

# State of Vermont Historic Preservation Plan 2023-2029

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## Goal 2: Recognize Historic Places

Objective: I. Identify and document Vermont's archaeological and historic resources

Objective: II. Support cultural resource disaster planning and recovery

## Goal 3: Expand Public Outreach and Information Collaboration

Objective: I. Continue development of computer tools for staff and easily accessible public interfaces.

Objective: II. Collaborate with educational partners

Objective: III. Provide guidance and programming on research, documentation, and best preservation practices.

## Goal 4: Cultivate Pride of Place and Stewardship

Objective: I. Advocate for the value of historic preservation through cultural tourism.

Objective: II. Encourage responsible stewardship of archaeological and historic resources.

Vermont's Fourteen Reasons How Historic Preservation Helps Your Community  
Sustainable Case for Historic Windows

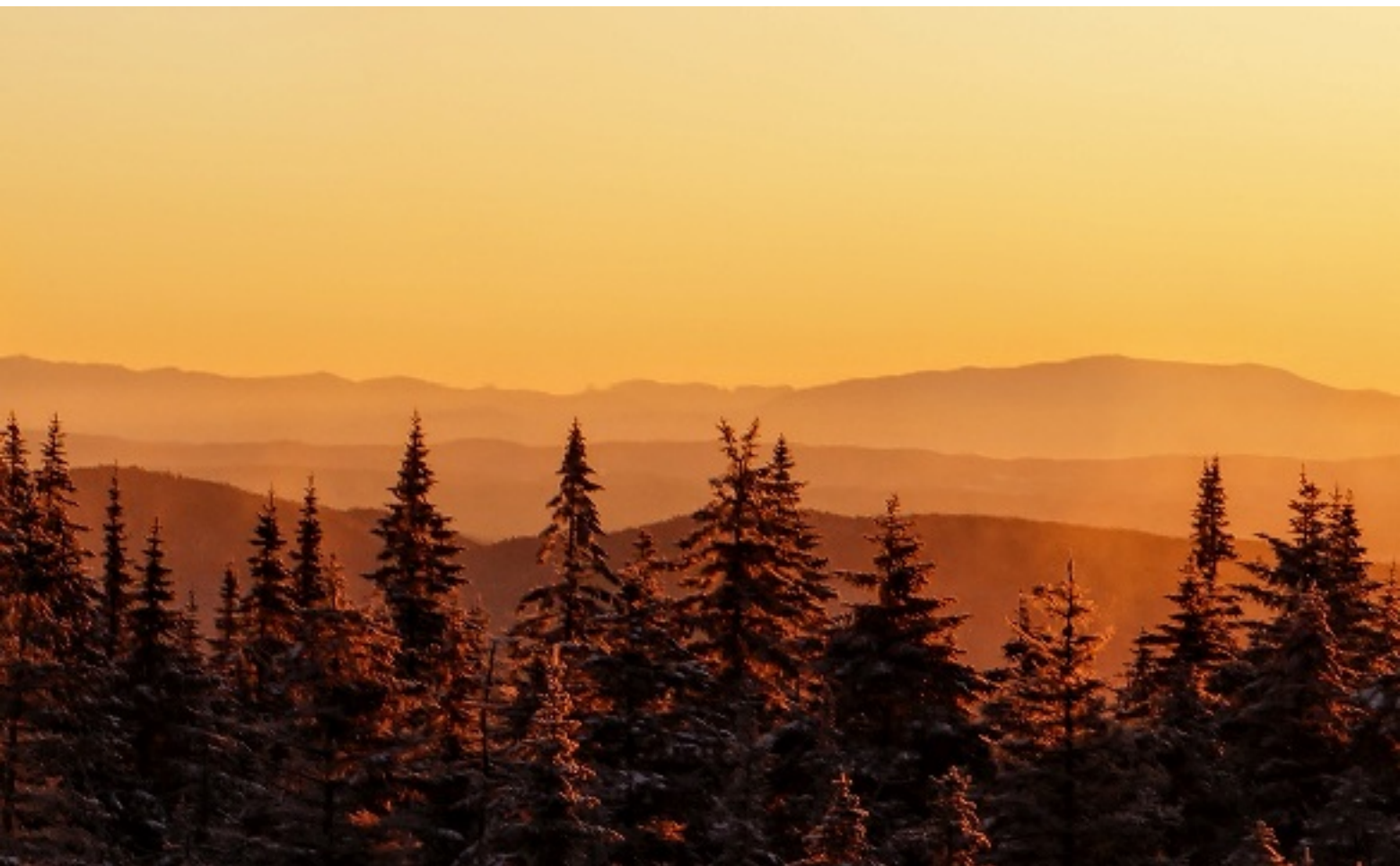
## Bibliography and Preservation Sources Acknowledgments

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### *About This Document*

The Vermont State Historic Preservation Office prepared this Historic Preservation Plan in accordance with the National Park Service requirements for states to participate in the National Historic Preservation Program. This publication has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. The views and conclusions contained in this document, however, are those of the authors and should not be interpreted as presenting the opinions or policies of the U.S. Government, nor does the mention of trade names and commercial products constitute endorsement of recommendation by the U.S. Government.

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### Abenaki Land Acknowledgement

We wish to acknowledge that in Vermont, we are within the unceded territory of the original inhabitants of N'dakinna (en-DAH-kee-NAH), the Abenaki, and in the southwest portion, the Mohican people. Their traditional and ongoing relationships with the land call us to learn to be better caretakers of the land as well. We offer respect to their ancestors, their elders, and their relations: past, present, and emerging. We recognize and wish to honor the responsibility that accompanies this acknowledgement of those relationships.

## Brave Little State of Vermont

Remarks delivered by President Calvin Coolidge following tour of Vermont by train to assess process of recovery after the devastating 1927 flood.

*My fellow Vermonters:*

*For two days we have been traveling through this state. We have been up the East side, across and down the West side. We have seen Brattleboro, Bellows Falls, Windsor, White River Junction and Bethel. We have looked toward Montpelier. We have visited Burlington and Middlebury. Returning we have seen Rutland.*

*I have had an opportunity of visiting again the scenes of my childhood. I want to express to you, and through the press to the other cities of Vermont, my sincere appreciation for the general hospitality bestowed upon me and my associates on the occasion of this journey.*

*It is gratifying to note the splendid recovery from the great catastrophe which overtook the state nearly a year ago. Transportation has been restored. The railroads are in a better condition than before. The highways are open to traffic for those who wish to travel by automobile.*

*Vermont is a state I love. I could not look upon the peaks of Ascutney, Killington, Mansfield, and Equinox without being moved in a way that no other scene could move me. It was here that I first saw the light of day, here I received my bridge, here my dead lie pillowed on the loving breast of our eternal hills.*

*I love Vermont because of her hills and valleys, her scenery and invigorating climate, but most of all because of her indomitable people. They are a race of pioneers who have almost beggared themselves to serve others. If the spirit of liberty should vanish in other parts of the Union, and support of our institutions should languish, it could all be replenished from the generous store held by the people of this brave little state of Vermont.*

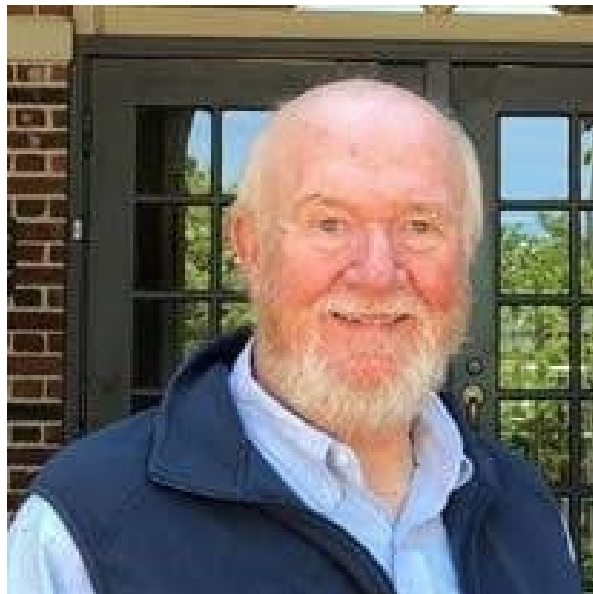
President Calvin Coolidge, September 21, 1928

A handwritten signature in dark ink, appearing to read "Calvin Coolidge", with a large, sweeping flourish at the end.

The Vermont Historic Preservation Plan for 2023-2029 is  
dedicated to Paul A. Bruhn and David A. Donath.



Paul A. Bruhn



David A. Donath

### *Dedication to Paul A. Bruhn (1947-2019)*

In Vermont, Paul Bruhn defined community revitalization, country store rehabilitation and resilience, and disaster recovery for all resources, not just historic ones. His legendary legacy of collaboration and hard work to ensure economic investment in otherwise forgotten village centers and downtowns commenced with his hiring as the first executive director of the Preservation Trust of Vermont (PTV) in 1980. Under his stewardship, PTV thrived as the nonprofit statewide preservation organization, where community projects large and small found the support to go forward with even the most outrageous of concepts and greatest challenges. He found a way to make it work in large part by connecting people and convincing them to see the potential in their community and its resources. His love and devotion to Vermont's history and communities were contagious, enabling the preservation of town halls, summer camps, country stores, horse barns, village squares, Native American artifacts, museums, viewsheds, and everything else that makes Vermont special. Paul's advocacy led, in part, to creation of the state historic preservation and barn preservation grant programs and the state's downtown and village center tax credit program, which have been a collective force for preservation and community development in Vermont. His implementation of historic preservation assets and tools was masterful, spurring the investment of businesses, communities, and people. Without doubt, Paul Bruhn was involved in nearly every preservation and economic development project in Vermont in some way, from contemplation, initiation, and through completion since 1980. And, despite his passing in 2019, his ideas and influence still resonate in our Green Mountains, and beyond. Recognizing and respecting his legacy, the U.S. Congress and National Park Service established the Paul Bruhn Historic Revitalization Grants Program, which spreads Paul's passion for economic development in rural communities across the nation through the rehabilitation of historic buildings.

### *Dedication to David A. Donath (1951-2022)*

Any history of culture resource management and preservation in Vermont must include David Donath. In 1985, while serving as director of the Strawberry Banke Museum in New Hampshire, David was courted by Laurance Rockefeller to move to Woodstock and reinvent a 270-acre working dairy farm. Billings Farm had been established in 1871 and was known for its excellent Jersey breeding, sustainable agricultural practices, and dynamic educational programming. As president of the Woodstock Foundation, David directed the 1983 opening of the Billings Farm & Museum, which became one of the finest outdoor agricultural museums and testament to previous owners Frederick Billings and the Rockefellers. He oversaw restoration of the 1890 farmhouse, expanded the visitors center and museum exhibits, established a nationally recognized film series, created a state-of-the-art curation facility, and debuted Billings Farm Raw Milk Cheddar Cheese. In September 1994, then-governor Howard Dean appointed David to serve as the historian to the Vermont Advisory Council on Historic Preservation. He held that chair for 28 years. After serving as the president of the Woodstock Foundation and the Billings Farm & Museum for 33 years, David Donath retired in 2018 to undertake more history adventures and weed through his expansive library. David Donath was an exceptional historian, author, avid storyteller with a long memory, dedicated preservationist, and dear sweet man who inspired us to remember there is always a great story to be told.





## National Historic Preservation Act of 1966

The spirit and direction of the Nation are founded upon and reflected in its historic heritage; the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people; ...the preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans....

## Acronyms

ACCD	Agency of Commerce and Community Development (Vermont)
ACOE	Army Corps of Engineers
ACHP	Advisory Council on Historic Preservation
ANR	Agency of Natural Resources (Vermont)
ARPA	American Rescue Plan Act of 2021
CLG	Certified Local Government
CCC	Civilian Conservation Corps
DHCD	Department of Housing and Community Development (Vermont)
DTM	Department of Tourism and Marketing (Vermont)
FHWA	Federal Highway Administration
HABS	Historic American Buildings Survey
HAER	Historic American Engineering Record
HALS	Historic American Landscapes Survey
MPDF	Multiple Property Documentation Form
NHL	National Historic Landmark
NPS	National Park Service
NRHP	National Register of Historic Places
NTHP	National Trust for Historic Preservation
ORC	Online Resource Center
PTV	Preservation Trust of Vermont
RITC	Rehabilitation Investment Tax Credits
SAT	Save America's Treasures (National Park Service Grant)
SHPO	State Historic Preservation Officer
SRHP	State Register of Historic Places
USDA	U.S. Department of Agriculture
USFS	U.S. Forest Service
VACDaRN	Vermont Arts & Culture Disaster and Resilience Network
VACHP	Vermont Advisory Council on Historic Preservation
VAHC	Vermont Archaeology Heritage Center
VAI	Vermont Archaeology Inventory
VAM	Vermont Archaeology Month (September)
VAS	Vermont Archaeological Society
VCNAA	Vermont Council on Native American Affairs
VDHP	Vermont Division for Historic Preservation
VHCB	Vermont Housing and Conservation Board
VRHSM	Vermont Roadside Historic Site Marker
VSHS	Vermont State-owned Historic Sites
VT250	Vermont 250th Anniversary Commission



## Preservation Plan Process Methodology

This Historic Preservation Plan is a requirement of the National Historic Preservation Act (54 U.S.C. Section 302303, commonly known as Section 101(b)(3)(C)) and federal regulations 36 CFR 61.4(b) (1). It requires that the VT SHPO carry out a historic preservation planning process that includes the development and implementation of a comprehensive statewide historic preservation plan that provides guidance for effective decision making about historic property preservation. To ensure this plan meets the needs and expectations, and is inclusionary, VDHP undertook a broad-based public and professional outreach process that extended several years. The challenges caused by the pandemic delayed outreach and discussion with the public and stakeholders, requiring VDHP to request and receive a one-year extension on the implementation of the next plan that will cover 2023-2029.

Preparation of the Vermont State Historic Preservation Plan commenced with outreach to our staff and agency colleagues, preservation partners, state and federal agencies, and friends to formulate a vision and identify priorities that speak to the harmony of Vermont's historic places, cultural resources, downtowns, village centers, and working landscapes. Feedback from the public and our working partners, like the Preservation Trust of Vermont, Vermont Archaeological Society, state- and federal-recognized tribes, and the Vermont Advisory Council on Historic Preservation, formed a significant component in the development of the plan because of the influences these groups have on the direction of the preservation movement in this state. After evaluating the online survey and outreach efforts, VDHP internally assessed our known challenges, needs, and aspirations for the next six years by looking back at the past five years. The result was four primary preservation goals with specific benchmarks for VDHP each year. The goals were constructed so that progress and successes could be meaningfully measured, both during and at the end of the six-year period. The goals of the 2023-2029 Vermont Historic Preservation Plan were available online for comment for fourteen months.







## Internal Planning

In preparation of the new plan for 2023-2029, a planning team that included the VT SHPO, State Architectural Historian, State Historian/Historic Sites Section Chief, State Archaeologist, and the Senior Historic Preservation Review Coordinator was assembled to review the past and ongoing efforts of VDHP and the foreseeable direction of Vermont's preservation movement. Evaluating the progress, gaps, and potential needs, particularly in consideration of the pandemic, began with the itemization of successes and any remaining challenges of the 2016-2021 plan, as well as other previous plans. Major triumphs and challenges that affected the daily operations of VDHP over the past five years included consistency of staffing that resulted in stronger teamwork, better outreach and communication, consistency of application of *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*, collaborative programmatic agreements with state and federal partners, continued lack of database applications, incomplete and outdated survey data, and insufficient staffing for state historic sites and project review. By far, the most critical unforeseen challenge was the pandemic and its lasting effects on collaboration, availability of preservation contractors and materials, emergency housing needs resulting in increased project review, new funding with alternatives to Section 106 and NEPA consultation, and the public's strong desire to explore places once again in person. The internal planning team believed much success had been made following the goals and strategies of the 2016-2021 plan, and with some focus, those same goals and objectives should form the next plan. The assessment of all this information at the preliminary stage, changed markedly by the pandemic, allowed the planning team to create an outreach strategy that included an online survey, consultant and partner discussions, planning sessions, and virtual workgroups.

