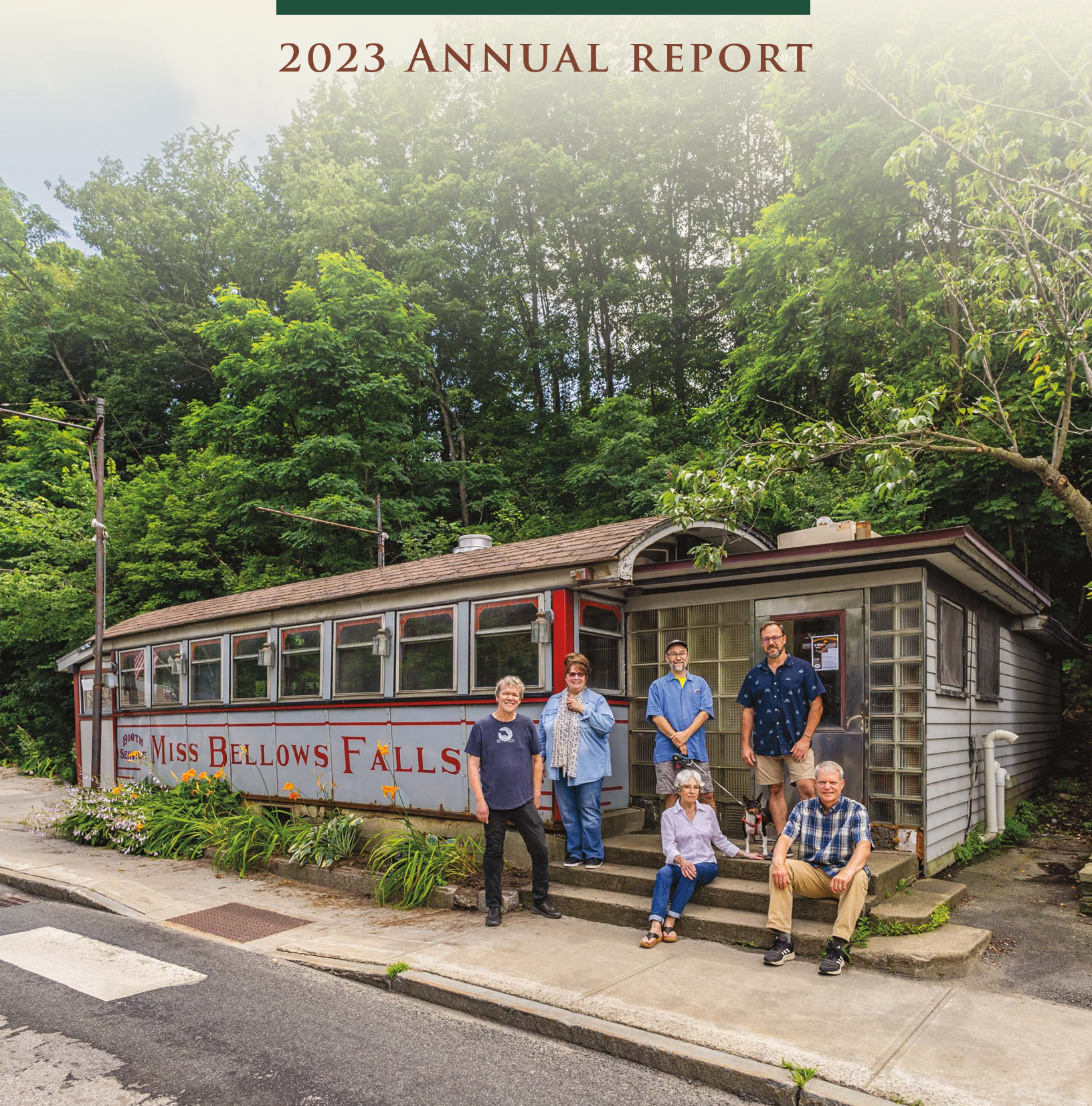




PRESERVATION TRUST OF VERMONT

2023 ANNUAL REPORT





Miss Bellows Falls Diner, Bellows Falls

“When we started Rockingham for Progress, we wanted to be an independent nonprofit entity that could work for good things when opportunities came up. The Miss Bellows Falls diner is the first that has really impressed us.”

