at Whirligig Brewing, erected prior to 1884 as two commercial shops. The project will double the restaurant's available seating, improve kitchen capacity, and increase main street visibility. Further, the business will continue to host community driven events, such as a monthly community sing-along, monthly meet ups, and free and reduced rental space for non-profits.

Total Project Cost: \$147,700; Tax Credits Awarded: \$66,230
Contact: Geoffrey Sewake, info@whirligigbrewing.com



502 Railroad Street, St. Johnsbury — The former Walgreens building was constructed in phases beginning about 1900 as part the John H. Ryan Carriage Manufacturing Company and expanded in the mid-20th century as a drug store. The redevelopment of this vacant building into the Caledonia Food Co-op will bring fresh, local produce and a broader selection of natural and organic products in St. Johnsbury's walkable downtown, while creating 40-50 new jobs. State tax credits will support work to upgrade the building's façade and address mandated code compliance upgrades.

Total Project Cost: \$7,127,000; Tax Credits Awarded: \$111,250
Contact: Mark Clough, mark@caledoniafood.coop

Awarded Project Summaries



1171 Main Street, St. Johnsbury — The St. Johnsbury Athenaeum is one of the most distinctive buildings in the Northeast Kingdom, constructed in 1871 with funding provided by Horace Fairbanks. It was designated a National Historic Landmark in 1996. Façade credits will support work to repair the distinctive tower, one of the key architectural features of the Second Empire high-style building. Separately, code credits will allow the Athenaeum to replace the building’s aging fire alarm system, bringing it into compliance with today’s code requirements.

Total Project Cost: \$146,188; Tax Credits Awarded: \$35,751

Contact: Kacy Guill, [kquill@stjathenaeum.org](mailto:kguill@stjathenaeum.org)



216 Route 132, Strafford — For 48 years, the Coburns owned and operated South Strafford’s general store until June 2025 when the Strafford Community Trust purchased the historic property. The ca. 1870 store is a vital community resource that provides not only groceries but is an indispensable center of public and private activities that include a Mascoma bank branch, post office, gas pump, and laundromat. State tax credits will support the first phase of a multi-phased project that includes code-required upgrades to keep the store open.

Total Project Cost: \$158,550; Tax Credits Awarded: \$13,750

Contact: Trudi Brock, brock.kri@gmail.com



32 South Main Street, Waterbury — State tax credits will support the installation of a sprinkler system to bring this mixed-use commercial building up to code and to improve the safety of the building for existing tenants. It was constructed in 1900 as the Cloverdale Grocery Store and now includes a commercial ground floor unit as well as 11 apartments. The tax credit will help keep rents stable for low-income tenants, many of whom work in the Waterbury community.

Total Project Cost: \$80,000; Tax Credits Awarded: \$40,000

Contact: Irene Steiner, ireneireneiteiner@gmail.com



103 Gates Street, White River Junction — The Center for Cartoon Studies is adapting White River Junction’s Old Telegraph Building, constructed in 1922 for the New England Telephone and Telegraph Company. State tax credits will support both façade improvements as well as mandated code upgrades. The project will provide state-of-the-art facilities for students and the community, including a production lab, a learning center, an original art archive, studio space, classrooms, and a bookstore/gallery.

Total Project Cost: \$2,634,600; Tax Credits Awarded: \$185,000

Contact: Michelle Ollie, ollie@cartoonstudies.org

Awarded Project Summaries



196 Main Street, Windsor — The American Precision Museum operates in the 1846 Robbins & Lawrence Armory, a National Historic Landmark since 1966. The museum has embarked on ambitious expansion plans, focused on the renovation and adaptive use of the building's second floor for an education center and conference space. State tax credits will support the project, which includes construction of sensitive addition with a new LULA elevator to provide ADA compliant access to the second floor.

Total Project Cost: \$2,600,000; Tax Credits Awarded: \$157,452

Contact: Steve Dalessio, steve@americanprecision.org

About the Downtown and Village Center Tax Credits Program

Federal and state tax credits help to stimulate private investment and create jobs. They support the creation and improvement of rental housing. Tax credits can restore buildings and jump start revitalization in Vermont communities. Successful projects range from modest renovations in small centers to multimillion-dollar downtown redevelopments.

In this round of funding, the State of Vermont has awarded over \$3.3 million in awards to 34 projects, generating over \$70 million in building improvements around the state. In the past 10 years, the Downtown Program has funded over 300 projects, awarding \$36.7 million in tax credits in that span.

For more information, please contact Caitlin Corkins.
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