## *Public Outreach and Survey Results*

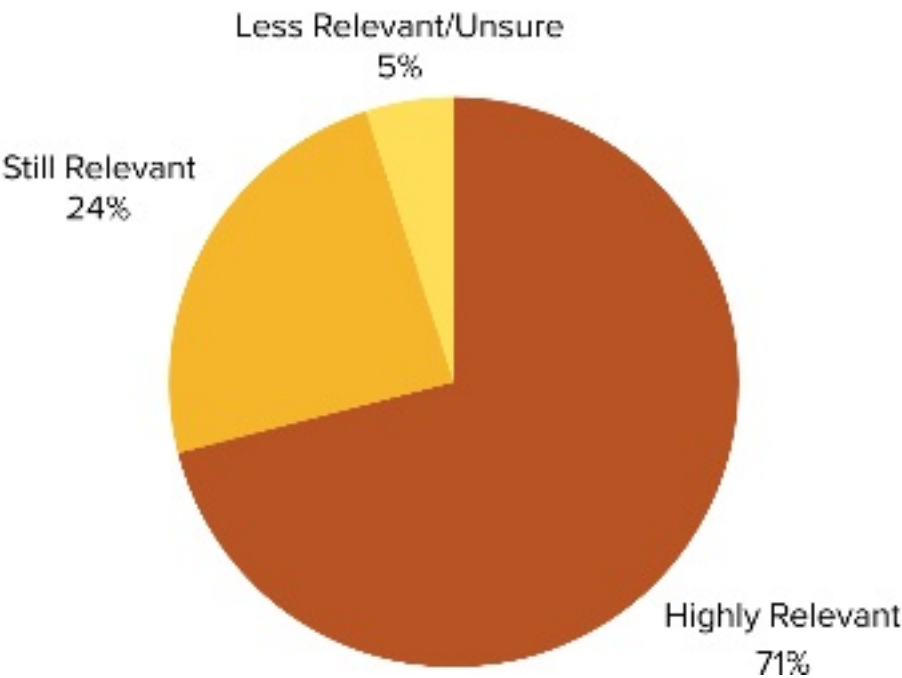
The online survey provided an efficient and effective way to engage our partners and reach a wider audience. The first 8 of the 31 questions focused on the perceived progress of the four goals from the 2016-2021 plan and the relevance of these goals going forward. Eleven questions asked if responders were aware of the programs and initiatives of VDHP to measure our marketing and outreach methods as well as visibility in preservation matters and funding. Responders were asked why preservation matters, what resources are needed to support community and state preservation efforts, and what are top priorities for better/best preservation practices. Some responders shared community success stories and the most valuable contributions historic preservation has made in Vermont. Administrative questions addressed training needs, formats for information sharing, and visitation to the State Historic Sites.

The survey was posted on the VDHP website for 20 months, with a link emailed to consultants, colleagues, preservation organizations, educators, Certified Local Governments, sister state agencies, coordinating federal agencies, congressional and legislative delegates, state and federally recognized tribes, regional planning commissions, and community revitalization partners. Outreach also included posting of the link repeatedly on the State Historic Sites Facebook page, Vermont Archaeology Month Facebook page, email signature lines of VT SHPO staff, and announcing it frequently in the Department of Housing and Community Development monthly e-newsletter.

The online survey engaged 289 responders, guiding VDHP towards the goals for 2023-2029. Respondents ranged from historic preservationists, history buffs, owners of historic resources, and government employees, most of whom are aware of VDHP's programs and initiatives. The goals of the 2016-2021 plan were believed to still be very relevant with VDHP making progress but needing to increase efforts, visibility, and program clarity; a notable number did not know if progress had been made, which is a sign of unsuccessful messaging. The responses indicated preservation of Vermont's history matters and is significant to community character, providing an educational legacy, bringing in tourism dollars, and improving our understanding and appreciation of the past. Historic and cultural awareness and maintaining a sense of place overwhelmingly were the most valuable contributions of historic preservation identified, with a primary focus being our downtowns and village centers. Of those significant cultural resource types prominent in Vermont, barns and other agricultural buildings were named as the most challenging to preserve and protect, followed closely by rural and historic landscapes. Lack of funding was noted as the primary reason for the challenges. When asked what the top priorities for best preservation practices should be, responders noted education of public about the importance of preserving historic resources, education of decisionmakers and those who influence the fate of historic resources and involving the next generation in preservation. Training requests focused on financial incentives, energy efficiency, and National Register nominations.

## Public Survey Questionnaire

- 1. Since 2016, do you believe that VDHP has made progress towards meeting Goal 1: Increasing Awareness and Appreciation of our History?
- 2. Do you think this goal is still relevant for the preservation community?
- 3. Since 2016, do you believe that VDHP has made progress toward meeting Goal 2: Recognize Historic Places?
- 4. Do you think this goal is still relevant for the preservation community?
- 5. Since 2016, do you believe that VDHP has made progress toward meeting Goal 3: Exchange Information?
- 6. Do you think this goal is still relevant for the preservation community?
- 7. Since 2016, do you believe that VDHP has made progress toward meeting Goal 4: Historic Resource Stewardship?



*Average of responses to whether our goals are still relevant to the preservation community.*

- 8. Do you think this goal is still relevant for the preservation community?
- 9. Did you know that VDHP reviews state and federal projects for their effects on historic resources (Act 250, Section 248, 22 V.S.A., and Section 106)?
- 10. Did you know that VDHP assists property owners with the listing of historic resources in the State and National Registers of Historic Places?

11. Did you know that VDHP assists owners of historic, income-producing properties with applications for federal rehabilitation investment tax credits?
12. Did you know that VDHP maintains a program to award state tax credits for the rehabilitation of commercial buildings constructed prior to 1983 in designated downtowns and village centers?
13. Did you know that VDHP maintains grant programs to award funding for the rehabilitation of historic agricultural buildings (Barn Grants) as well as historic buildings owned by municipalities and nonprofit organizations (Historic Preservation Grants)?



14. Did you know that VDHP maintains statewide databases and inventories of historic resources, including archaeological sites and all types of historic buildings, structures, and other resources (Vermont Archaeological Inventory and Historic Structures and Sites Survey)?
15. Did you know that VDHP monitors all regulated archaeological activity in Vermont and enforces preservation and avoidance agreements (Act 250, Section 248, 22 V.S.A., and Section 106)?
16. Did you know that VDHP operates the Archaeology Heritage Center in Barre, which serves as Vermont's central repository for archaeological collections?
17. Did you know that VDHP works with and staffs the Vermont Commission on Native American Affairs?





18. Did you know that VDHP operates the Roadside Historic Marker Program to commemorate the people, places, or events of regional, statewide, or national significance in Vermont?
19. Did you know that VDHP operates 13 State-owned Historic Sites that are open to the public?
20. What does preservation mean to you as an individual?
21. Give an example of a Vermont preservation success story in your community.
22. In your opinion, what are the most valuable contributions of historic preservation?
23. Identify the Top Resources on which the historic preservation community should focus.
24. Which cultural resources are the most challenging to preserve or protect?
25. Why are these resources challenging to preserve or protect?
26. What tools are most helpful when funding local historic preservation efforts?
27. What should be the top priorities for better/best preservation practices in Vermont?
28. What trainings, information, or education topics would be most useful to you and your community in its preservation efforts?
29. Describe your connection to historic preservation.
30. If you live in Vermont, please specify your town (if you do not live in Vermont, please enter, "do not live in Vermont" and share with us where you do live.
31. Which Vermont State-owned Historic Sites have you visited within the last three years?

## Working Together with Consultants and Partners

The planning team conducted individual and group interviews with consultants, developers, housing groups, CLG coordinators, staff of state and federal agencies, elected officials, historical societies, nonprofit community organizations, and former and current VDHP staff. Presentations were given to the Vermont Advisory Council on Historic Preservation and at Preservation Roundtable. Questions to these groups focused on the challenges of preserving downtowns and village centers, priorities for housing and how that is/is not supported by preservation incentives, knowledge of incentives, and accessibility of VDHP staff. Those interviewed showed some knowledge of the processes and requirements of VDHP for determinations of eligibility, listing in State and National Registers, project review consultation and compliance, State Designation Programs, and tax credits at the state and federal levels. This was a notable change from the preparation of the 2016-2021 plan, which documented that most interviewees had little understanding. Most significantly, the message was clear from those consulted: VDHP staff are available, knowledgeable, and ready to assist.

Interaction with Vermont's history-loving public recounted a more limited understanding of the programs and incentives of VDHP, but a full appreciation of the visible results. Many of those interviewed did not know of the role of VDHP, assuming it was solely regulatory and slowing/stopping development even when needed for housing. The term "historic preservation" was not common to their lexicon but there was a full awareness of tourist destinations like state historic sites and museums, controlled development, community enhancements, improvement projects that often renewed a "*dilapidated old house*," and iconic Vermont landmarks like the white steeples of churches rising against the Green Mountains. These conversations indicated too heavy a reliance on the academic meaning of "historic preservation" and regulation, and a need for more common vocabulary, clearly with visible action and change focused on engagement and inclusion.







### *Planning Sessions and Workgroups*

Realizing the need for more detailed input, the planning team was expanded to include all VDHP staff. This was to ensure that program leaders outlined progress and hurdles and staff regularly interacting with the public recounted challenges heard. Consultants versed at project review consultation and compliance were convened to focus on procedures and interaction with VDHP. Many expressed the need for modern technology for project submittals and reviews, database applications, updated survey documentation, continued training for Section 106 consultation and Register nominations, and better energy efficiency documentation especially for window replacements and insulation. With a memory to Tropical Storm Irene in 2011 and housing needs increasing during the recent pandemic, disaster awareness and planning were also highlighted. As with the planning of the 2016-2021 plan, these more intimate sessions allowed participants to explore why certain procedures have been put into place within the last five years, understand the state and federal compliance factors, and recount how such changes affect their work efforts as consultants. Again, the availability and accessibility of VDHP staff was noted as a positive, especially for initial consultation. This indicated our motto of “come early and come often” is working and our reputation of “slowing or stopping” projects is baseless.

## What Sugared Out...

- For Vermonters, preservation means saving our history and past, making our state a great place to live, ensuring sustainability and renewable, and supporting the cultural economy and placemaking.
- Downtowns and village centers, as well as rural farms and working landscapes and public/municipal buildings, are the top resources on which the historic preservation community should focus.
- The most challenging cultural and historical resources to preserve and protect are barns and agricultural buildings, agricultural sites, and rural and historic landscapes like village greens. The reason was identified as lack of funding, lack of awareness, and lack of understanding of value and fragility.
- Best preservation practices require better education of the importance of preserving our past, especially for the Vermont General Assembly and other decision makers, and more direct investment (private and public funding) to save threatened historic resources.
- Education of why preservation matters must include information on financial incentives, energy efficiency, and stewardship policies for archaeological sites.
- Perspectives about what constitutes a historic property and the criteria for evaluation should be broadened to be more inclusive of diverse communities and their relationships with culture resources.
- Impacts of climate change on preservation is significant and better energy efficiency practices need to be provided.
- Housing development projects and historic preservation are perceived to have conflicting priorities.
- Preservation of our past requires engagement of the next generations, particularly in the building trades.
- Preservation successes that cultivate pride and a sense of place range from archaeological sites, religious buildings, bakeries and general stores, community centers and memorial halls, theaters and opera houses, schools, state historic sites, bridges, and farmsteads, to the State Capitol Complex, downtown and village center revitalization, and adaptive use projects in response to housing needs.
- More Vermonters need to know of local and regional success stories and learn from those victories to save more of our tangible history.
- VT SHPO staff are dedicated, knowledgeable, always available, and ready to assist.

Evaluation of the preservation movement in Vermont through an assessment of the 2011-2015 and 2016-2021 plans, review of VDHP programs and preservation partnerships, survey results, and consultation with the public and partners identified challenges and areas of improvement. As with the achievements and successes, our challenges and issues are critical to moving preservation forward together in Vermont and are needed to inform our goals, objectives, and partnerships for 2023 to 2029, and beyond.

**“History matters because it makes us better people.”**

– public comment from preservation plan survey



## Vermont State Historic Preservation Office Mission Statement

To fulfill our responsibilities under the Vermont State Historic Preservation Act and the National Historic Preservation Act, the Vermont Division for Historic Preservation is dedicated to identifying, preserving, and interpreting historic resources on behalf of the citizens of the state and promoting them as significant components of our communities.

### State Historic Sites Mission

To encourage the discovery and appreciation of Vermont's rich heritage through the stewardship and interpretation of state-owned historic sites that evoke an authentic sense of time and place.

### Archaeology Heritage Center Mission

To hold archaeological collections from federal and state compliance projects and private individuals in trust for the public, with a commitment to enhancing understanding of Vermont's human past through stewardship, education, research, public outreach, and volunteer programs.





## Overview of Vermont Division for Historic Preservation

The State of Vermont has a rich cultural, historical, architectural, and archaeological legacy extending as far back as 13,000 years ago. This significant heritage manifests itself in our Native American encampments, agricultural farmsteads with timber-frame barns and rising silos, white-spired churches and town halls marking the valley bottoms and maple-strewn hillsides, downtowns and villages centered at railroad depots and on the sites of early industrial centers, summer camps framing lakes and ponds, and ski resorts nestled within the slopes of green mountains. The stratum of history is a component of the natural and built environments, recounting the stories of Vermont's buildings, economy, communities, and her people. This legacy endures by choice.

Preservation of Vermont's historic resources has been the principal vision and commitment of the Vermont Division for Historic Preservation (VDHP) and its partners since 1947. Serving as the Vermont State Historic Preservation Office (VT SHPO), VDHP plays an essential role in guiding and informing the state's historic preservation agenda and goals. It is a division of the Department of Housing and Community Development within the Agency of Commerce and Community Development. State government partners are inclined to engage historic preservation as an asset and tool, even when not required by legislation.

VDHP fulfills its responsibilities under the National Historic Preservation Act of 1966 and the Vermont Historic Preservation Act of 1975 by identifying, preserving, and interpreting historic resources on behalf of the people of this state and promoting those resources as significant components of our shared communities. To create a comprehensive planning and decision-making framework to guide historic preservation activities, the Vermont Historic Preservation Act



Rules were adopted in March 2001. The Rules, primarily an internal guide approved by collaborating state agencies and the public, establish the regulations and state-governing approach for the assessment and management of the state's cultural, historical, archaeological, and architectural resources. Awareness and appreciation of Vermont's distinct history and heritage are broadened through the Vermont Archaeology Heritage Center and State-owned Historic Sites program, which interpret 24 historic properties and countless archival collections.

### Preservation of the Brave Little State We Love

In 1928, after a flood that devastated his home state, President Calvin Coolidge imparted that the Green Mountain State's rich legacy of historic resources is as diverse as it is engaging. That statement remains true today, nearly 100 years later. Lake Champlain and the Connecticut River form the west and east boundaries. The Commonwealth of Massachusetts is located to the south, with Canada to the north. The lush Green Mountains divide the state roughly in half, crosscut by major river valleys. Vermont is one of the smallest states in the nation, with an area of 9,616 square miles and a population of 645,570 (as of 2021).

The land we now know as the State of Vermont was originally the homeland of Algonquin-speaking groups, known at the time of European contact as the Abenaki. During the early colonial period, France claimed much of the region. Nevertheless, being rocky and landlocked, many areas outside of the Champlain Valley were essentially uninhabited by non-Native people until late in the 1700s after the French defeat in the French and Indian War. The provincial governor of New Hampshire, Benning Wentworth, issued 135 land grants between 1749 and 1764; the first was for Bennington, a township west of the Connecticut River. The Province of New York, having extended land patents over much of the same area, was granted rights to the territory west of the Connecticut River by the King of England; this subsequently invalidated Governor Wentworth's grants. These early charters and land patents, particularly the New Hampshire Grants, had a lasting effect on the settlement patterns in the southern part of what would become Vermont.





During the Revolutionary War, the American Northern Army constructed extensive fortifications on Lake Champlain to defend New England and points south against a British attack from Canada. When British General John Burgoyne pushed south on the lake in the summer of 1777, the American forces withdrew from Mount Independence and Fort Ticonderoga, with some of them then fighting a successful American rear-guard action at Hubbardton on July 7, 1777. The following day, in the town of Windsor on the Connecticut River, delegates ratified the Vermont Constitution at Elijah West's tavern (known now as Old Constitution House). Consequently, the territory claimed through grants by both New Hampshire and New York became the independent Republic of Vermont. This territorial government granted and sold land in the central and northern regions to cover war expenses, prompting settlement along watersheds and military roads by the war's end.

Vermont remained a sovereign republic for fourteen years until January 1791, when it became the first state to join the Union following the ratification of the United States Constitution. Although a time of peace, the early years were also a time of struggle for the inhabitants of Vermont. Yet, following the conclusion of the War of 1812, increasing commerce from Canada along the interior waterway between the St. Lawrence and Hudson rivers spurred industry and development. Vermont's central position along with its flanking waterways became even more important with the construction of canals to the Hudson River and then with the completion of the Erie Canal in 1825. The steam-powered railroads crisscrossing the land by the middle part of the 19th century opened new regions to development and transported products to state and regional markets at a pace never before experienced. Agriculture and manufacturing spurred the economy and transformed the landscape of Vermont, creating new villages, enlarging communities, establishing socioeconomic neighborhoods of merchants and professionals, and diversifying farms. Vermont-born Chester A. Arthur became the nation's 21st president during this period, championing civil service reform and attempting to improve relations for Native Americans and African Americans.

By the second quarter of the 20th century, as Calvin Coolidge was making his mark on the national scene, the economic boom in Vermont had begun to diminish. The largest towns, with a few exceptions, experienced a decrease in population. Natural disasters like the devastating 1927 flood necessitated a period of transportation modernization with new bridges and miles of paved roadways opening the landscape to the automobile-traveling visitor. The Great Depression scarred Vermont as the stone and machine tool industries ceased operations and the demand for agricultural products dropped by more than fifty percent. Lore recounts that farmers, accustomed to making do with what they had, were not affected by the dramatic changes in the economy. But, indeed, several farms closed in the decade after the crash in 1929 and the percentage of unimproved farmland notably rose. As it did nationally, the events of World War II revived Vermont's economy, temporarily awakening factory villages and mines, while at the same time creating a housing shortage that continues to plague the state. After the war, unfortunately, manufacturing and farming again waned, passenger and freight train service stopped, and the population decreased.