Bonnie North,
Rockingham for Progress

ON THE COVER:

Miss Bellows Falls Diner,
Bellows Falls, VT

Photos by Jude Donski,
Meg Campbell, Caleb Kenna,
Richard Amore



facebook: The Preservation
Trust of Vermont

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www.ptvermont.org

Bonnie North confesses that the first tour of the iconic Miss Bellows Falls diner back in January was heartbreaking. The foundation was leaking, wood walls under the metal siding were rotten, and deferred maintenance had taken its toll. Even so, its tile floors, original oak booths, enameled walls, marble counters, and red stools were still there. Bonnie and other members of Rockingham for Progress came to the same conclusion: this isn't going to last much longer unless we do something. Now.

Built in 1941 by the Worcester Lunch Car Company in Massachusetts, the Miss Bellows Falls operated continuously until the Covid shutdown in the spring of 2020. For nearly 80 years it served as the diner for the working people of the community — the place where conversations among regulars made for strong social ties and connections. Its closure was disheartening for the whole town. When the owner decided he didn't want to reopen, Rockingham for Progress stepped in and quietly raised the money to acquire it.

One of the first things the group did was to bring in diner expert Richard J.S. Gutman, who concurred that there are few diners left with this level of integrity. With his guidance and partial support from the Paul A. Bruhn Fund, the nonprofit will restore the diner and build a new kitchen addition, with the goal of keeping the diner open and serving the community. “The amount of money and work is sobering,” says Bonnie. “But there is so much excitement. So much pride in this small community. This isn't the Rosebud diner, this is the Miss Bellows Falls, our namesake. We have the incentive to do it, and to do it right.” A \$100,000 PTV Paul Bruhn Historic Revitalization grant will help with the restoration.



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Autumn 2023

In 1927, after the worst flooding in the history of the city, Montpelier built the Wrightsville reservoir to mitigate future flooding. Despite the fact that Vermont's July floods devastated over a hundred downtown businesses, including our own office building on the corner of State and Main, the dam held and prevented the kind of damage that would have truly washed the downtown away. That impulse — to build and preserve the infrastructure that saves a community, even when its usefulness might not be seen for 100 years — is at the heart of preservation.

While Vermont's July flooding wasn't unprecedented, the increasing frequency, severity, and understanding of climate change-related events are.

At the Preservation Trust of Vermont, we are helping Vermont's historic villages and downtowns, whether it's Londonderry or Johnson, meet these tremendous challenges with creativity and hope. Our talented field staff is working across the state to help identify and implement flood mitigation strategies for historic buildings from libraries to corner stores. We are participating in community-wide conversations about how to rethink our relationships with flood-prone rivers. And we are on the ground with towns large and small that have been affected, ensuring they get the help they need and are not forgotten.

This work will not only help strengthen our built environment, but it will also help strengthen the community itself and the social connections that make resiliency possible — whatever the next storm.

We don't know when the next flood will happen, but we do know that by working together to preserve the gathering places where community happens, and by thinking creatively about how to prepare them for the challenges of the future, Vermont will not only survive, but thrive.

Thank you for your interest in PTV's work and for your support in making it happen.

Ben Doyle

Ben Doyle, *President*





White River Land Collaborative Barn, Tunbridge

“There is a lot of excitement about what we are trying to do and seeing this property stay in the farming community. People are really happy to see a young farmer here, and to know that we are working to preserve and restore these iconic barns.”

Shona Sanford-Long,
White River Land Collaborative

HOW WE HELP

Help Barn Owners Plan

Our **Barn Grant Program** offers small planning grants to help with conditions assessments for historic barns. These grants connect barn owners with barn experts to help understand and prioritize repair and restoration. From July 2022 through June 2023, PTV granted 35 barn assessment grants.

All preservation projects start with a realization: this place and these people are important. For the White River Land Collaborative, the place is the former Holstein Stock Farm in Tunbridge, and the people are the local farmers.

Led by the creative energy of Shona Sanford-Long and three other women in the community, the collaborative is raising funds to acquire the property and develop an innovative form of farming that includes sharing land, equipment, and other farm resources.

In addition to forest land and open farmland, the property includes the 1914 Holstein Stock Barn. Built swiftly by Sylvester Howe and his brother following a tragic fire that destroyed earlier buildings, the gambrel-roofed barn initially housed some of the earliest Holstein breeding stock in the valley. A recent PTV Barn grant funded an engineering assessment. The assessment found the structure generally in good shape considering its age, but the building needs a new roof and other maintenance before it can be used to shelter animals, host events, or house other on-farm activities.