Yet, a new industry was developing within the rugged mountains that would have an indelible influence on the Green Mountain State for decades to come as winter sports gained popularity. The population increased seasonally as urbanites sought temporary asylum to explore Vermont's natural beauty and small-town character, and new resort towns were established to support the growing ski and tourism industries. Construction of the interstate highway system between 1968 and 1978 opened Vermont to easier travel, longer commutes, suburbanization, and strip malls, sprawling the boundaries of historic villages. This coincided with the passage of local zoning ordinances, a statewide land-use and development control law (Act 250), no billboard regulation, and the establishment of an organized Vermont preservation movement. Historic preservation activities by the State of Vermont had started decades earlier.





Beginning with the 1902 purchase of the site where President Chester A. Arthur was born in Fairfield, the State of Vermont has been the steward of significant historic places that recount local, state, and national stories. A precursor to the Division for Historic Preservation, the Historic Sites Commission was formed by the state's General Assembly in 1947 as part of the State Library and Historical Society. The commission had the power to commemorate historic sites and buildings with roadside historic markers and manage several of the state-owned historic sites, including Hubbardton Battlefield, the birthplace and boyhood home of President Coolidge, the boyhood home of President Arthur, and the cemetery memorial to Green Mountain Boy Ethan Allen constructed of a 35-foot Doric column. The commission was composed of the director of the Vermont Historical Society, director of the Vermont Development Commission, and a person appointed biennially by the governor. The commissioner of highways and the state forester served jointly as executive secretary and provided guidance. The name of the commission was later changed to the Board of Historic Sites. Raising awareness of Vermont's prehistoric and historic past in collaboration with the Board, the Vermont Archaeological Society was formed in 1968.

“There's no way you can understand the present unless you have a firm grounding in the past. Our past is part of us always, and, for Vermonters, the preservation of the unique Vermont heritage is especially important. You do that in a number of ways. We preserve our heritage through the written word, but we also preserve it in our physical surroundings, the buildings created by our forebearers. The buildings each community has are unique to that community. They represent a certain part of our past, and they can become an agent for revitalization and growth....”

– Vermont Governor Philip H. Hoff (in office 1963-1969)



In 1969, the Vermont Division of Historic Sites replaced the Board of Historic Sites. The Division was created to serve as the State Historic Preservation Office as required in the National Historic Preservation Act of 1966. Activities commenced with documentation of historic buildings and archaeological sites, preservation of character-defining landmarks in downtowns and village centers, and interpretation of significant sites for the visiting public. In 1975, the General Assembly passed the Vermont Historic Preservation Act, renaming the Division of Historic Sites as the Division for Historic Preservation (VDHP) and providing structure for its mission within state government. That same year, the University of Vermont established a historic preservation graduate program under director Chester H. Liebs, who has previously served as supervisor of the Vermont Board of Historic Sites and was a well-known national advocate for preservation. In 1980, the Preservation Trust of Vermont was organized to promote private preservation activities to save icons of village centers and promote the (re)use historic places. These cumulative preservation efforts have resulted in 35,785 records documenting Vermont's historic resources, nomination of nearly 13,000 properties to the National Register of Historic Places, designation of more than 30,000 resources to the State Register of Historic Places, and interpretation of 24 state-owned historic sites and resource collections for tourists and researchers. <sup>1</sup>

**“Much like having a diverse population of people, having a diverse population of buildings and architecture that span the history of the state and the country, relatively unaltered, is integral to our identity and community.”** – public comment from preservation plan survey

#### *Vermont Advisory Council on Historic Preservation*

To aid VDHP in its mission to document and protect Vermont's cultural, historical, archaeological, and architectural resources, the Vermont Advisory Council on Historic Preservation (ACHP) was formally created by the Vermont Historic Preservation Act in 1975. The ACHP is a seven-member board appointed by the governor to serve as the State Review Board as required by the National Historic Preservation Act. Four members of the ACHP are recognized professionals in the disciplines of architecture, history, architectural history, and archaeology. Three members represent the public. Council members are appointed to three-year renewable terms. The State Historic Preservation Officer serves as the staff person to the ACHP.

By Statute, the members are charged with approving nominations to the State Register of Historic Places; reviewing nominations for the National Register of Historic Places; assessing of the survey documentation for historic properties; annually evaluating the activities of VDHP outlined in State Historic Preservation Plan; recommending projects seeking state and federal grant funding; approving easements; and providing consultation on state and federal undertakings that may affect historic properties. Some of these activities have been delegated to the staff of VDHP through the ACHP Bylaws, which were amended in 2022.

## Informed By The Past Timeline

With a history of our own spanning for one hundred years, VDHP presents a look back at our beginnings and notes the remarkable successes that Vermont preservationists have collectively achieved. We also assess where we are at present and note the continuity and expansion of our many programs. It is from these vantage points that we can learn from our history and plan for our future with identifiable goals and actions.

**1902** State of Vermont purchases the site where President Chester A. Arthur was raised in Fairfield. This becomes the first state-owned historic site, dedicated in 1903 and opened in 1953 with a reconstruction of the boyhood home.

**1937** State of Vermont receives transfer of lands associated with the Battle of Hubbardton, fought on July 7, 1777, to ensure battlefield preservation. Marble monument placed in 1859 stands as one of the oldest Revolutionary War battle monuments in the United States. This is the first state-owned historic site opened to the public.

**1947** Vermont Historic Sites Commission is established, creating the state-owned historic sites and the roadside historic marker programs. [Title 17 of the Vermont Statutes, Chapter 186]. Name later changed to Board of Historic Sites. [22 V.S.A. § 341; repealed 1975, No. 109, Section 6]

- Today, 88 buildings, structures, and sites maintained on 919 acres as state-owned historic sites. Twenty-two sites, bridges, and monuments are open to the public; during COVID, sixteen remained open for visitation with limited hours.
- The roadside historic marker program identifies 315+ sites associated with significant events and people throughout Vermont; one marker in Middletown, Virginia, to commemorate Vermont's contribution during the Civil War's Battle of Cedar Creek. [3 V.S.A. § 2472a]





1966 United States Congress establishes the National Historic Preservation Act to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. [Section 1 of the National Historic Preservation Act, Pub. L. 89-665, as amended Pub. L. No. 96-515] It is the most far-reaching preservation legislation ever enacted in the United States. Among other things, the act necessitates the creation of a state historic preservation office, selection of professional staff members, and formation of a state advisory board. The act requires federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties through a process known as *Section 106 Consultation*.

1967 Architectural survey of "all sites and structures of statewide importance and all historic sites then under state jurisdiction"  
-1969 records 1,020 resources including covered bridges and archaeological sites.

1968 The Vermont Archaeological Society (VAS) is formed as a volunteer organization comprised of professional and avocational archaeologists and interested public committed to raising the awareness of Vermont's past, while at the same time protecting its valuable cultural resources from injury and exploitation.

1969 Vermont Division of Historic Sites replaces the Board of Historic Sites, within the newly created Agency of Development and Community Affairs to comply with the National Historic Preservation Act of 1966 as the State Historic Preservation Office. [3 V.S.A. § 2473, effective 1971].

1970 Vermont General Assembly passes the Land Use and Development Act (Act 250) to mitigate the effects of development through an application process that addresses environmental and community effects of projects that exceed a threshold in size. The Division of Historic Sites addresses Criterion 8: *will not have an undue adverse effect on aesthetics, scenic beauty, historic site, or natural areas*. [10 V.S.A., Chapter 151 and Act 250 Rules].



1975

Vermont General Assembly passes the Vermont Historic Preservation Act of 1975, creating the Vermont Division for Historic Preservation (VDHP). Companion legislation in the same year establishes the position of State Archaeologist and the Vermont Advisory Council on Historic Preservation. VDHP assumes the responsibility for stewardship of the state-owned historic sites, roadside historic marker program, and underwater historic properties. The Director of VDHP was named as State Historic Preservation Officer [22 V.S.A., Chapter 14]. VDHP had staff of five, including the director, archaeologist, architectural historian, preservation planner, historian, plus historic sites staff.



1975

VDHP receives its first limited-term easement, ensuring the preservation of the architectural and historical integrity of the St. Johnsbury House, constructed in 1850 in a high-style expression of the Greek Revival.

- VDHP presently holds seventeen easements for significant buildings and archaeological sites.

1975

The University of Vermont offers a Master of Science degree in Historic Preservation within the Department of History. Chester Liebs is the founding director.

- As of December 2021, 373 students have graduated from this program.



1975-1980s

VDHP staff and unpaid volunteers visit college and university departments, historical societies, town museums, and knowledgeable partners to generate a baseline inventory of known archaeological sites in Vermont. This data forms the Vermont Archaeological Inventory (VAI).

1979

The Vermont Historic Preservation Act of 1975 is amended to initiate a statewide survey to identify and document historic properties and sites. VDHP begins the Historic Structures and Sites Survey (HSSS), inventorying many of Vermont's historic resources for historical, architectural, and/or engineering significance. The HSSS renamed the Vermont Architectural Resource Inventory (VARI) in 2020.

- VARI inventory now includes documentation for over 30,800 historic districts, buildings, structures, and objects.
- Archaeological survey has documented 6,508 Precontact and historic sites, 4,820 of which have sufficient documentation for inclusion in the VAI.





- Approximately 150 underwater archaeological sites are documented in the Vermont portion of Lake Champlain and adjacent waterways. Found in 2020, the paddlewheels of the *Steamboat Phoenix* (sunk 1819) are the most recent discovery.

1979 The Vermont State Register of Historic Places is established, with standards for listing *consistent* with those of the National Register of Historic Places. [22 V.S.A. § 732(a)(2) and (3)].

1980 Preservation Trust of Vermont (PTV) is formed as a statewide nonprofit to help communities save and use historic places, with a focus on strengthening downtowns and village centers, supporting local initiatives, and building capacity. Paul A. Bruhn named first executive director and president. Ben Doyle becomes the second president of PTV in 2020.

1982 The Underwater Historic Preserves Program, focused on underwater sites in Lake Champlain and related waterways, is established [22 V.S.A., subchapter 9]. It is the first of its kind in the United States. The program operates in collaboration with the Lake Champlain Maritime Museum.

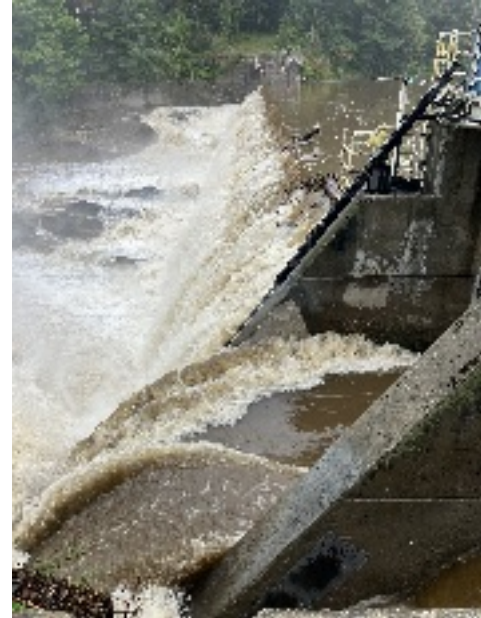
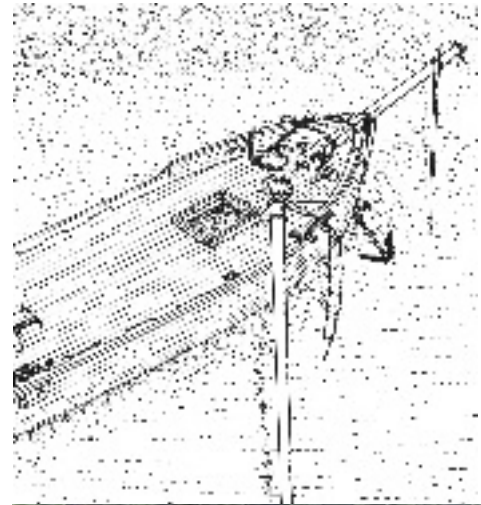
- Nine wrecks are currently marked for exploration in the Vermont waters of Lake Champlain.

1985 Vermont launches the Certified Local Government program, created as part of the 1980 amendments to the National Historic Preservation Act. This partnership program helps communities with their local commitment to historic preservation through funding, technical assistance, and other preservation successes.

- As of 2022, Vermont has seventeen CLG communities.

1985 Lake Champlain Maritime Museum opens with a mission to preserve and share the cultural and natural heritage of the Lake Champlain region by connecting its past, present, and future.

- Today, the three-acre campus has multiple exhibit buildings, workshops, replica boats, and research collections.
- In 2020, the Museum designated the official repository for Vermont State underwater archaeological artifacts and associated archives.



1986 Historic Preservation Grant Program is established to help municipalities and nonprofit organizations rehabilitate and use historic buildings that make up a vital part of Vermont's historic downtowns, villages, and rural communities. [24 V.S.A. § 5602]

- As of 2022, 615 historic civic and community building projects have received this one-to-one grant, totaling \$6 million in funds awarded and leveraging over \$23.5 million in project costs.

1989 *Guidelines for Conducting Archaeology in Vermont* is drafted; revised in 2002.

- Major revision to *Guidelines for Conducting Archaeology in Vermont* completed in 2017.

1990 Rehabilitation Investment Tax Credit (RITC) program commences, utilizing the federal tax reform legislation enacted in 1986. [P.L. 99-514]

- Since 2017, 47 projects have been completed and certified by the National Park Service, with over \$100 million invested in historic rehabilitation as a result.

1992 Historic Barn Preservation Grant program is established [24 V.S.A. § 5603]. This is the oldest state-funded barn grant program in the United States.

- Over \$4.4 million in one-to-one grant assistance awarded to 455 projects for the preservation of historic barns and agricultural outbuildings, supporting \$12.6 million in total project costs.

1995 The position of State Historic Preservation Officer (VT SHPO) is created, taking on existing duties of the Director of the Division for Historic Preservation. The title of Director is removed in 2001. [22 V.S.A. § 722]

1998 The Vermont General Assembly creates the Designated Downtown Development Districts, the first of five programs designed to help historic communities of all sizes address local issues like restoring community vitality, expanding economic development opportunities, financing infrastructure improvements, and creating more housing opportunities near work or transit. [1998, 24 V.S.A. § 2793]





- First downtowns are designated in 1999: Burlington, Bennington, Bellows Falls, Brattleboro, Montpelier, Middlebury, Rutland, St. Johnsbury, and Windsor.
- As of 2022, twenty-three downtowns have joined the program.

1999

The Vermont General Assembly enacts a rehabilitation and improvement tax credit program. [32 V.S.A. § 5930(aa) to (ff)] This state tax credit program, known as the Vermont Downtown and Village Center Tax Credit Program, provides funding to revitalize communities, create jobs, improve housing, generate state revenues, and stimulate private investment in State Designated Downtowns and Village Centers.

- 342 projects awarded, with \$3,967,615 in credits provided since 2007. The state tax credits have leveraged \$770,656,216 in project costs.
- In 2022, properties within the designated Neighborhood Development Areas became eligible for the state tax credits.

2000

VT SHPO, Federal Highway Administration (FHWA), federal Advisory Council on Historic Preservation, and Vermont Agency of Transportation (VTrans) execute the first Programmatic Agreement (PA) to completely fulfill the FHWA's Section 106 responsibilities for Federal Aid Highway projects in Vermont. To oversee this program, VTrans hires two archaeologists and two architectural historians.

- PA is renewed in 2021.

2001

Vermont Advisory Council on Historic Preservation and VDHP adopt the National Register of Historic Places criteria and procedures for the assessment of significance and integrity of historic properties for the Vermont State Register of Historic Places.

- About 30,050 properties listed in the State Register to date.
- As of 2022, 12,559 resources listed in the National Register.

2001

Unmarked Burial Sites Special Fund is created to protect, preserve, move, or reinter unmarked burial sites and human remains, monitor excavations, and perform archaeological assessments and site investigations. [18 V.S.A. § 5212(b)]



2005 Vermont Commission on Native American Affairs (VCNAA) is established by statute to recognize the historic and cultural contributions of Native Americans to Vermont, to protect and strengthen their heritage and to address their needs in state policy, programs, and actions. [1 V.S.A. § 852]

2006 Vermont Archaeology Heritage Center (VAHC) is established in an interim facility in South Burlington. Funding for the operation of the facility and archival activities is provided through legislation in 2009 allowing for an Archaeology Operations Special Fund. [22 V.S.A. § 724(b) and 725]

2009 Research for the Vermont Barn Census is conducted by graduate students at the University of Vermont Historic Preservation Graduate Program, dedicated volunteers, Historic Windsor's Preservation Education Institute, Save Vermont Barns, Vermont Housing and Conservation Board, PTV, and VDHP. The preliminary research documents barns and farm buildings in thirteen towns.

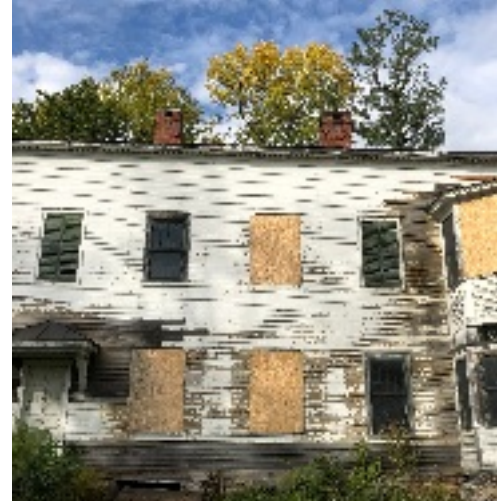
- Vermont Barn Census collected records for 2,780 barns and agricultural buildings.

2011 Flooding from Tropical Storm Irene devastates Vermont. Because of settlement patterns, many of our historic centers are in low-lying areas near rivers and streams, making historic buildings, structures, and infrastructure vulnerable. Communities come together to identify the damage to these resources, advocate for recovery resources, and work together to repair the damage.

- Changes to response and recovery plans have helped lay the foundation for improved resilience efforts, with the goal to protect and preserve our historic resources.
- Historic and Cultural Restoration Task Force is established in 2018. VT SHPO becomes chair of task force in 2022.

2012 VAHC relocates to the Vermont History Center, located in the historic Spaulding Graded School owned by the Vermont Historical Society, and occupied also by Vermont State Libraries. Programs expand to include research, analysis, exhibits, outreach, and education.

- As of 2022, the curated collection contains more than 1,000 archaeological sites in 2,000+ archival boxes that cumulatively house millions of artifacts.





2012 Vermont Archaeology Month (VAM), founded in 1995 by the Vermont Archaeological Society, is administered by VDHP.

2014 VDHP begins accepting digital submittal of projects, grants, and nominations for staff review.

2014 The Online Resource Center (ORC) is launched, providing digital access to all scanned archival files of VDHP; scanning of documents began in 2013 and was completed in 2015.

- As of December 2022, the ORC includes 35,839 records, all digitally available to the public. Of these, 26,066 are fully available and 9,773 have restricted data related to archaeological sites.

2015 Qualified professional and partner training is offered, focusing of VDHP/VT SHPO requirements, particulars of programmatic agreements, and resetting standards for eligibility and effect evaluations.

2016 Western VAHC is established to house artifacts and associated archives from Mount Independence, Chimney Point, and Hubbardton Battlefield State Historic Sites.

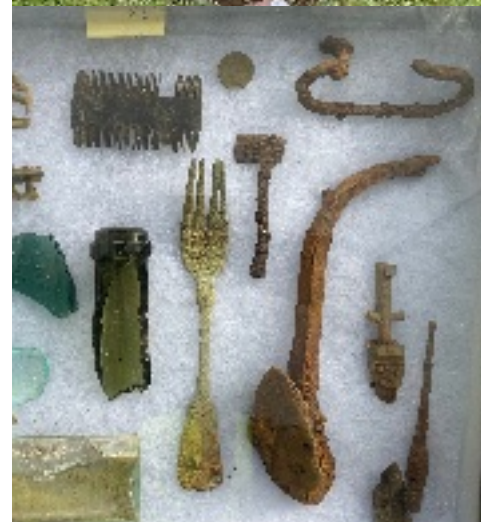
2018 Vermont Arts & Culture Disaster and Resilience Network (VACDaRN) is planned to build relationships among people involved with arts and cultural heritage. VACDaRN provides resources and training in readiness and in how to respond in the event of an emergency to mitigate the impact of disasters and ensure that our communities recover quickly and grow more resilient. It is launched in 2019.

2019 VDHP is sponsor for the Grand Isle Lake House Retreats presented by PTV. The retreats focus on fundraising for community projects, community trusts and historic preservation, sacred places, and arts & cultural heritage.

- Energy Efficiency and Historic Preservation Retreat added in 2022.

2020 VDHP partners with PTV to promote energy efficiency improvement options for Vermont's older buildings. White papers are posted on VDHP's website.

Director of Preservation position is created, providing more



2020 direct management of major maintenance and construction projects for State Historic Sites.

2020 Executive Order from Governor Phil Scott creates the Vermont 250th Anniversary Commission to plan, coordinate, and promote observances and activities that commemorate the historic events associated with the American Revolution in Vermont. [Executive Order 06-20] VT SHPO is designated as chair of the fifteen-member commission.

2021 VDHP signs programmatic agreement with University of Vermont Historic Preservation Graduate Program to support opportunities for students to study preservation through internships, restoration practices at the State Historic Sites, non-voting seat on the VT ACHP, and curriculum for Architectural Conservation and Conditions Assessments.

2021 Bennington Battle Monument year-long conditions assessment commences, studying the structure, stone, mortar, elevator, stairs, and electrical in anticipation of a major restoration project.

2021-2022 State Historic Sites Program coordinates relocation of New Haven Junction Depot, an 1869 brick building set just fourteen feet from active railroad tracks. Ownership of depot is transferred from VDHP to town of New Haven upon move to town center.

2022 VDHP oversees the reinterment of the remains of thirty soldiers of the War of 1812 discovered in Burlington during various road and housing projects dating back to 2000. Military records indicate that more than 550 U.S. Regulars died and were buried in the Burlington cantonment cemetery along with an unknown number of state militiamen, prisoners of war, and civilian camp followers.

2022 Roadside Historic Site Marker program places 300th marker in 75th year of the program, commemorating the First Vermont Lesbian and Gay Pride Parade.

VDHP has staff of fifteen, consisting of VT SHPO, five





2022

architectural historians, three archaeologists, an historian/sites chief, three site administrators, a director of preservation, and an administrative coordinator.

- State Archaeologist Giovanna Peebles retires after 38 years in 2014.
- Historic Sites Section Chief John Dumville retires after 36 years in 2015.
- Administrative Services Coordinator Debra Sayers retires after 30 years in 2019.
- Historic Sites Regional Administrator William Jenney retires after 34 years in 2022.
- Historic Sites Section Chief Tracy Martin retires after 17 years in state government in 2022.





## *These Green Mountains*

By Diane Martin (composer) and Rita Buglass Gluck (arranger),  
2000

*These green hills and silver waters  
Are my home – they belong to me  
And to all her sons and daughters  
May they be strong and forever free  
Let us live to protect her beauty  
And look with pride on the golden dome  
They say home is where the heart is  
These green mountains are my home  
These green mountains are my home.*



The understanding and appreciation by Vermonters of what constitutes a healthy Green Mountain State considering such current challenges as climate change, inequality, diversity, housing needs, and pandemics inherently includes historic preservation, but maybe not always by those exact words. Historic preservation is manifested in our appreciation of home, place, culture, and heritage. More than ever, preservation advocates share the obligation to recount the stories of our past, fortifying that sense of place, through stewardship of our historical, archaeological, architectural, and cultural resources. Our history and the resulting built environment matters, teaching us how to move forward by exploring our past. As historian David McCullough reminded us, history is change, and Vermonters know that without embracing that history and the change it experienced, we may miss opportunities.

Endeavors to record, protect, and share what makes Vermont iconic for her residents and many visitors began in the late 1960s. The efforts since then, and moving forward, require partnerships, collaboration, and actions together. Almost simultaneous to the creation of the Division for Historic Preservation (VDHP), in 1970, the Vermont General Assembly passed the Land Use and Development Act (Act 250), creating a public, quasi-judicial process for reviewing and managing the environmental, social, and fiscal consequences of major subdivisions and development through the issuance of land use permits. Through Criterion 8 of Act 250, land use changes and development projects are evaluated for their effects to historic properties. Act 250, like such programs as the Downtown and Village Center Designations, rehabilitation investment tax credits, and preservation grants, is a tool supporting the general acceptance of historic preservation as economically, culturally, and environmentally viable. Yet, individual conflicts continue as rehabilitation and adaptive use of historic properties are weighted by many of these same economic, cultural, environmental factors, as well as energy efficiency, weatherization, public safety, housing priorities, equity, and disaster recovery. But significant progress can be measured through ongoing partnerships, funding, and projects that strengthen our shared identity.





## Architectural and Archaeological Surveys

*Efforts supported by Certified Local Government grants, Paul Bruhn Historic Revitalization grants, Underrepresented Communities grant projects, Preservation Trust of Vermont funding, developers and housing groups undertaking Act 250 permitting, and Section 106 consultations.*

The first endeavors of Vermonters to capture our history occurred between 1967 and 1969 with a cursory examination of architectural and archaeological documentation. This first planned survey focused on libraries, courthouses, townhouses, housing dating from the 18th and early 19th centuries, known archaeological sites, threatened resources, and nationally significant properties owned by the State of Vermont such as Chimney Point and the Calvin Coolidge Boyhood Home. Recognizing the benefits of identifying and documenting all historic resources to assist our local governments and property owners in planning for the preservation, interpretation, and promotion of these resources, the Historic Sites and Structures Survey (HSSS) was created in 1979 to house the data collected. An updated version of the HSSS form was introduced in 2020 as the Vermont Architectural Resource Inventory (VARI) form for individual buildings and historic districts. The VARI form is part of a suite of survey forms that includes bridges, landscapes, cemeteries, and archaeology. The directives from the late 1960s and 1970s to identify, document, respect, and preserve the landmark and vernacular buildings of Vermont arbitrarily recorded over 43,000 historic districts, buildings, structures, underwater resources, and archaeological sites. Most survey efforts in the past five years have been related to State and National Register nominations, with matching funds provided through the Certified Local Government Program. Since 2015, reconnaissance surveys have been conducted in Strafford Village, Norwich, Woodstock, Hartford, and Middlebury, adding or updating documentation for 4,003 resources that collectively celebrate the history of these places.





Recognizing a need for diversity in the study and documentation of Vermont's historic resources, projects have been undertaken or initiated that identify historic places associated with underrepresented communities. One of the simplest ways to promote these places has been through the Roadside Historic Site Marker Program, which was started by the General Assembly in 1947. With more than 305 markers statewide, the program has shifted focus to highlight stories related to Native Americans, African Americans, women, immigrants, ethnicity, religion, and the LGBTQ community, to mention few. Twenty-nine markers presently recount the stories of African Americans. The Vermont African American Heritage Trail, in partnership with ALANA Community Organization, Vermont Partnership for Fairness and Diversity, and Vermont Attractions Association among others, was updated with a refreshed website and brochure highlighting 34 locations in Vermont and three in the North Country of New York through grant funding from the Champlain Valley National Heritage Partnership. In summer 2021, a University of Vermont History Program student conducted preliminary research to document underrepresented communities in a portion of the Burlington Old North End. The resulting compilation identified the early settlement patterns of Black residents through census data, city directory listings, map research, and newspaper articles, which now requires analysis and will serve as the basis for future research and documentation of this area. In 2022, Vermont was awarded its first Underrepresented Communities Grant, a collaborative endeavor to be undertaken by the town of Rockingham and the Elnu-Abenaki Tribe to research, document, and preserve Indigenous petroglyphs at Great Falls in Bellows Falls along the Connecticut River.

## State and National Register Listings

*Listings completed through municipality-supported Certified Local Government grants, Paul Bruhn Historic Revitalization grants, Underrepresented Communities projects, developers and housing groups requiring Act 250 permitting, Section 106 consultations, Town of Hinesburg, University of Vermont, Lake Champlain Maritime Museum, Vermont Advisory Council on Historic Preservation, and New York SHPO.*

Nomination of historic properties to the National Register of Historic Places began in 1966 in Vermont, starting with the listing of the Emma Willard House in Middlebury. Thirteen years later, the State Register of Historic Places was established by the Vermont General Assembly, with the adoption of the National Register criteria in 2001. As of January 2022, since 1966, Vermont's National Register listings include 266+ historic districts and 12,294 buildings, structures, and sites. The Vermont register program, with more than 30,000 listings, is growing stronger as the traditionally accepted practice that everything over fifty years is historic and eligible for listing is replaced by a true examination of significance, integrity, and historic context to determine and justify eligibility. This has resulted in several delistings and updated documentation. Guidance documents are being outlined as processes are defined and tested.

In the past five years, 52 properties have been successfully nominated or provided with updated documentation, including several historic district boundary increases. In 2022, utilizing our Historic Preservation Funding, VDHP contracted to have a comprehensive Multiple Property Documentation Form (MPDF) prepared for ski industry resources in Vermont. This is the first of several historic context and MPDF projects planned for libraries, educational buildings, dams and hydro facilities, and agriculture. Collaboration with New England and New York SHPOs has resulted in shared documentation and listings. Of note is the 2022 listing of Canal Boat Wrecks of Lake Champlain in Vermont and New York Multiple Property Study and the designation of the Sloop Island Canal Boat in Charlotte.

In 2022, Vermont's first State Archaeological Landmark was designated in Highgate. The archaeological site comprises a Native cemetery likely associated with the Abenaki village known as Missisquoi. During the early 1700s, the village consisted of approximately 50 dwellings, including longhouses. Moreover, the general area at the end of Monument Road was also known to be the probable location of a Jesuit Mission, established in 1742. It was likely around this mission that the Native town of Missisquoi was reestablished after being abandoned for a time in the 1730s due to an epidemic illness. VT SHPO obtained ownership of the various parcels comprising the burial grounds beginning in 1989. Easements to ensure there is no development on the conserved lands are maintained by the Nature Conservancy, Preservation Trust of Vermont, and Vermont Housing and Conservation Board, with the Abenaki community serving as a primary partner.





## National Register listings of note:

- The first town forest listed in the National Register of Historic Places, Hinesburg Town Forest is a well preserved, well documented, and actively managed example of a municipal forest eligible under Criteria A and C with a period of significance from 1936 to 1958. This property is recognized for its contribution to community-owned forests in New England – an unbroken continuum that spans four centuries and reveals strong traditions of forest stewardship and conservation. Project undertaken by Town of Hinesburg.
- Guided by the State Architectural Historian’s interest in mid-century modern architecture, the Norwich Mid-Century Modern Historic District was recognized for its cohesive collection of high-style modern movement houses designed in the Wrightian and Mid-Century Modern styles. It is one of the best concentrated collections of these styles in Vermont, where Mid-Century Modern residential architecture is not common. Supported by CLG funding.
- Extensive efforts to update and expand historic districts resulted in the evaluation of the Montpelier Historic District for its architecture, social history, community planning/development, and industry from 1830 to 1966. The Historic District, originally listed in 1978, is one of the largest, best preserved, and fully representative collections of historic architecture in Vermont and has served as the seat of state government for 200 years. This was a CLG-supported project.
- Notable amendments updated boundaries and documentation for the Woodstock Village Historic District (Act 250 mitigation funded), University Green and Redstone Historic Districts in Burlington (Act 250 mitigation funded), and Waterbury Historic District (town sponsored after Tropical Storm Irene).
- Re-evaluation of the Waterbury Historic District resulted in the individual designation of the Vermont State Hospital under Criterion A for its role in the history of mental health treatment in Vermont and in the United States, and Criterion C as an intact example of a late-19th-century mental institution designed by the nationally renowned architectural firm of Rand and Taylor. This was FEMA mitigation resulting from the rehabilitation of the site following the devastating impacts of Tropical Storm Irene in 2011.
- An American Battlefield Protection Program grant allowed for a more extensive examination of the story and significance of the state-owned Hubbardton Battlefield, initially listed in 1971. As part of ongoing research and stewardship of this cultural and historical resource, this amended nomination recognizes the battlefield’s larger significance under Criteria A, B, and D, and Criterion Consideration F, with a period of significance from July 1777, when the battle occurred, to 1937, when the State of Vermont purchased the land to establish a commemorative site. Areas of significance include archaeology, conservation, military, and social history. Hubbardton Battlefield is now recognized for its national significance as the site of an important military encounter during the Northern Campaign of 1777, and the site of a formative event in the development of the Northern Department Continental Army during the American Revolutionary War. This grant was awarded to VT SHPO and the project supported by the town of Hubbardton.







## *National Historic Landmarks*

National Historic Landmarks (NHL) are cultural properties designated by the U.S. Secretary of the Interior as among the nation's most significant historic places. The nearly 2,600 properties designated (as of 2022) as NHLs are the most significant places in American history that illustrate and commemorate our collective past, enabling an understanding of our national identity. NHLs represent and interpret outstanding and tragic aspects of our history and culture. Through these resources, all Americans can better understand and appreciate broad trends and events, important persons, influential ideas, and valuable accomplishments that are significant in our national history.



Presently, there are eighteen NHLs recognized in the State of Vermont. These landmarks convey the state's history from early Native American settlement to the modern day. Included are iconic examples of architecture and engineering such as the Brown Covered Bridge, Rockingham Meetinghouse, and Round Church; sites critical to American history such as the Calvin Coolidge Homestead District, Mount Independence, and Justin Smith Morrill Homestead; and homes like Naulakha and the Robert Frost Farm where important pieces of literature were produced. Many of the eighteen NHLs in Vermont are open to the public as museums and historic sites.

- Justin Smith Morrill Homestead, Strafford (September 22, 1960)
- Ticonderoga (Side-Paddlewheel Lake Boat), Shelburne (January 28, 1964)
- Calvin Coolidge Homestead District, Plymouth Notch (June 23, 1965)
- Emma Willard House Middlebury (December 21, 1965)
- Robbins and Lawrence Armory and Machine Shop, Windsor (November 13, 1966)
- George Perkins Marsh Boyhood Home, Woodstock (June 11, 1967)
- Robert Frost Farm, Ripton (May 23, 1968)
- Vermont Statehouse, Montpelier (December 30, 1970)
- Mount Independence, Orwell (November 28, 1972)
- Stellafane Observatory, Springfield (December 20, 1989)
- Naulakha, Dummerston (November 4, 1993)
- Round Church, Richmond (June 19, 1996)
- St. Johnsbury Athenaeum, St. Johnsbury (June 19, 1996)
- Rokeby, Ferrisburgh (December 9, 1997)
- Rockingham Meetinghouse, Rockingham (May 16, 2000)
- Socialist Labor Party Hall, Barre (May 16, 2000)
- Shelburne Farms, Shelburne (January 3, 2001)
- Brown Covered Bridge, Shrewsbury (August 25, 2014)

With funding in part from the Certified Local Government Program, the town of Rockingham undertook interior and exterior paint investigation of the Old Rockingham Meeting House, constructed between 1787 and 1801. The expectation of the optical microscopy analysis was to identify the earliest color schemes and understand those paint types and colors in terms of changing uses, palettes, and early restoration efforts. The work was conducted in 2021 by conservator Susan L. Buck, Ph.D. In summary, the Period I interior (c. 1798-1801) was yellowish gray, light blue, and off white. The Period IV interior (c. 1907) resulting from an extensive renovation, was light olive green and light gray. Compelling evidence showed that the exterior of the building was originally painted a deep red with a stable, relatively inexpensive, oil-based paint. The more recent cream and white paints were the result of the 1907 renovations and reflect the building as it is more commonly known in the 20th century. This project has sparked an interest in optical microscopy analysis for other Vermont's iconic landmarks, now commonly stark white in color.