Today, on-site activities include raising certified organic, regeneratively managed beef cattle, sheep, and pigs, public events like burger nights and forest walks, and a lot of thinking and planning.

“We are currently leasing the farm from the Vermont Land Trust while we raise money for the purchase,” says Shona. “At the same time, we are broadening our understanding of how the property can be owned, stewarded, and part of a bigger public good. We hope to expand people’s ideas of what could be possible as land transfers from one entity to another so it is still part of the fabric of the community.”



Old South Church, Windsor

HOW WE HELP

Provide Technical Assistance and Encouragement

Named for our first benefactor, the **Robert Sincerbeaux Fund** grants provide a little seed money and a lot of encouragement to help projects get off the ground. The RSF grants are used for conditions assessments or any other technical assistance, such as organizational development, project planning, fundraising consultation, feasibility assessments, and other project development activities. From July 2022 through June 2023, PTV supported 57 projects with RSF grants.

“This is history I can get my hands around.”

Joe Palatucci,
Old South Church, Windsor

Sometimes it is necessary to look back in order to move forward. That is the case with the Old South Church, an iconic white steepled church in Windsor, VT.

A PTV-supported structural assessment by Jan Lewadoski recently revealed that the church’s timber framing exactly matches the plates in renowned early American architect Asher Benjamin’s 1787 book *The Country Builder’s Assistant*. A letter from Benjamin also includes a reference to the church in Windsor, corroborating evidence that he did in fact have a hand in its design. Research currently underway will further flesh out the building’s significance, possibly making the case for its listing as a National Historic Landmark.

For the church, they get not only the satisfaction of getting the story straight, but also the possibility of opening up new funding sources for work that needs to be done, including adding an elevator to improve access. “There has always been an element of social justice at Old South, including community suppers, rummage sales to benefit those in need, and Wednesday night vigils for racial justice,” says church member Joe Palatucci. “Music groups take advantage of its fantastic acoustics, and other community groups make use of the large open space.” Improving access will benefit everyone in the long run.

Beyond the programs, though, is what the building does for the feel of Windsor and its people. “It’s mind-boggling how important this church, surrounding cemetery, and huge maple trees are to the character of the town,” says Palatucci. “If something should happen to this building, I would feel like part of my soul disappeared.”



Union Meeting Hall, Ferrisburgh

HOW WE HELP

Revitalize Rural Communities

The **Paul Bruhn Historic Revitalization Grant Program** was created by Senator Patrick Leahy in 2019 to support rural revitalization of historic properties of national, state, and local significance. The federal grant program aims to restore, protect, and foster economic development in rural villages and downtown areas throughout the country. From July 2022 through June 2023, PTV awarded a total of \$625,000 to seven projects in Vermont.

“We are making this building a centerpiece of community engagement, and working on providing programming to lift everyone up. This is what it was historically, and we are on a great path to grow that. It is very exciting.”

Ashley LaFlam, Union Meeting Hall, Ferrisburgh

A few years ago, Ashley LaFlam read in the Addison Independent that the town of Ferrisburgh wasn't sure what to do with the c.1840 Union Meeting Hall, a brick building in the middle of town. She asked if she could see the inside, and she knew immediately: not only does this building need to be saved, but it also needs to be used.

The Friends of the Union Meeting Hall started just before Covid hit, but that hasn't deterred them from moving forward with the work necessary to bring the building into active use for community functions and gatherings. An assessment report has been critical to understanding what needs to be done: fire code work, adding ADA entrances and bathrooms, structural work, gothic window restoration, and steeple and roof repairs. A \$100,000 PTV Bruhn Revitalization grant and other grants will support the work.

For the Friends group, the project isn't just about fixing up the old building, it is about revitalizing the town center. Following recent events including maple sugaring with school groups, a “Taste of Summer” event that hosted artisan vendors as well as live music, and a July 5th event honoring Frederick Douglass, they are already feeling the effect of bringing new focus to the town. A trails committee has formed to look at building walking trails both in the village center and throughout Ferrisburgh, the town is looking at community septic options, and there is movement to add crosswalks to the busy intersection next to the Union Meeting Hall. Like many community preservation projects, this one has sparked an interest in the idea that Ferrisburgh can have a vibrant and vital town center.