## Incentives Programs

### Historic Barn and Historic Preservation Grants

*Rehabilitation and restoration projects undertaken with grant funding include partnerships with private property owners and farmers, municipalities, and nonprofit organizations, Vermont Arts Council, Agency of Agriculture, Building and General Services, and the Vermont Advisory Council on Historic Preservation.*

VDHP is charged with the administration of the Historic Barn and Historic Preservation Grants, which are programs awarding one-to-one matching grants to individuals, municipalities, and nonprofit organizations for the rehabilitation and restoration of historic resources that are the icons of Vermont's rural landscape, attracting visitors and supporting tourism. More significantly, the buildings are working resources, regularly used for agricultural and community purposes.

Created in 1992, the Barn Grant program is the oldest state-funded agricultural-based grant program in the United States. It has cumulatively provided over \$3.9 million in grant assistance for the preservation of 455 historic barns and agricultural outbuildings. This has generated \$12.6 million in project costs. Since the creation of the Historic Preservation Grants in 1986, 615 historic buildings owned by municipalities and nonprofits have received \$6 million, leveraging four times as much in non-state funds for these projects. The popularity of these two state-funded programs increases each year through our outreach efforts and proactive determinations of eligibility for State Register listing, with the requested funding two to three times more than what is currently available. For the 2022 grant cycle, the Vermont General Assembly increased funding with an additional \$100,000, bringing the total allocation to \$300,000 for each of the programs. The projects, which are monitored for five years after completion, are recognized through marketing.





### Certified Local Government Program (CLG)

*Projects completed in partnership with the 17 certified local government communities and the Vermont Advisory Council on Historic Preservation.*

Established in 1985 to assist local governments integrate historic preservation concerns with local planning and development decisions, the CLG program is one of the most effective tools for preserving Vermont's historic places by generating federal, state, and local partnerships. The program, jointly administered by the National Park Service and VT SHPO, provides technical assistance, funding, and sustainability support to certified communities. Vermont presently has 17 CLG communities, three added in the past five years.

CLG grant projects completed over the past five years have included National Register nominations for historic districts (new and amended), historic material analysis, preservation commission support, community preservation awards and education programming, demolition ordinance reviews, and design review district guidelines.

	CLG Community	Certification Date
1.	Bennington	1987
2.	Brandon	2000
3.	Dorlingham	1992
4.	Canis	2004
5.	Cambridge Village	2019
6.	Hartford	1993
7.	Montpelier	2004
8.	Mad River Valley Planning District (Favston, Waitsfield, and Warren)	1988
9.	Norwich	2010
10.	Rockingham	1987
11.	St. Albans City	2020
12.	Shelburne	1987
13.	Sufford	2018
14.	Swanton	2002
15.	Waterbury	2006
16.	Wilmington	1989
17.	Windsor	1997





- Bennington Historic Sites Kiosk, promoting historic locations in the downtown
- Burlington Energy Efficiency in Historic Buildings Guidance Document, an illustrated guidance report to aid property owners (especially landlords)
- East Calais General Store revitalization study, resulting in the production of re-development design plans that included rehabilitation
- Hartford Demolition Ordinance, clarifying the rules and ensuring alternatives are provided for property consideration in local review
- Norwich Barn Survey, recording 40 agricultural buildings and outlining a historic context related to framing methods
- Adamant Village Historic District nomination, supported by three of oral history interviews of long-time residents
- National Register nomination for Shelburne Falls, including documentation of archaeological sites for listing under Criterion D
- Design guidelines for the Montpelier Historic District, Vermont's largest historic district
- Podcast tour series exploring early settlement, historic schools, and early industry and commerce in Norwich
- Cemetery conservation workshops at Old South Church Cemetery in Windsor, teaching condition assessment and treatment options to volunteers, municipal officials, and building professionals called upon to assess and treat gravestones in historic cemeteries
- Documentation of 12 cemeteries in the town of Hartford and oral history interviews with residents who have been involved in the care and management of these cemeteries
- Phase I archaeological survey of the Allen Brook Nature Trail corridor in Williston
- Geographic information system (GIS) map layer containing all the State Register-listed properties in City of Burlington
- Multiple Property Documentation Form for mid-century modern resources in Norwich
- Baseline flood elevation and alternatives for the historic Calais Town Hall Restoration
- Restoration of 194 windows on the former Ethan Allen Engine Company No. 4 in Burlington
- Rewiring of 20 historic light fixtures (1913) at the Joslin Memorial Library in Waitsfield
- Plaster repairs and material/paint analysis at the Old Rockingham Meeting House, a National Historic Landmark constructed between 1787 and 1801







### State Historic Rehabilitation Tax Credit and Federal Rehabilitation Investment Tax Credit

*Partners for tax credits have included individual property owners, housing groups, development companies, municipalities, Downtown Board, Community Planning and Revitalization, Vermont Community Development Program, Vermont Housing and Conservation Board, and Agency of Commerce and Community Development.*

State tax credits support historic and designated resources, ranging from small commercial enterprises to multi-million-dollar ventures. The State Historic Rehabilitation Tax Credit, created in 1999, is one of the primary benefits of Downtown and Village Center Designations, sparking revitalization efforts across the state. As of December 2022, Vermont boasts 23 designated downtowns, 228 designated village centers, and 11 neighborhood development areas eligible for the historic rehabilitation, façade improvements, and code improvement tax credits.

Annually, applicants in these communities submit approximately 50 rehabilitation and renovation project applications to the Downtown Board, seeking support for investments that exceed \$80 million. The program stimulates private investment and helps to spur the economy through the creation of new businesses, jobs, and reuse of historic buildings. On average, every dollar in tax credits awarded by the state leverages \$25 in private investments. Credits support physical and capital improvements to real estate, meaning the program generates revenue that stays in Vermont even if a property is sold or a business moves.

Commonly used in conjunction with the State Historic Rehabilitation Tax Credits, the federal Rehabilitation Investment Tax Credit (RITC) projects have generated \$68.1 million in tax credits for the 47 projects approved since 2017 according to the *Annual Report on the Economic Impact of the Federal Historic Tax Credit for Fiscal Year 2021*. This has supported an estimated 1,666 jobs with an income of \$70.1 million. The tax impacts for Vermont are \$24 million. Several of these projects reengaged underutilized buildings with vacant upper stories that now provide housing. The RITC program is essential to the livability of Vermont, providing a means to much needed housing, business development, and vibrancy for our downtowns, village centers, and neighborhood development areas. Together with the Low Income Housing Tax Credits, the RITC provides the greatest opportunity for housing in historic buildings.

Representative projects include:

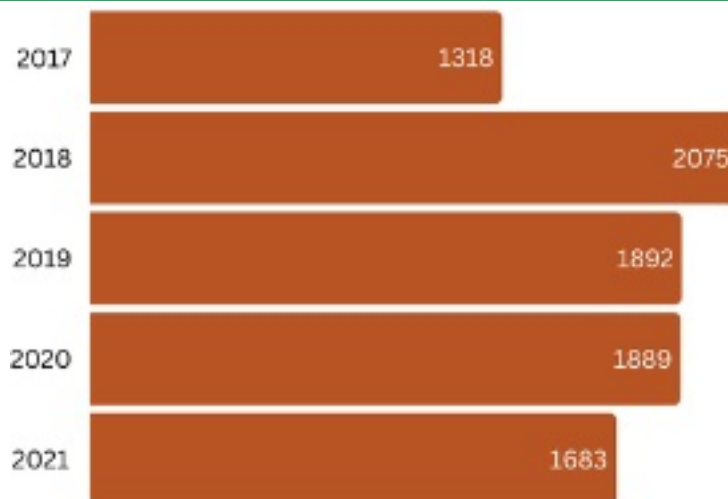
Location	Project	Housing Units Provided	Completion Year
Arlington	Bentley Farm	7	2018
Barre	Reynolds House	na	2019
Bennington	Putnam Block	18	2021
	Stark Hose Co. No. 1	2	2018
	H.W. Bradford Hook & Ladder Fire House	5	2018
	Bennington County Courthouse	na	2021
	Catamount School	na	2017
	Winslow Block	13	2021
Bradford	Harry Stevens House	4	2018
Brandon	Smith Block	12	2020
	Conant Distillery	1	2018
Brattleboro	Victorian Apartments	7	2017
	90 Clark Street	6	2017
Burlington	Dubuc Blacksmith Shop	4	2019
	189-193 Pine Street	6	2021
	Blinn Block	3	2016
Enosburg	Quincy Hotel	2	2019
Hardwick	Aiken Building	na	2016
Ludlow	Homestyle Hotel	na	2020
Lyndon	Darling Inn	27	2016
Middlebury	Old Stone Mill	na	2020
	John Simmons House	6	2016
	William Slade House	5	2016
Montpelier	French Block	18	2019
	Jabez and Rosetta Ellis House	4	2019
	Fisher Carriage Barn	na	2019
Newport	Montgomery Ward Building	na	2019
North Bennington	HC White Mill Complex	83	2020
Putney	Noyes House	7	2018
Rutland	Immaculate Heart of Mary School	19	2021
	Watkins School	9	2016
Shaftsbury	Greenwich Street Duplex	7	2018
Springfield	Woolson Block	20	2020
St. Albans	Franklin County Savings Bank & Trust Co.	na	2019
	Prior Block	na	2019
St. Johnsbury:	Proia Building	2	2016
	Depot Square	40	2022
Stowe	Lackey's General Store	4	2016
Waterbury	Stimson and Graves Block	14	2020
Winooski	Burlington Mill Boarding House	14	2016

## Project Review and Compliance

Consultation completed in partnership with developers and housing groups undertaking Act 250 permitting, Section 106 consultations, municipalities, energy companies, state agencies, federal agencies, Vermont Advisory Council on Historic Preservation, Vermont Housing and Conservation Board, and Preservation Trust of Vermont.

The VT SHPO Project Review team has been able to provide efficient and effective consultation under Section 106 and all state statutes such as 22 V.S.A., Section 248, and Act 250. Efficiency was augmented by the successful transition to an online submittal process via email with an electronic project cover form that outlines the required elements for effective consultations. This system ensured seamless consultation during COVID-19. The fillable cover form has been altered to fit programmatic agreements and special funding such as Cares Act and ARPA. Overall, the project review team continues to maintain a 93% completion rate within 30 days or less based on programmatic agreement stipulations. Projects reviewed solely under the Cares Act or with ARPA funding were completed within hours in 2020 and 2021. Although ARPA funding does not require Section 106 consultation, many housing groups and developers are seeking project review guidance for historic resources.

<b>Number of Reviews per Year</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Programmatic Agreements</b>	4	0	2	1	1
<b>Memorandums of Agreements</b>	11	13	26	12	11
<b>Section 106 Reviews</b>	1683	1889	1892	2075	1318
<b>State of Vermont Reviews</b>	508	520	522	478	461





## Climate Action

The need for climate action has resulted in task forces, trainings, workforce development, and energy efficiency guidance. Historic buildings are often inherently energy efficient, and their embodied energy means they have a smaller carbon footprint than new construction. Many older buildings are built to be responsive to their setting and generalized energy enhancements can work against the existing efficiency features. VT SHPO, working the statewide nonprofit Preservation Trust of Vermont, has prepared white paper guidelines, and identified sources to assist property owners and contractors/builders to think intentionally when altering older buildings by respecting the hardwired efficiency that was part of the original construction. These guidelines and links help identify some specific elements of older buildings that contribute to their excellent energy efficiency, identify potential dangers to avoid, and provide some cost-effective measures for enhanced energy efficiency. White papers available are *Energy Conserving Features Inherent to Older Buildings*; *Homeowner's Guide: Contractors and Old Buildings*; *Homeowners DIY Energy Efficiency Tips for Older Buildings*; and *Improving Energy Efficiency in Vermont's Older Buildings Research Guidance*. VT SHPO and the Preservation Trust of Vermont now offer an annual training: Energy Efficiency and Historic Preservation. This two-day training explores how best to approach energy retrofits to maximize a building's inherent efficiencies and shares best practices that will not impact the historic integrity. Workforce development and awareness are being coordinated through Efficiency Vermont, a nonprofit organization devoted to assisting with the transition to a more affordable and cleaner Vermont.



## State-owned Historic Sites and Archaeology Heritage Center Stewardship

*Stewardship in partnership with the Vermont Historical Society, Vermont Arts & Culture Disaster and Resilience Network, municipalities, Vermont Advisory Council on Historic Preservation, Agency of Natural Resources, Agency of Transportation, Agency of Commerce and Community Development, University of Vermont-Consulting Archaeology Program, Vermont Archaeological Society, Department of Tourism and Marketing, Vermont Attractions, Lake Champlain Maritime Museum, National Park Service, Building & General Services, University of Vermont Historic Preservation Graduate Program, Vermont 250th Commission, Vermont State Archives and Records Administration, Vermont State Library, Federal Emergency Management Agency, Vermont Emergency Management, Calvin Coolidge Presidential Foundation, Mount Independence Coalition, Friend of the Morrill Homestead, Friends of Hubbardton Battlefield, Friends of Bennington Monument, Fort Ticonderoga Association, Historic Windsor, our seasonal staff, and our visitors.*

The State-owned Historic Sites, under the stewardship of VDHP, connect visitors to the places where Vermont's history happened. There are 24 sites comprised of 74 buildings and structures, seven bridges, seven monuments, and 919 acres of archaeologically and culturally significant land. Nine of the sites are seasonally open to the public. Since 1999, the sites staff have welcomed more than 1.35 million visitors from Vermont, across the United States, and from around the world. Our historic sites teach about the Revolutionary War, War of 1812, architecture from the 18th through 20th centuries, agriculture and working landscapes, education, and our state's progressive 1777 Constitution. The stories of Vermont cannot be told without the buildings and landscapes where the events occurred, and their preservation/maintenance is essential to enable that education and commemoration. The program partners with the Department of Buildings and General Services and VDHP's project review team for the maintenance and rehabilitation of the state-owned historic sites and buildings, ensuring best preservation practices and implementation of *The Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*.





**President Chester A. Arthur Birthplace, Fairfield:**  
the first historic site owned by the State of Vermont, marks the site of Arthur's birthplace, and includes 1953 reconstruction of family home.

**Bennington Battle Monument, Bennington:**  
the tallest man-made building in Vermont and the second tallest unreinforced building in the U.S. commemorates the battle, a pivotal victory of American forces on the New England front of the American Revolution. The 306-foot granite monument was constructed in 1887-1889 from the designs of Boston architect J. Phillip Rinn, marking the location of the military supply depot the British troops set out to capture.

**Burtch-Udall House, Quechee:**  
one of the most outstanding examples of late-18th-century architecture in Vermont, the two-story house with a Georgian plan and transitional Federal-style detailing was built in 1786 and enlarged c. 1830.

**Chimney Point, Addison:**  
one of the most strategic and historically significant locations on Lake Champlain, the site explores the history of three early cultures—Native Americans, French Colonials, and early American by showcasing artifacts curated in the c. 1785 tavern.

**Old Constitution House, Windsor:**  
the birthplace of Vermont, where the first Constitution of the "Free and Independent State of Vermont" was adopted on July 8, 1777.

**President Calvin Coolidge Homestead, Plymouth Notch:**  
birthplace and ancestral village of Calvin Coolidge, who took the presidential oath of office in the parlor of his father's house on August 3, 1923.

**Eureka Schoolhouse, Springfield:**  
the oldest one-room schoolhouse in Vermont, and one of the few surviving 18th-century public buildings in the state, reconstructed here in 1968.







#### Forest Dale Iron Works, Brandon:

an early-19th-century iron smelting facility constructed in 1824 to replace the furnace erected in 1810 by John Smith to process iron ore that came from nearby ore beds.

#### Hubbardton Battlefield, Hubbardton:

site of the only Revolutionary War battle fought entirely on what would become Vermont soil, the July 1777 battle was one of the most successful rear-guard actions in American history.



#### Kents Corner, Calais:

the unspoiled 19th-century crossroads hamlet of Kents Corner is marked by the 1833-1837 tavern of Abdiel Kent. The building, timber framed with double-layered brick walls, is an outstanding architectural landmark displaying a Georgian plan with Greek Revival-style elements.

#### Senator Justin S. Morrill Homestead, Strafford:

Vermont's first National Historic Landmark, the 1851 Gothic Revival-style homestead was designed by our state's first longest serving U.S. senator using pattern books of Andrew Jackson Downing and Alexander Jackson Davis.



#### Mount Independence, Orwell:

one of the nation's most significant Revolutionary War sites from July 1776 to July 1777, offering six miles of trails along the archaeological remains of the fortifications, including star fort, crane site, horseshoe, and shore batteries. Site is partially owned by the Fort Ticonderoga Association.

#### Native American Cemetery, Highgate:

Vermont's first archaeological landmark, the unmarked cemetery is the location of a Jesuit Mission, established in 1744. It was likely around this mission that the Native town of Missisquoi grew after being abandoned for a time in the 1730s due to an epidemic illness.



### Bridges, not open to vehicular traffic:

Baltimore Covered Bridge, Springfield (1870, Town lattice)  
Fisher Covered Railroad Bridge, Walcott (1908, Town-Pratt double lattice)  
Hammond Covered Bridge, Pittsford (1843, Town lattice)  
Scott Covered Bridge, Townshend (1870, Town lattice)  
Shoreham Covered Railroad Bridge, East Shoreham (1897, Howe)  
Highgate Falls Bridge, Highgate (1887, lenticular metal truss)  
Medburyville Bridge #57, Wilmington (1896, Warren through metal truss)

### Monuments:

Ethan Allen Monument, Greenmount Cemetery, Burlington (1857)  
Nathaniel Chipman Monument, Tinmouth Cemetery, Tinmouth (1872)  
William French & Daniel Houghton Monuments, Westminster Cemetery, Westminster (1873/1904)  
Civil War Memorial, General George J. Stannard, Georgia (1908)  
Civil War Memorial, Commemoration of the 10th Vermont Volunteers at the Battle of Monocacy, Frederick, Maryland (1915)

### Underwater Preserves:

VDHP serves as custodian of all wrecks of vessels in Vermont public waters (excluding Abandoned Vessels, per 10 V.S.A. § 1420 and those less than fifty (50) years of age at the time of sinking/scuttling). Public waters, as outlined in 10 V.S.A. § 1420, include portions of Lake Champlain, Lake Memphremagog, and the Connecticut River that are within the territorial limits of Vermont. Underwater Historic Preserves meet all the following Criteria for Designation:

1. Listed in the National Register of Historic Places; and
2. Complete archaeological investigation under the direction of the State Archaeologist; and
3. Assured accessibility and safety for diving public and archaeological investigations; and
4. Approval by VT SHPO and VT ACHP as Vermont Underwater Historic Preserve.

Nine underwater historic preserves are open to recreational divers, with an estimated 500-600 diver visits happening each season. The preserves are operated in collaboration with the Lake Champlain Maritime Museum in Vergennes.

Steamboat *Phoenix*  
Burlington Bay Horse Ferry  
Sailing Canal Boat *General Butler*  
A.R. Noyes Coal Barge  
Diamond Island "Stone Boat"  
Sailing Canal Boat *O.J. Walker*  
Lake Schooner *Water Witch*  
Tugboat *U.S. La Vallee*  
Sloop Island Canal Boat



## Disaster Preparedness

Collaborative efforts among nonprofit museums, state agencies, and cultural institutions are now focused on the proper environmental controls and emergency plans. After the devastating events of Tropical Storm Irene in August 2011, VDHP joined with the Vermont State Archives and Records Administration, Vermont State Library, and Vermont Historical Society to create emergency disaster plans in consultation with the Federal Emergency Management Agency, and Vermont Division of Emergency Management and Homeland Security. These partnerships are enabling improvements to collections management, foster leadership, and forge partnerships for innovated preservation efforts statewide, as well as promote best practices from lessons learned. VT SHPO serves as the primary chair of the Historic and Cultural Restoration Task Force of the Recovery Support Function.

In 2018, VDHP supported the creation of the Vermont Arts & Culture Disaster and Resilience Network (VACDaRN). This partnership of the Vermont Arts Council, Vermont State Archives and Records Administration, and Vermont Emergency Management Association enables artists and organizations devoted to the arts and heritage to share expertise and resources, mobilize response for mutual assistance during emergencies, and engage collectively with first responders and government emergency management agencies. The steering committee embodies the diversity of VACDaRN's individual and organizational constituents, including archivists, art organizations, artists, conservators, educators, emergency managers, gallery directors, historic preservationists, historical society staff and volunteers, librarians, museum staff and volunteers, performing arts organizations, and town clerks. VACDaRN provides resources and training in readiness and how to respond in the event of an emergency to mitigate the impact of disasters and ensure that our communities recover quickly and grow more resilient. VDHP's Director of Preservation serves on the VACDaRN board.

## Accessibility Improvements

In 2020, the National Park Service's Rivers, Trails and Conservation Assistance Program selected the Vermont Historic Sites Accessibility Project as one of their new technical assistance projects. This project creates a partnership to strengthen our accessibility guidance and create a virtual experience for the state historic sites by augmenting the descriptive accessibility guidance available on our website, social media platforms, and outreach/information materials. Accessibility guides will be created describing access to areas, facilities, and services for people with sight, hearing, and mobility impairments. The descriptive accessibility guidance shall serve to improve the overall experience and offer equal participation for all visitors. Easy-to-find online guidance shall clearly explain such information like the location and number of accessible handicapped parking spaces and restrooms, the types of walking and hiking trails accessible to wheelchairs and OPDMDs, and the site of picnic tables with extended tops, shaded benches, and refreshments. Further, the process of outlining the existing facilities in collaboration with our NPS partners shall identify accessibility deficiencies at specific Historic Sites that need to be corrected and resolved such as assistive listening devices for tours and tactile relief exhibits and maps. Taking on this assessment and description effort will help us to determine what sites and projects would be of high value to pursue for further study and enhancement and enable the sharing of lessons learned with other historic sites and museums in Vermont.





### Vermont Archaeology Heritage Center

The Vermont Archaeology Heritage Center (VAHC), which opened in September 2012, occupies 1,850 square feet at the Vermont History Center in Barre. The majority of VAHC is devoted to the curation of archaeological artifacts and archives dating to all time periods of Vermont's 13,000-year-old human past, with office, research, and museum space occupying just 384 square feet. The curated collection contains more than 1,000 archaeological sites in 2,000+ archival boxes that cumulatively house millions of artifacts. VAHC also serves as the headquarters for Vermont Archaeology Month. VAHC provides unique opportunities to educate communities, teachers, students, researchers, and the interested public about Vermont's archaeological history. Since its opening to the public in 2012, VAHC has hosted over 3,050 visitors. VAHC serves as the primary office for the State Archaeologist.

The Western VAHC Center at the Mount Independence State Historic Site in Orwell was established in 2016 with the assistance of a temporary archaeology intern working with the State Archaeologist and Sites Administrator for Chimney Point and Mount Independence. The building was designed to include an archaeological laboratory, which provides opportunities for further research and educational outreach. This space currently holds all artifacts and associated archives from the western Historic Sites (Chimney Point, Mount Independence, and Hubbardton Battlefield).

In 2020, the Lake Champlain Maritime Museum (LCMM) was designated an official repository for Vermont state-owned underwater archaeological artifacts and related archives and documentation under the direction of professional archaeologists. Located in Vergennes, LCMM provides an on-campus conservation laboratory that allows for study, conservation, archiving, and exhibition of remnants from Vermont waters. The campus, opened in 1985, connects the community to our maritime history through educational programming and exhibits that include historic boats, water stewardship, and workshops.

## Vermont Success Stories

### Archaeological Site Radiocarbon Dates and Directly Associated Diagnostic Artifacts Database

*Players: VT SHPO, Agency of Commerce and Community Development, Vermont Archaeological Society, University of Vermont-Consulting Archaeology Program, Agency of Transportation, and all Section 106 consultation projects*

Radiocarbon dates form the backbone of our models of the history of Native groups in the state and region and how Native cultures and the things that they made changed over time. They also allow archaeologists to objectively compare the timing of cultural and population changes in different regions of the Northeast and North American continent more broadly. Nevertheless, despite their importance there was no way until recently to access even small sets of Vermont radiocarbon dates without reference to the (often cumbersome) technical reports where they were originally recorded. Recognizing this need, in 2017, VDHP and collaborators completed a year-long effort to analyze and aggregate all the radiocarbon dates from cultural features or anthrosols reported in concluding regulatory documents, academic reports, and public outreach publications since the early 1970s. The database lists any directly associated diagnostic artifacts and other notable information as applicable. The information presented in this database represents decades of research by consultants and the applicants that facilitated their work, professional archeologists, academic institutions (particularly the University of Vermont), federal and state agencies, and the Vermont Archaeological Society, utilizing funding from the Historic Preservation Grant. An update to the database was completed in late 2020. Now with 418 separate entries, the Database of Vermont Archaeological Site Radiocarbon Dates and Directly Associated Diagnostic Artifacts has become an important research tool for consultants and researchers and has already enhanced the speed and efficiency of their analyses of sites and has helped to refine chronological and spatial contexts. It is also beginning to be used by researchers outside of archaeology for broader environmental and species modeling. It can be freely downloaded at the following link: [https://outside.vermont.gov/agency/ACCD/ACCD\\_Web\\_Docs/HP/Archaeology/AHC-Database-VT-C14-Dates-2020.xlsx](https://outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/HP/Archaeology/AHC-Database-VT-C14-Dates-2020.xlsx)







### Strafford Town House, Strafford

*Players: VT SHPO, Agency of Commerce and Community Development, Jan Lewandoski, and Town of Strafford*

Built in 1799 as a meetinghouse for both religious and community business, the iconic Strafford Town House is owned by the town of Strafford. This architecturally significant building is one of Vermont's most photographed and best-known landmarks. The building remains remarkably intact, without the interventions of modern heating and plumbing systems. Even without these amenities, it is still used for the annual Strafford town meeting, a tradition which Vermonters still embrace for direct citizen lawmaking. Well over 1,000 people visit the Town House annually for civic and public meetings and events, and to study this timber-framed structure. In 2018, with the aid of a \$20,000 state Historic Preservation matching grant, the building's iconic spire and weathervane were successfully removed to allow for a comprehensive rehabilitation. The cedar shingles of the spire were replaced, and the historic metal weathervane restored. The cornice above the bell lantern that was pulling away was reattached and restored, with the decorative balustrade reconstructed based on historic profiles. Cracked sheathing that was allowing water to compromise the structural elements was replaced. All work was done to the *Secretary of the Interior's Standards for Rehabilitation*, taking just three months from October to December in 2018. The Town worked with Jan Lewandoski, a well-known and respected timber framer honored in 2022 by the Preservation Trust of Vermont and VDHP for his stewardship of historic resources.

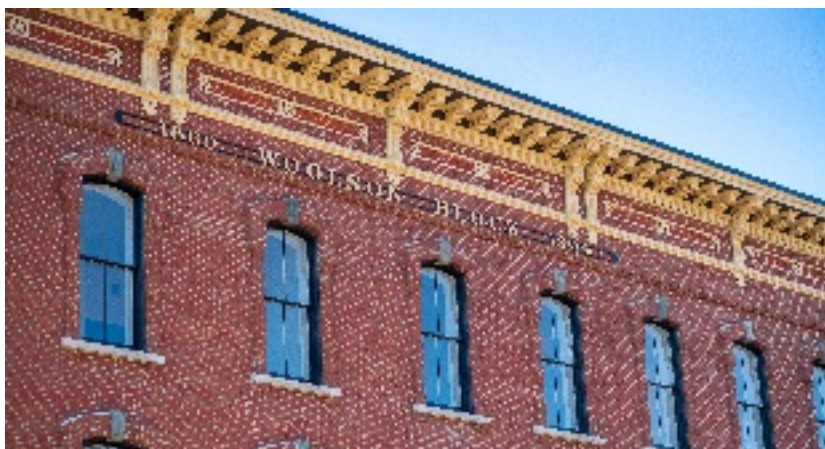
## Rehabilitation Investment Tax Credits: Woolson Block, Springfield and William C. Bull House, Bennington

Vermont's small but mighty Rehabilitation Investment Tax Credit (RITC) program supports a wide range of rehabilitation projects around the state, ranging from multi-million-dollar downtown developments to small "mom-and-pop" rehabilitation efforts. Annually, the program oversees completion and certification of roughly a dozen projects, with more than half of those projects involving affordable housing. Vermont's many active nonprofit housing developers typically take advantage of additional funding streams, including Housing Tax credits, Community Development Block Grants through HUD, and other federal funding through lead abatement, energy efficiency etc.

### Woolson Block, Springfield

*Players: VT SHPO, Agency of Commerce and Community Development, US Department of Housing and Urban Development, National Park Service, Evernorth, Springfield Housing Authority, and Town of Springfield*

Perched above the falls of the Black River, at the corner of Main Street and Park Street, the historic Woolson Block was built in 1868 by the president of a local machine tool company. Although a prominent landmark in Springfield's downtown, by early 2016, suffering from years of decline, the building was closed by the Vermont Division of Fire Safety for code violations and fell vacant. Sensing opportunity, the Springfield Housing Authority purchased the property and partnered with Housing Vermont (now Evernorth) to rehabilitate the building using federal and state rehabilitation investment tax credits. Project work included removal of later additions to the building precariously cantilevered over the Black River, but also preservation of the building's masonry, arch-topped wood windows, and decorative metal cornice. The work uncovered cast iron columns along the Main Street storefronts that were rebuilt with compatible new storefront windows. VDHP worked closely with the project team to ensure work met the *Secretary of the Interior's Standards for Rehabilitation*. Now complete, the building includes approximately 3,400 square feet of first-floor commercial space; 15 affordable rental apartments on the second and third floors; and a youth transitional housing program. In total, the \$7 million project was awarded \$355,000 in state credits and \$1.4 million in federal credits.







William C. Bull House, 219 Pleasant Street, Bennington

*Players: VT SHPO, Agency of Commerce and Community Development, US Department of Housing and Urban Development, National Park Service, and Hale Resources*

Hale Resources, private developers, saw potential in the neglected apartments at 219 Pleasant Street in Bennington. This building is two 19th-century buildings joined together and significantly rebuilt in 1901 by architect William C. Bull as a Colonial Revival-style house with extensive Classical Revival ornamentation. Modifications in the 1970s obscured much of the historic detailing with aluminum siding and subdivided the building into apartments. In 2018 Hale Resources submitted their request to VDHP for a preliminary review under the CDBG Section 106 Programmatic Agreement. Upon review of the preliminary plans VDHP requested a site visit and included our VT SHPO RITC reviewer. The plans had the potential to meet the *Secretary of the Interior's Standards for Rehabilitation* with just a few key modifications. Walking through the building with the Hales, it was clear there were many historic features that could be uncovered, stabilized, and restored. Hale Resources went back to their architect with the feedback of how to not just minimally meet the *Standards* but truly embrace the rich history and architectural details of this building. The openness of the developer to adjust the project to have a stronger emphasis on preservation ended up reducing the overall costs, added an additional funding source, and resulted in successful affordable housing that could more than meet the requirements for an RITC application in addition to the anticipated Section 106 requirements. Hale Resources was the first for-profit company in Vermont to receive federal dollars (HUD-CDBG) for the renovation of an historic building to provide affordable housing units. Despite construction delays due to COVID 19 the first new tenants were able to move in December 2021.

## War of 1812 Soldiers Archaeological Investigations and Reinterment

*Players: VT SHPO, Agency of Transportation, Agency of Commerce and Community Development, University of Vermont-Consulting Archaeology Program, and City of Burlington*

Because of its strategic position on the eastern shore of Lake Champlain, Burlington was the site of a large military cantonment during the War of 1812. It served as the eastern anchor of the Ninth Military District, which extended from the Niagara River to the Champlain Valley. One prominent feature of the military installation was its hospital, which cared for wounded and sick soldiers from across the district. Research by the University of Vermont Consulting Archaeology Program (UVM CAP), in partnership with VT SHPO and the City of Burlington, indicates that by the end of the war, approximately 550 U.S. regulars were buried in areas near the hospital and campgrounds in addition to unknown numbers of prisoners, militiamen, and civilian camp followers. Lacking durable headstones or other boundary markers, memory of the hospital's burial grounds, which were at that time located just outside the town, quickly receded from public consciousness after the war came to an end. Burlington eventually grew into these areas with extensive housing. Review of press accounts and other documents indicates that beginning in the 1820s and extending through the mid-20th century, human remains were occasionally encountered during residential, commercial, or municipal construction projects. In the 1820s and 1830s medical students from the University of Vermont reportedly exhumed remains as anatomical specimens. Various construction and community enhancement projects, utilizing state and federal funding (FHWA), in the early 2000s have cumulatively resulted in the identification and removal of 22 unmarked graves from the War of 1812. Although an unknown number of burials have been either disturbed or removed from the area over the 200+ years following the end of the conflict, archaeological investigations in the area between 2002 and 2014 proved that an unknown, but significant, number remain interred. This resulted in study undertaken in 2009-2010 by UVM CAP of the history of the hospital/encampment and associated cemeteries. That study was in part funded by an American Battlefield Protection Grant awarded to the City of Burlington.







In September 2020, a contractor excavating for an addition to the rear of an historic house within the identified burial area uncovered human remains. Initiating the required state mandated notification procedures regarding unmarked burials, the contractor contacted the State Medical Examiner and State Archaeologist, both of whom concluded that the remains were associated with the War of 1812. At the conclusion of the initial survey, a total of 17 burial shafts were revealed at the base of the plowzone/modern fill layer. Subsequent excavations revealed that seven contained complete or partial sets of human remains, while ten were largely or completely empty apart from occasional military buttons. Based on a variety of clues it appears likely that the empty coffins represent a sample of the graves exhumed by medical students shortly after the conclusion of the war. The 2020 excavation occurred over a period of ten days.