Old Stone House Museum & Historic Village, Brownington

HOW WE HELP

Partner with Foundations

Collaboration, respect, and an eye for impact are the focal points for PTV's work with the many foundations that support preservation in Vermont. From July 2022 through June 2023, PTV awarded a total of \$375,000 for seven projects in the Northeast Kingdom through our partnership with the Freeman Foundation. From July 2022 through June 2023, we awarded a total of \$125,000 for 14 projects through our partnership with the 1772 Foundation.

Nearly 200 years ago, Alexander Twilight came to Brownington, Vermont, to be the headmaster of the Orleans County Grammar School and the minister of the congregational church. As the first African American to graduate from a US college, Twilight was a progressive teacher and community member. He educated almost 3,000 students in his lifetime, girls and boys alike, and was the first African American in our country to serve as an elected state official.

Located less than 15 miles from the Canadian border, the Old Stone House Museum & Historic Village is a treasure. Twilight's stone student dormitory now serves as the focal point, and all eight buildings and 60 acres of the historic village are intact. Multiple preservation grants in partnership with the Freeman Foundation over the last two decades have supported capital improvements. A recent campus-wide preservation assessment supported by PTV helped prioritize work, including work on the Twilight House and the Orleans County Grammar School.

Today, hands-on activities provide visitors with a way to connect: blacksmithing, sheep shearing, animal husbandry, milking cows, hearth cooking, weaving, beekeeping, line dancing, foraging, rug making, rope making, new exhibits featuring stories from Orleans County and beyond, and more.

"This place harkens back to a simpler time, and it is worth learning from as we careen into a world of AI and climate change," says Veysey. "As we move headfirst into an uncertain future, stories and places like those of the Old Stone House Museum & Historic Village are more and more important."



Arlington Common, Arlington

“People know that they can come and ask if they can use the space – for a yoga class, for a Spanish lesson, for a celebration of life, for whatever they need – and we say yes, and welcome them. We are here for them.”

Bebe Bullock, Arlington Common

HOW WE HELP

Meet Groups Where They Are

Our staff travels year-round to every corner of the state, meeting leaders, groups and individuals on-site to help understand their special places and get them moving in the right direction. In 2022, we worked on 250 projects in 148 communities.

Three things came together to create the Arlington Common: a successful middle school pilot program that needed a place to operate, a vacant 1964 mid-century modern Catholic church building complex, and the Arlington Area Renewal Project.

Mid-pandemic, Bebe Bullock, co-founder of Green Mountain Squash (modeled after Urban Squash and part of Arlington Arts Enrichment), along with four other local residents, met with statewide leaders in the parking lot of the former church property to envision what could be done at the site. The church, the Watkins House next door, and a parish hall behind the church could collectively meet four of the five goals identified by the Arlington Renewal project: education, outdoor resources, tourism, and economic development. What began as a quest for an after-school venue evolved into a community center. A roadmap was crafted to purchase the property, papers were signed in 2020, and the group was on the path to the future.

Today, extensive renovations (and fundraising) are underway at Arlington Common. The church serves as the historic concert hall (with restoration funding from PTV’s Paul Bruhn Historic Revitalization Grant Program), the parish hall is a growing fitness center, and the Watkins House serves as an art and community gathering space. A recently awarded State of Vermont Better Places grant has funded pickle ball courts which serve everyone, especially middle school students and seniors.

“The community response to these programs has been incredible,” says Bebe. “We thought we would have a year to think about programming, but the demand was too high. So we are fixing the buildings and operating at the same time. People have been great. We can make this happen. We can do this!”



West Rutland Free Library, West Rutland

HOW WE HELP

Focus on People AND the Places

With the generous support of the Johnson Family Foundation, the **Essential Character and Service Grant Program** funds projects that combine the use of historic buildings with the provision of services that meet essential human needs in the areas of food security, childcare, health, and community engagement. From July 2022 through June 2023, PTV granted \$20,000 to three preservation projects.

Paul Kulig, a board member for the West Rutland Library, is pretty frank. “This isn’t the sexiest project you have going. It’s not cosmetic surgery. It’s drainage. It’s the innards, and we are fixing the source of the problem. It’s essential.”

Built in 1928 with funds from the Proctor family, owners of the former Vermont Marble Company, the small “free” library is an architectural gem in West Rutland, a town that today is more like a bedroom community of Rutland than its own industrial town.

When the paint started peeling and the wall started crumbling in the downstairs meeting room, it became clear that putting a new coat of paint on the walls wasn’t going to be very effective. Library leaders investigated and discovered that water was seeping in from the outside and causing damage to the walls. Exterior excavation, rerouting of drainage systems, and repairs to the wall, supported by a PTV grant made in partnership with the Johnson Family Foundation, will be completed this summer.

Reopening the downstairs level will allow the community greater access to the multi-purpose space for things like baby showers, a gathering after a funeral, craft clubs, knitting groups, and more. It will also improve air quality in the library as a whole, and make the entire building more pleasurable to visit.

“The more people we have come into the library for any reason, the more likely they are to see something they really want to borrow,” says librarian Rene Cressy. “The more people we have in the door, the more chances of getting a lifetime reader coming to the library.”



Sanborn Bridge, Lyndon

“Every place has an identity of its own. Every place you go feels a certain way. For Lyndon, it is bridges. This project is helping Lyndon tune into its true self. It is a project of the community and for the community.”

Nicole Gratton, former Regional Planner at the Northeastern Vermont Development Association

HOW WE HELP

Advocate for Transformative Projects

When PTV believes a project will positively transform a town or region, we readily advocate on a local, state, and national level to leverage other major funding sources to bring the project to completion and put it in service to the community.

More than 60 years ago, the 1869 Sanborn Bridge was moved to its current location on the edge of Lyndon. It sat there, declining, for all to see, until 2022 when the town acquired it and the two-acre parcel on which it sat.

A conditions assessment revealed that not only was the bridge worth saving, it is a rare Paddelford Truss bridge, likely only one of two remaining in Vermont. The town began working on a plan: use the bridge as a gateway marker, inviting all to explore the park, the arts, the downtown, the region's growing recreation trails, and more. A PTV Bruhn Historic Revitalization grant, among other major grants, will support the work. Engineering plans are currently being drafted.

“Today we have a concept design for the park space on the south bank, and look forward to incorporating access to the river, our history, and the public art scene into our project,” says Nicole Gratton, former regional planner at the Northeastern Vermont Development Association. “I can envision having a special dinner on the bridge. It is a place. A multi-purpose place in the community that can center people, invite them in, connect.”



Redstone Cottage, Burlington

“Historic buildings ground you more to the place that you are in – the space, the place, and the land hold a hundred years of stories. It is more than you in that moment. Our conservation team is at home here.”

Cindi Wight, Burlington Parks, Recreation & Waterfront

HOW WE HELP

Provide Nimble Support

Named for the late founding president of the Preservation Trust, the **Paul A. Bruhn Fund** provides flexible assistance for community projects to help preserve the essential character of Vermont. From July 2022 through June 2023, PTV supported 17 projects from the Paul A. Bruhn Fund.

Tucked among large new housing developments on Burlington’s busy North Avenue sits a relic from another era — a small 19th century redstone cottage designed as the doctor’s residence for the then-nearby sanatorium. Acquired by the City of Burlington in 2016, it has most recently been used by Burlington College for dormitories. Renovations are well underway to make it the conservation headquarters for the city.

“When we received a grant from the Paul A. Bruhn Fund early in the project, it was like the Good Housekeeping Seal of Approval: this is a worthy project to get behind,” says Cindi Wight, Director of Burlington Parks, Recreation & Waterfront. “It helped us to raise significant funds from public and private entities that are transforming this beautiful building into a resource for the entire community.”

The upstairs of the Redstone Cottage is already being used as office space for Burlington’s Conservation Team. Renovation plans will modify the lower levels and rear addition for accessible public use, including meeting rooms, computer access, restrooms, nature-focused education programs, and gathering spaces. The project aims to be fully open by the end of December 2023.

“We feel really great about providing a nature and conservation-focused gathering space in this historic building,” says Wight. “We are making exciting connections with our neighbors.”