UVM CAP in coordination with the VT SHPO archaeologists conducted analyses on the human remains and associated artifacts in advance of a respectful reburial solution. After eight years of exploration for a reburial plan, the columbarium, headstone, and individual grave boxes were purchased by VT SHPO and City of Burlington. A site at the entrance of Lakeview Cemetery in Burlington, just yards from the location of the War of 1812 hospital where the soldiers died, was dedicated for the reburial. The Vermont National Guard joined the ceremony on June 4, 2022, when the remains of 30 War of 1812 soldiers were honorably laid to rest. The columbarium has space for the remains of 14 more soldiers, which no doubt will be found in the future.

## New Haven Junction Depot State Historic Site Relocation

*Players: VT SHPO, Agency of Transportation, Agency of Commerce and Community Development, Preservation Trust of Vermont, Northern Borders Regional Planning Commission, and Town of New Haven*

The landmark New Haven Junction Depot was constructed in 1868. The iconic Italianate-style depot served the Rutland and Burlington Railroad (R&BRR) Division of the Central Vermont Railroad, which connected the marble industry of southern Vermont with important lumber regions in the north. The rail line greatly impacted the development and growth of villages and towns along its route, including New Haven. The R&BRR ceased operations in 1961, closing the community depot. Three years later, the railroad line and all related resources were purchased by the State of Vermont. Through an executive order from Governor Thomas P. Salmon, the New Haven Junction Depot was conveyed in 1975 to VDHP; the land was transferred to the Agency of Transportation (AOT). The depot building was intended to be preserved as a historic monument of early American railroad architecture and opened to the public. Accordingly, it was renovated with plans to lease it to the town for community purposes and as a state historic site. As part of the process, the depot building was individually listed in the National Register of Historic Places under Criteria A and C for transportation and architecture on October 19, 1978.

On November 1, 1982, the depot building was substantially damaged by one of seven railcars that derailed while crossing U.S. Route 7, to the immediate south. Lore states this was not the first time the building was hit by a train or vehicle. Plan to use the building as a museum were quickly abandoned due to its extreme siting along the active railroad tracks and busy vehicular intersection. Over the next four years, the building was restored and, in 1986, leased by VDHP as office space to a construction company charged with maintaining its historic and architectural integrity. Roundtree Construction vacated the building in February 2021 after thirty-five years of stewardship.

In January 2021, VT SHPO was informed by AOT of pending upgrades to the rail line to accommodate the extension of passenger service from its current terminus in Rutland north to Burlington and increasing freight rail activity. Due to the extraordinary close proximity of the depot to the active tracks (14 feet), AOT determined it was necessary to relocate the station to meet the safety standards required for the operation at full speeds. Moreover, the depot greatly obscured sightline distances from the north to the rail line's intersection with U.S. Route 7. Trains could not stop quickly enough before the intersection because of the obstructed view caused by the depot at its original location.

Accordingly, the preservation of this significant depot prompted exploration of its future and partnerships. The relocation of any historic resource is a difficult decision, one that requires a thorough examination of alternatives to preservation in place or demolition. In the case of the New Haven Junction Depot, the safety of the building, public, and railroad resulted in just one alternative, relocation; this is often the only solution for the preservation of depots and significant rail-related resources. The context around the depot had changed dramatically since the late 19th century as tracks and buildings were added and removed. There was also a history of this building



being hit by passing trains and vehicles. Therefore, it was determined that the best preservation alternative was the offsite relocation of the New Haven Junction Depot. The decision was made easier by the overwhelming enthusiasm of the New Haven community to take ownership and stewardship responsibilities for the depot and having a town-owned location where it could be moved.

As many as nine possible locations were proposed for the depot in the town of New Haven by a community board established by the Selectboard, an elected governing board supervising the affairs of the town. The final site chosen by the residents of New Haven was owned by the town, abutting a parcel improved by the community library and school. Plans for the building's use include display space for the historical society, railroad museum, community meeting rooms, and rental office space on the upper story. The proposed location was 1.69 miles from the original location within the same town. The loss of the railroad tracks within the setting and location of the depot is balanced by the restoration of the building and its adaptive reuse. The immediate need to move the building and the availability of various sources prompted the temporary relocation of the New Haven Junction Depot to the town's community library and school parking lot, immediate adjacent to its permanent location, between January 12 and January 20, 2022—by far the coldest days of that winter.





This preparatory work followed the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*. All wainscot and windows were removed and put in a steel storage box for reinstallation once the building is in the new location. Approximately 10 percent of the existing floorboards were saved and all the water table stone at the foundation were marked, tagged, and stored in the storage box for reinstallation. The chimney was removed, and the bricks salvaged for reuse. Messier House Moving and Construction, Inc. strictly adhered to the guidance outlined in *Moving Historic Buildings* by John Obed Curtis in preparation and relocation of the building. The alternative to relocation was demolition, which was never a viable option for the State of Vermont, VT SHPO, town of New Haven, and citizens of Vermont. Because of the relocation, the New Haven Junction Depot shall endure as a landmark for New Haven and continue to document the history of the R&BRR in its new location. It will undoubtedly once again be used more regularly by the community and attract visitors to New Haven.

Vermont from the beginning has been a state of towns...  
and in them only can the real Vermont be found and  
seen. – Dr. Arthur W. Peach, *Vermont Life Magazine*, 1954



## Collaborative Preservation Efforts Matter

### Challenges:

- Limited awareness of preservation benefits
- Misunderstanding of historic preservation opportunities
- Partial engagement and education
- Deficient funding opportunities
- Inadequate workforce and training

Vermonters have a strong sense of place, cherish the past, and feel a connection with their ancestors. Change can be slow for residents of the Green Mountain State because of this deep appreciation for our places and histories, which are significant to support the economic wellbeing of Vermont. But there are challenges. How can we identify and guide what we want to protect for the next century, when at the same time we must address issues like the pandemic, housing crisis, climate change, economic development pressures, and limited funding? Finding new uses for historic buildings, learning from our ancestors through archaeology, celebrating our diversity with equity, and managing change to help ensure a smooth continuum between past and future is what Vermont preservationists do best, and there are many ways to go about tackling the issues *together*. We need to better foster how to accomplish this together and engage partners.

Partnerships are the key to successes, with consistent communication, choreographed and inclusive outreach, and visionary planning. Your partnership is essential to identify, preserve, and interpret Vermont's historic resources and promote them as significant components of our communities. Misperceptions about historic preservation — no matter what it is called or how it is done — can be addressed by working together to foster a better understanding of our cultural heritage, our diversity, and how best to protect what matters, especially in these times of climate change and pandemics. This ambitious agenda requires synchronized efforts and equity. Coordinating with state agencies and federal partners streamlines procedures and promotes preservation as a revitalization strategy. Uniting communities, nonprofit organizations, property owners, housing groups and developers, and interested citizens extends the preservation-partnership network, creates advocacy groups, and makes preservation a tool for smart growth. Encouraging our schools, colleges, universities, and trades to foster a stronger sense of place, teach why history matters, and support workforce development specific to historic buildings will simulate future generations to continue the activism in their own ways.

...we will probably be judged not by the monuments  
we build but by those we have destroyed.

– architecture critic Ada Louis Huxtable, in 1963 following the  
demolition of New York's Penn Station.<sup>2</sup>

Preservation achievements and successes are marked by partnerships, alliances, equity, diversity, and collaboration, which are the backbone of the goals outlined in the Vermont State Historic Preservation Plan. Like our achievements, our challenges and issues are critical to moving preservation forward in Vermont together. The key is establishing the partnerships, setting the goals, and identifying how you can participate. As Stephanie Meeks and Kevin C. Murphy stated in *The Past and Future City: How Historic Preservation is Reviving America's Communities*,

Historic buildings can spur economic growth, nurture start-up businesses, and create jobs. They can reduce energy costs and environmental impact and can encourage healthy living practices like walking and cycling. They help provide solutions to critical challenges like access, affordability, displacement, and climate change. They help turn diverse neighborhoods into communities and help us know who we are, where we come from, and where we must continue to go to achieve the full promise of the American dream. They are building the foundation of America's future and keeping our communities vibrant and strong.<sup>3</sup>







### Opportunities for Involvement:

- 🏠 Visit and volunteer at a cultural or historical site
- 🏠 Join the friends' groups supporting cultural and historical sites
- 🏠 Undertake a volunteer research project for the State Historic Sites
- 🏠 Create a storybook or oral history survey by interviewing residents of your community
- 🏠 Volunteer at an archaeological dig with the Vermont Archaeology Heritage Center
- 🏠 Work with Native American tribes to document their cultural sites and artifacts
- 🏠 Document underrepresented communities and embrace opportunities of diversity
- 🏠 Propose a Roadside Historic Site Marker
- 🏠 Learn how to restore historic wood windows
- 🏠 Donate funding for the preservation of items in archival collections
- 🏠 Support local businesses in Designated Downtowns and Village Centers
- 🏠 Prepare pre-disaster action plans for our historic resources and historic artifacts
- 🏠 Encourage your local museum or historical society to actively participate in VACDaRN
- 🏠 Participate in Historic Preservation Month in May and Vermont Archaeology Month in September
- 🏠 Attend the Historic Preservation and Downtown Conference
- 🏠 Join a preservation organization like Preservation Trust of Vermont, Historic New England, Vermont Archaeological Society, Vernacular Architectural Form-New England Chapter, local and state historical societies, and museums
- 🏠 Attend a Preservation Roundtable held in collaboration by VDHP and PTV
- 🏠 Promote the establishment of a historic preservation commission in your community
- 🏠 Support the enactment of local preservation laws for your community
- 🏠 Encourage your community to develop design guidelines for historic resources
- 🏠 Ask your town manager, mayor, or selectboard to seek Certified Local Government status to access matching funds for community-based historic preservation projects
- 🏠 Contact your legislator and our congressional delegation to advocate for their commitment to historic preservation and the financial support of Vermont's historic places

## Architectural and Archaeological Survey

### Challenges:

- Limited funding and program support for comprehensive reconnaissance survey efforts
- Lack of criteria for intensive-level survey
- Need dendrochronology investigations to better identify, understand, and appreciate our 18th-century buildings
- Need for resources to focus survey and documentation on diversity and places associated with Native Americans, African Americans, immigrants, women, and the LGBTQ community, and regions of the state such as the Northeast Kingdom not comprehensively surveyed
- Lack of a survey manual to guide collection of documentation and photographs for citizen surveyors and professional consultants
- No state-supported database application to collect and synthesis survey data

The greatest challenge to architectural and archaeological survey is the fundamental misunderstanding of why this documentation matters, that it serves a greater role than just histories of who lived here, how a building was altered, or its current state of deterioration. Survey and documentation are the foundation of our interpretation, appreciation, and should inform what we preserve and why. Demolition often occurs prior to our awareness and understanding of a resource, especially regionally or even in the larger context of Vermont. The basic reason for this is because, without a comprehensive and current survey, we are unable to know if a resource proposed for significant alterations/additions or demolition is the last example from a particular period or style, or if other examples of this type of structure exist. Justification for preservation is best supported by the knowledge of what exists, what has significance, what has integrity, what is eligible. Because the importance of survey is not fully appreciated, funding and data-gathering guidance are lacking, which in turn makes other preservation efforts more difficult and expensive.

Despite that initial burst of survey energy, recordation since the early 1980s has been reactive rather than proactive, it is unplanned, and often is generated solely to support State and National Registers listings. This approach does not provide a clear understanding of Vermont. The survey efforts were not comprehensive across the state, leaving some villages, downtown, and even whole counties undocumented. Moreover, the initial survey efforts have not been updated and provide in many cases an inaccurate illustration of our built environment. The need for an electric survey tool and evaluating database have slowed the advancement of survey recordation as there is no means for ensuring consistency of information collected and how it is presented for analysis. Once the survey tool and database are established, a survey manual can be created to guide professional consultants as well as citizen surveyors on the collection of data.





Vermonters must accept the challenge to reignite survey efforts and collect updated documentation that will distill values, convey diverse and underrepresented stories, and incite a stronger preservation movement at the local, regional, and state levels. Up-to-date and complete survey documentation and photographs will expedite project review Section 106 consultation, planning, disaster recovery, and protection as communities struggle with climate change, sustainability, equity, and resiliency. As Vermont struggles with housing needs and the loss of religious congregations, the survey and evaluation of eligibility of historic residential buildings and vacant churches are imperative to ensure data accuracy, identify sources of support and funding, and outline priorities for rehabilitation and adaptive uses.

Intensive-level survey efforts, which are unfortunately rare in Vermont due to funding and awareness, resulted in a pro-bono dendrochronological examination of the Governor Hunt House in Vernon, believed to have been constructed in 1779. Vermont's first lieutenant governor, Jonathan Hunt was thought to have had the house erected upon his 1778 marriage to Lavinia Swan. Under the careful stewardship of the Friends of Vernon Center, the building is being preserved and promoted as a community center. The dendrochronology research indicated the house was likely constructed in 1764 from trees felled the previous year. Hunt, just 26 years old at that time, would have been financially able to construct a house of this grand style, owning several thousands of acres in Vernon and Guilford. The identification of a more accurate construction date, one older than initially believed, for this significant building has sparked great interest in the examination of other 18th-century houses by Vermonters, especially from our local historical societies and town clerks/planners. Intensive-level survey should not be rare as it is a key tool in the recognition and preservation of exceptionally significant resources like the Governor Hunt House, Old Constitution House (pre-1777) in Windsor, William Harris House (c. 1768) in Brattleboro, Moaar-Wright House (c. 1750) in Pownal, and 18th- and 19th-century agricultural buildings at the Kents Corner and President Calvin Coolidge State Historic Sites, to name just a few.

### Opportunities for Involvement:

- 🏡 Become a citizen surveyor and conduct an architectural survey of historic resources
- 🏡 Seek funding for reconnaissance- or intensive-level surveys of your community or a particular building type regionally or statewide
- 🏡 Identify and document underrepresented communities and embrace opportunities of diversity
- 🏡 Create a storybook or oral history survey by interviewing residents of your community
- 🏡 Work with Native American tribes to survey their cultural places
- 🏡 Connect with the Vermont Archaeology Heritage Center or Vermont Archaeological Society to volunteer for archaeological survey and investigations
- 🏡 Contact your town manager, mayor, or selectboard to seek Certified Local Government status to access matching funds for survey
- 🏡 Contact your legislator and our congressional delegation to advocate for their commitment to historic preservation and the documentation of historic places



## State and National Register Listings

### Challenges:

- Disorderly designation process remaining from the 1980s for State Register designation
- Deficient mapping of State and National Registers historic districts
- Inadequate mapping for individually designated properties on State and National Registers
- Limited historic context studies and Multiple Property Documentation to provide resource type and regional contexts
- Insufficient designations for underrepresented communities
- Capacity and funding for proactive National Register nomination efforts, especially for archaeological sites and historic districts
- Application of National Register designations for local review by municipalities

In Vermont, the number of State and National Register listings is increasing. Most of the listings are the direct result of new funding sources such as the Paul Bruhn Historic Revitalizations Grants from the National Park Service and housing development projects requiring an Act 250 permit. As the number of qualified professional consultants dwindles and National Register listing requires much more documentation, the evaluation and review of the nomination packages takes a great deal more time and editing. The individual resource descriptions have grown to include too much survey documentation (Section 7) and the areas of significance are not fully defensible, rather reflecting building use and ownership over significance (Section 8). Moreover, the periods of significance are not typically addressed and rarely defensible for historic districts and commonly just follow the fifty-year mark. The level of analysis and documentation needed requires a professional consultant be contracted, a cost that most communities cannot afford especially when the resource in question requires rehabilitation and renovation. Additionally, there is a notable lack of archaeological listings. Like archaeological and architectural surveys, the importance of listings is often not fully appreciated. Better quality nominations can be assured with improved written guidance for both the State and National Registers, reduced expectation by the National Park Service for doctoral-equivalent nominations, more historic context studies and multiple property documentation forms, and the reinstatement of consultant/partner trainings. In addition to the revitalization grants provided by the National Park Service, which require listing, there needs to be funding provided solely for nominations and historic context studies.



For the State Register, the unsystematic and unjustifiable designation processes from the 1980s continue to cloud the importance of this program. Many of the properties listed in the 1980s, and even 1990s, remain on the State Register with no systematic process for evaluation of current integrity and no understanding of significance beyond initial architectural survey efforts confined to the street. There is no mapping, and most properties were noted without addresses as they were listed prior to the institution of E-911. Property names reflect the owners at the time of the surveys and have no association to significance or current ownership. Some communities like Burlington and Rockingham have used the Certified Local Government grants to map State and National Register resources and National Historic Landmark listings, but this mapping is not shared with the Vermont Center for Geographic Information that provides geospatial data and information in one location. With about 30,000 resources noted in the State Register, reorganization of documentation, proper mapping and location identification, and up-to-date evaluation of eligibility is a very daunting mission. Unfortunately, this requires examination of each property individually as it is proposed for change through an Act 250 permit or 22 V.S.A.