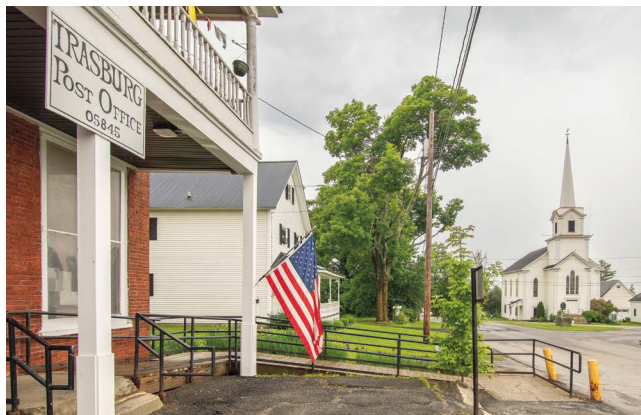
NEW

The Village Trust Initiative

At the Preservation Trust of Vermont, we believe it really does take a village. We know that the Vermont village isn't an anachronism, but a model for sustainable living in a time of climate change. And we know that for people to feel at home in these villages, for people to choose to live there, the villages need to be vital, with a strong sense of community.

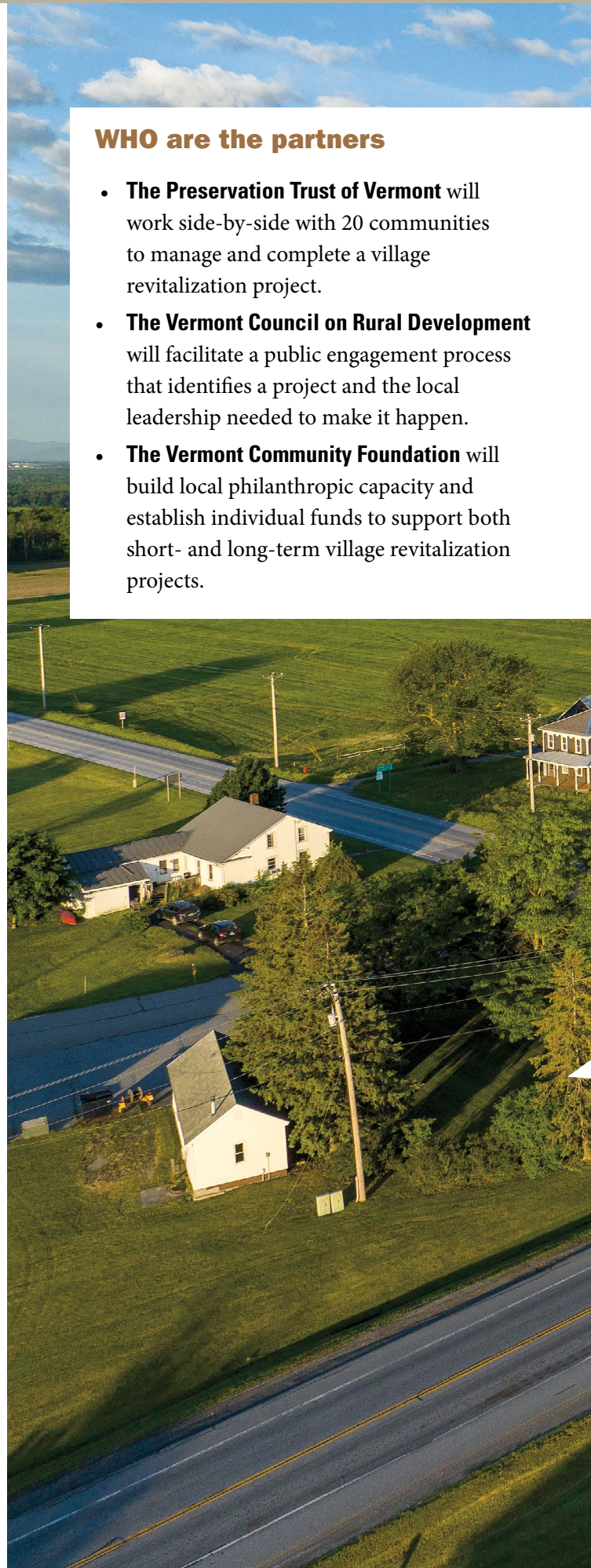
This knowledge has shaped a new collaboration between the Preservation Trust of Vermont, the Vermont Council on Rural Development, and the Vermont Community Foundation. With the support of a Congressionally Directed Spending award made possible by Senator Leahy, the Village Trust Initiative will help 20 Vermont communities with populations of 2,500 or less identify and implement revitalization projects in their historic villages. As part of the Initiative, a community might decide to reopen a general store as a community-owned business, or to improve accessibility to underutilized second floors in historic town halls, or even begin to transition large single-family homes into village-scaled affordable housing.