The meaning of listing in the State and National Registers is also diminished as these designations are used by some municipalities for the purposes of regulation at the local level. VT SHPO and the National Park Service have discouraged local governments from making local designations, or any other local restrictions/regulations, automatic based solely upon a property's listing in the State or National Registers. Under federal law, a National Register listing places no restriction on what an owner may do with their property. The same is true for State Register listings in Vermont. A local designation, on the other hand, often includes restrictions such as subjecting the property owner to historic preservation review for demolition permits or to design review for proposed changes to the historic property. The notification and public participation processes for State or National Register nominations are not a substitute for the notification and public participation processes for local designation because the consequences of listing are different and property owners need to be made aware of the consequences, if any, of a local designation. To create a local duty or restriction without adequate public notice and a reasonable opportunity to participate in the designation process creates a significant due process issue. State designations for Downtown Designated Districts recently changed its criteria to ensure recognition is not reliant on local regulations for National Register-listed districts. Yet, despite the cautions provided by VT SHPO and the National Park Service, there remain municipalities that use the State and National Register designations for the implementation of local review regulations. This often causes confusion over the purposes and importance of the State and National Register listings, prompting some owners to object to nominations and request delistings.





### Opportunities for Involvement:

- 🏠 Nominate a significant landmark, ordinary building, archaeological site, neighborhood, or village center to the State and National Registers of Historic Places
- 🏠 Work with Native American tribes to recognize and nominate their cultural places
- 🏠 Identify and nominate underrepresented communities to the State and National Registers, which could lead to preservation funding
- 🏠 Connect with the Vermont Archaeology Heritage Center or Vermont Archaeological Society to volunteer for archaeological documentation projects that will identify Register-eligible sites
- 🏠 Become a citizen researcher and outline the significant history of your community or a particular building/place
- 🏠 Undertake a volunteer research project for a State Historic Site that will aid in updating a National Register nomination.
- 🏠 Volunteer to assist with the reorganization of VT SHPO nomination documentation on the ORC
- 🏠 Play with GIS and assist with the mapping of Vermont's National Register Historic Districts
- 🏠 Encourage your community to seek local designation based on up-to-date survey documentation and informative public outreach/education of what local designation could offer
- 🏠 Contact your town manager, mayor, or selectboard to seek Certified Local Government status to access matching funds for National Register nominations

## *Certified Local Government Program (CLG)*

### Challenges:

- Staff capacity as the number of CLG communities grows
- State required match of 60/40 for pass-through grants
- Administrative requirements for pass-through grants by CLG communities

VT SHPO has encouraged the establishment of new CLG communities and reinvigorated several existing CLG communities that were not fully active. The CLG communities must be applauded for the quality and variety of projects completed with the pass-through HPF grants. These projects support the villages and downtowns of Vermont and ignite interest in preservation and community history. Yet, promotion of the program has placed stresses on its administration and funding, and the availability of qualified professional consultants. Of all VT SHPO programs, the CLG program was the most affected by COVID with pass-through grant projects involving public outreach, events/lectures, research efforts, and surveys delayed, cancelled, or postponed. Initiated in 2016, training for communities on the required reporting, grant application processes, and project idea sharing was put on hold and is now provided virtually, and intermittently. Annual evaluations with the CLG community coordinators identified challenges for the timely completion of projects, administrative burdens related to reporting of activities and grant progresses, and limited number of qualified professional consultants.

The recent change to allow CLG pass-through funding over three years rather than two years shall help greatly with the completion of projects, especially given the delayed availability of HPF funding and the availability of qualified professional consultants. However, this extension of the grant period must prompt a re-evaluation of the reporting requirements and training to garner proactive and reflective analysis of projects and anticipated needs. There needs to be a Vermont (or New England) platform for sharing project results, which will assuredly spark interest from other communities. This platform should highlight CLG grant projects nationally as well.

The steady increase in the number of CLG communities, now at seventeen with three new pending, has added administrative pressures to the VT SHPO staff charged with promoting and monitoring the program and managing the annual CLG grants (tasks that include some of the financial administration). To ensure all funds are expended, which was not always the case prior to 2014, VT SHPO pledges up to 12% of the HPF as pass-through for the CLG communities. The recent reduction in the HPF apportionment for Vermont puts additional pressures on the VT SHPO to fully fund all required and desired programs, while supporting the CLG communities as needed and now as they expect. Moreover, per the Division for Historic Preservation Rules, the CLG communities are required to match the pass-through grants 60/40. This percentage has proven too high for most communities, reducing the quantity and quality of projects. It is the intention of VT SHPO to have the Rules revised, lowering the percentage of match.



## Opportunities for Involvement:

- 🏠 Promote the establishment of a historic preservation commission in your community
- 🏠 Encourage your community to develop design guidelines for historic resources and materials
- 🏠 Assist in a CLG grant project for your community
- 🏠 Urge your CLG to undertake grant projects that focus on diversity and underrepresented communities
- 🏠 Contact your town manager, mayor, or selectboard to seek Certified Local Government status to access matching funds for community-based historic preservation projects
- 🏠 Support the enactment of local preservation laws for your community

## Historic Sites Stewardship

### Challenges:

- Insufficient preservation and facilities maintenance staff
- Deficiency of curation and educational staff
- Inadequate curation space and funding
- Stressed and inconsistent capital campaign major maintenance funding
- Limited preservation trades and workforce development
- Lack of diversity and equity in exhibits and educational content

Across Vermont, due to COVID-19 and the economic pressures commonly facing historic institutions, most cultural and historical sites like museums, historical societies, tourist destinations, and archives maintained limited operations or closed entirely. The number of paying visitors to our historic places has been slow to reach pre-pandemic numbers, but visitation is steadily rising. Yet, as expected for Vermonters, outdoor visitation has notably increased, putting pressures on trails, outdoor furniture, parking areas, and historic landscapes. Trail and path rehabilitation, directional signage (especially ADA), restrooms, water bottle filling stations, and interpretive history kiosks and wayfinding signs, touchless ticket sales, and parking are needed priorities to address accessibility and increasing outdoor activities and opportunities. Moreover, most cultural and historical sites with outdoor space have no mechanism to tabulate visitation such as use counters.

Maintenance of Vermont's cultural and historical sites is a priority, ensuring all sites are properly preserved and interpreted, and safe for the visiting public, staff, and volunteers. In general, permanent even year-round staffing for the operations and maintenance is needed; staffing has been difficult even prior to the pandemic. Archival collections for most of these cultural sites, museums, and even the state-owned historic sites and the Archaeology Heritage Center are not properly stored, documented, or inventoried. Networking and sharing of best practices began in large part because of the pandemic and effects of Tropical Storm Irene and was boosted by VACDaRN, but proper curation requires professional consultation, educated staff, funding, and documented procedures and guidance that meet the standards for archival collections.

Despite the ongoing issues of deferred maintenance, stressed operations, limited staffing, and lack of funding, the transition to virtual exhibits, lectures, and research projects have presented greater opportunities to reach and engage new and wider audiences. The stories recounted by Vermont's museums are now being updated to properly reflect underrepresented communities, expanding and rectifying exhibits and cultural heritage stories. One such example is the Senator Justin S. Morrill State Historic Site, which has presented the senator's legislative achievements with the enactment of the Land-Grant Acts of 1862 since opening in 1969. This statute allowed for the creation of land-grant colleges using the proceeds from sales of federally owned land. However, the exhibits, tours, and lectures related to Morrill Land-Grant Acts fail to note the land was obtained from Indigenous tribes through treaty, cession, and even seizure. Extensive research efforts are being undertaken to redraft tour information, lectures, and exhibits to tell the full story and establish a platform for acknowledgement and conversations.

### Opportunities for Involvement:

- 🏠 Visit a cultural or historic site to learn about your community, state, and nation.
- 🏠 Volunteer at a historical society, historic site, or museum.
- 🏠 Become a historic sites seasonal employee or volunteer, guiding the public through the places where history happened
- 🏠 Undertake a volunteer research project
- 🏠 Assist with the research to expand cultural tourism to address underrepresented communities and explore stories not traditionally told because they were deemed too difficult to address or negative
- 🏠 Connect with the Vermont Archaeology Heritage Center to volunteer for archaeological study and artifact curation
- 🏠 Work with Native American tribes to document their cultural sites and artifacts
- 🏠 Donate funding for the preservation of items in archival collections
- 🏠 Join the friends' groups supporting the events programming and gardens at cultural or historic sites
- 🏠 Contact your legislator and our congressional delegation to advocate for their commitment to historic preservation and the financial support for Vermont's historic places



## Preservation Forward Together

Vermont's four major goals align with the National Historic Preservation Act of 1966 and the Vermont Historic Preservation Act of 1975, as amended, and address the historic preservation challenges facing the Green Mountain State today. More significantly, these goals, actions, strategies, and tactics respond to Vermonter's historic preservation principles and desires, ensuring a collaborative effort by all to preserve our brave little state of Vermont.

We review the past not in order that we may return to it but that we find in what direction, straight and clear, it points to the future.

– Calvin Coolidge, *Address as vice president, Burlington, Vermont, June 12, 1923*

### Goals, Objectives, and Actions

#### Goal 1: Advocate for Historic Preservation

*Objective: I. Improve the coordination of activities under the National Historic Preservation Act and the Vermont Historic Preservation Act.*

*Actions:*

- 1) Assist state and federal agencies in fulfilling their stewardship responsibilities.
- 2) Evaluate state-owned properties to identify potential historic buildings, landscapes, and archaeological sites.
- 3) Stimulate wider participation in the Certified Local Government (CLG) program.
- 4) Update the Vermont Division for Historic Preservation Act Rules.

*Objective: II. Educate the public that historic preservation is culturally, financially, and environmentally beneficial and worthwhile.*

*Actions:*

- 1) Provide information about energy efficient features inherent to historic properties and current guidance on how to improve energy efficiency while still maintaining the historic integrity of the resource.
- 2) Compile economic and technical feasibility information regarding replacement materials such as exterior siding, roofing, and windows.
- 3) Foster Rehabilitation Investment Tax Credit (RITC) and State Downtown & Village Tax Credit programs.
- 4) Promote successful historic preservation projects to influence perceptions about historic preservation.



## Goal 2: Recognize Historic Places

### *Objective: I. Identify and document Vermont's archaeological and historic resources*

#### *Actions:*

- 1) Provide guidance on the importance of survey, the advantages of designation to the State and National Registers of Historic Places, and the requirements of the designation processes.
- 2) Evaluate designations for the State-Owned Historic Sites.
- 3) Update statewide historic context information used to identify and evaluate archaeological and historic resources.
- 4) Expand designations related to underrepresented communities.
- 5) Identify and document historic cemeteries and unmarked burials

### *Objective: II. Support cultural resource disaster planning and recovery*

#### *Actions:*

- 1) Create and disseminate pre-disaster preparedness and recovery planning guidance that addresses determination of eligibility procedures, project review, and compliance efforts.
- 2) Establish pre-disaster preparedness and recovery plans for the State-Owned Historic Sites.
- 3) Leverage partnership with the Vermont Arts & Cultural Disaster and Recovery Network (VACDaRN).

## Goal 3: Expand Public Outreach and Information Collaboration

### *Objective: I. Continue development of computer tools for staff and easily accessible public interfaces.*

#### *Actions:*

- 1) Identify and implement data collection and mapping tools and databases.
- 2) Undertake the digitization of archival materials and artifacts, slides, and other photographic formats in archives.

### *Objective: II. Collaborate with educational partners*

#### *Actions:*

- 1) Develop lesson plans and programs that incorporate preservation and archaeology.
- 2) Launch an illustrated timeline as an educational tool to promote understanding of Vermont history.
- 3) Expand and promote stories of diversity.

*Objective: III. Provide guidance and programming on research, documentation, and best preservation practices.*

**Actions:**

- 1) Develop survey documentation guidance and documentation forms for above-ground resources.
- 2) Develop training materials and programs on best preservation techniques.
- 3) Conduct and coordinate consultant and preservation partner trainings, workshops, and networking.
- 4) Establish a partnership between the Vermont Historical Society and VT SHPO to support Vermont history and heritage programs
- 5) Organize and collaborate with partners to support Vermont Archaeology Month and the Vermont Archaeology Heritage Center.
- 6) Update and elevate awareness of *Guidelines for Conducting Archaeology in Vermont*

#### Goal 4: Cultivate Pride of Place and Stewardship

*Objective: I. Advocate for the value of historic preservation through cultural tourism.*

**Actions:**

- 1) Work with tourism partners to promote cultural tourism as asset and economic driver.
- 2) Plan, engage, and promote the commemoration of the 250th Anniversary of the American Revolutionary War and the founding of the Republic of Vermont (2025-2027).
- 3) Highlight Vermont's diversity through places with heritage context studies, historic site exhibits, Roadside Historic Site Markers, and heritage trails.

*Objective: II. Encourage responsible stewardship of archaeological and historic resources.*

**Actions:**

- 1) Demonstrate best preservation practices in the care and maintenance of historic resources and showcase application of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- 2) Update operational manuals for State-Owned Historic Sites, Vermont Archaeology Heritage Center, Roadside Historic Site Markers, and Underwater Historic Preserves.
- 3) Increase focus on care and management of collections and archives at the State-Owned Historic Sites and Vermont Archaeology Heritage Center.
- 4) Promote diversity through exhibits and places.

## Vermont's Fourteen Reasons How Historic Preservation Helps Your Community

The values of historic preservation are real and can help your community<sup>4</sup>:

1. Jobs: rehabilitation projects provide construction and real estate jobs
2. Downtown Revitalization: enhancement of downtowns sparks reinvestment and redevelopment, brings people back
3. Heritage Tourism: visitors are attracted to historic places, staying longer, visiting more places, and spending more money per day
4. Property Values: properties designated as historic have greater rates of appreciation
5. Housing Affordability: historic districts with existing stable buildings provide affordable housing usually without subsidy or assistance; new housing cannot generally be more affordable than existing housing
6. Small Business: commercial businesses value the unique character inherent in historic buildings, which often offer reasonable rents
7. Density at a Human Scale: historic districts are some of the densest areas, absorbing population growth while providing infrastructure and amenities where residents are not lost; historic neighborhoods were designed to be walkable
8. Environmental Responsibility: the greenest building is the one already built
9. Smart Growth: historic neighborhoods foster distinctive, attractive communities with a strong sense of place
10. First Place of Return: populations tend to return to hometowns and states
11. Allows Evolution and Change: historic districts are not frozen in time but evolve with managed change to that character and quality of the entire neighborhood is not diminished by out of scale and out of context changes.
12. Rehabilitation is a Catalyst: redevelopment and reuse of historic buildings are often catalysts that spur additional investment
13. Neighborhood Stability and Community Engagement: historic neighborhoods tend to be home to long-term residents with a sense of responsibility
14. Housing Vacancy: strength in the real estate market is further by a sense of responsibility for the maintenance of historic homes and shared community spaces honoring the heritage of people and places



## Sustainable Case for Wood Windows

A great misconception is that old houses are drafty because of the historic windows. Windows are often replaced without examination of rehabilitation options or other energy-deficient culprits plaguing buildings. Yet, research has shown that historic windows rarely require complete replacement. Weatherstripping, minimally invasive storm windows, and annual maintenance such as painting will keep windows healthy, keep drafts out, and lower energy bills. The National Trust for Historic Preservation noted in their study *Saving Windows, Saving Money* that restored/retrofitted windows are the most cost-efficient way to decrease a historic house's carbon footprint related to fenestration.<sup>5</sup>

**Quality:** Most windows constructed before the mid-20th century are made with tight-grained, high-quality wood that can withstand even the coldest and wettest weather conditions of Vermont. They are constructed with well-crafted joinery and designed to be endlessly repairable with minimal routine maintenance. Replacement windows are not designed to be repairable; a stray baseball or a failed double-glazed seal often involves replacement of the entire replacement window unit. Well-maintained historic windows can last hundreds of years; replacement windows have a life expectancy of 8 to 20 years.

**Energy efficiency:** Maintained or repaired windows paired with good storm windows—considered a preservation tool—has a similar U-value to new double-glazed replacement windows. Energy efficiency can be improved further by replacing the storm glass with low-E glass, adjusting the window stops seasonally to ensure a tight window fit, adding synthetic or metal weatherstripping to the surrounds and sash, air seal gaps in the siding and window trim to limit drafts, and/or add interior window coverings. The Window Preservation Alliance claims that a 30 to 40% savings on heating costs related to fenestration is possible with historic maintained windows with basic retrofits, and the benefit is immediate.





**Economics:** With small investments in repairs, weatherstripping, and storm windows, historic windows can achieve equivalent energy performance as new double-glazed replacement windows at much less the cost. The cost benefit analysis of replacement windows almost never pays for itself and commits the building owner to an endless cycle of costly replacements every 8-20 years. The number of years to recoup the expense of replacement windows through energy savings can be 40-60 years, because the energy saving per windows is minimal.

**Carbon/Waste:** The energy used to produce historic windows has already been expended. Restoring and maintaining historic windows is green, keeping old windows from landfills and extending the lifecycle of the windows indefinitely. Replacement windows involve much more intensive energy usage because of the manufacturing and shipping required every time the windows are replaced. The lifespan of replacement windows is about 8-20 years, meaning all replacement windows, and the energy used to produce them, ultimately end up in landfills.

**Character:** Historic, original windows have the right proportions for the buildings they fenestrate. There is character in the old glass with its waves and bubbles, framed by slender pieces of wood between the panes with profiles that recount the period and style when the house was constructed. Georgian windows have a finer profile than the beeper Greek Revival windows. Replacement windows typically have wide muntins with flattened profiles that are not historically inspired or accurate to any particular architectural style, and thus look wrong for most historic houses.

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