Whatever the communities decide to do, PTV, VCRD, and VCF will be by their side helping them through every step of the process (visioning, implementation, and sustainability), ensuring that the built environment of the village is preserved along with the leadership and sense of community the project helps create.



WHO are the partners

- **The Preservation Trust of Vermont** will work side-by-side with 20 communities to manage and complete a village revitalization project.
- **The Vermont Council on Rural Development** will facilitate a public engagement process that identifies a project and the local leadership needed to make it happen.
- **The Vermont Community Foundation** will build local philanthropic capacity and establish individual funds to support both short- and long-term village revitalization projects.





WHAT we will do

- Select 20 Vermont villages to participate
- Support a revitalization project in each selected village
- Facilitate the formation of a “Community Trust” that can move revitalization projects forward
- Award implementation grants of up to \$500,000

WHY it matters

Villages are an essential part of Vermont’s identity and future. Their revitalization preserves historic settlement patterns, strengthens community, and builds resiliency.





More Highlights from the Year...

Advocacy & Sprawl

PTV supported the formation of the Downtown Alliance and successfully advocated in the legislature for \$800,000 in new annual funding to Vermont's 24 downtown organizations. These organizations are critical partners in our work to ensure that downtowns remain vital and sprawl is kept at bay.

Flood Response

The July flooding required PTV to pivot quickly and focus on helping communities and downtowns impacted by the flooding. PTV is helping in three essential ways: by coordinating and funding assessments of historic buildings impacted by flooding, by organizing partners for coordinated site visits to impacted communities to better understand the potential for assisting long-term recovery, and by contributing to or helping raise money for locally-led relief funds. PTV has visited 19 flood-impacted communities and raised nearly \$100,000 to cover 100% of the costs of assessments for flooded buildings.

In-Person Retreats

One of the core programs PTV offers communities is our Preservation Retreats at the Grand Isle Lake House. Preservation Retreats are an immersive adult learning experience designed to support anyone undertaking or considering a community development or historic preservation project. PTV hosted four retreats from July 2022 through July 2023. Three more retreats are planned for the fall of 2023. The retreats served 69 individuals from 44 communities and engaged both statewide and national partners.

Village Meet-up

In June, PTV and the Department of Housing and Community Development welcomed more than 125 people to the first-ever "Village Meet-Up," hosted by the Town of Strafford. In the spirit of our biennial statewide conference, this event recognized that rural villages have served as a model for sustainable living and community connections for generations, yet face challenges ahead. The day focused on village revitalization, celebrating success, identifying challenges, and exploring solutions.

Village Meet-up in Strafford, VT June 2023





Preservation Professional

Sally Fishburn

Danville

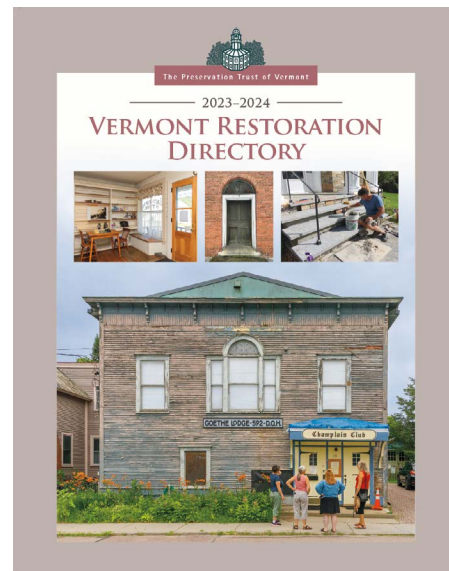
One thousand windows. That's how many windows Sally Fishburn estimates she has restored in her decades-long career in Vermont.

An architect by training, Sally realized very quickly she wanted a more hands-on relationship with buildings, so she sought out preservation carpentry classes at the North Bennet Street School in Boston and was hooked. After a few years at Littleton Millwork in New Hampshire, she opened shop in Danville doing window, door, and plaster restoration. As the business grew, her wife, Susannah, joined her part time.

Sally is passionate about her work. "Historic buildings are much more labor intensive but also much more human. Resources in older buildings were less carbon dense — a couple guys went to the woods and chopped down a tree by hand," she says. "On many levels preservation is just a win-win. The fact that someone built this 200 years ago and I just need to fix it is amazing."

As one of the state's key preservation tradespersons, Sally is among a group of trained professionals whose work providing assessments through PTV's Robert Sincerbeaux Fund and executing large projects is essential. From her earliest job at the Ascutney Union church, to the plaster restoration at the Vermont State House, to the Justin Morrill Homestead, to the Norwich Congregational Church, she has left her mark in a multitude of landmark buildings all over the state.

"When I first started here, it always felt like a sell to get people interested. That's changing. Some of the change is coming with climate change and environmental concerns. A lot of people are starting to realize that the greenest building is the one that is already standing."



Restoration Directory

Our 2023-2024 *Restoration Directory*, a resource of preservation information and more than 50 preservation and restoration professionals, is available online and in print form.

www.ptvermont.org



THANK YOU TO ALL OUR SUPPORTERS

The contributions from the people, foundations, businesses, towns, and civic groups listed below help protect the Vermont we all love for future generations. Together, you help communities throughout our state revitalize important buildings and gathering places.

Contributors recognized below are from July 1, 2022, through June 30, 2023.

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Dawn Andrews
Arthur Berndt
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Chess Brownell
Ralph and Lenore Budd
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in memory of Paul Bruhn
Max Calabro
Judith Chaves and Craig Heindel
Bob and Kathryn Clark
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Mariel Hess
Penrose and Schuyler Jackson,
in memory of Paul Bruhn
Lawrence Miller and Helen Jordan
Tom and Elizabeth Keefe
Constance Kenna
Andrea and Paul Kerin
Sandy and Ron Kilburn, in memory of
Paul Bruhn, always
Sandra T. Lasky
Laughing Waters, Inc.
Ann Lawless
Theodore Lyman
Mark and Jill Lyons
Linda Markin and Marie LaPre Grabon
Robert McBride
Ron and Joy McGarvey
Rebecca and Charles McMeekin



It all Leads to Community

Jaime Lee, Poultney

Jaime Lee’s professed “whole thing” is wildlife conservation. She has learned – first as a student at Green Mountain College, then working as an intern and now volunteer with the Town of Poultney Planning Commission – that the best way to help the environment is to apply smart growth principles and create designated growth areas. “When you start to focus on that, you can see the value,” Jaime says. “I started in wildlife, and ended up in community. I support the Preservation Trust because they add muscle, inspiration, and vision. I don’t always see the big picture, but PTV is just a phone call away to offer clarity and a roadmap.”



Small Towns Need Us

Richard and Kathy White, Newport

When Richard White graduated from law school in the 1970s, he took the advice of a mentor who knew he was community-oriented and told him if he went to a small town, he'd get involved right away. So he and his wife Kathy settled in Newport instead of Burlington. While he practiced law and later ran the Community National Bank, Kathy taught part time and got involved with the Governor's Institutes. While raising a family, they began serving on boards locally and across the state, including the Haskell Library in Derby Line, the Vermont Community Foundation, and the Preservation Trust of Vermont.

"What stands out about PTV over the years, and the reason why we support them, has been the focus on community gathering places and general stores that are so essential to local small communities. Places like Willey's in Greensboro, the Craftsby General Store, and the Genny in Albany. It's important to keep small towns alive and functioning and meeting the needs of the people of the area. It's a big challenge. If organizations like PTV don't do that, we worry that no one will."

Christy and Marc Mihaly
David Mook and Marcia Angermann
Eric and Dale Morse
Sarah Muyskens and Michael Green
Patricia O'Donnell and Jim Donovan
James and Mary Ottaway, Jr.
Josh and Julie Phillips
Remo and Donna Pizzagalli
Anne Rider and Robert Hinrichs,
in honor of Fred Humphrey and
Paul Bruhn
Beilfuss Family Advised Fund at
Rochester Area Community
Foundation
Rockingham Arts & Museum Project
(RAMP)
Gretchen Saries and Greg Labarthe
Robert and Gail Schermer
Jeremy Schrauf
Leigh Seddon and Ann Aspell
Elise Dietrich Seraus, in memory of
Michael Newbold, one of the finest
humans I have had the honor of
knowing
Jeff Shumlin and Evie Lovett
Raymond and Linda Smith
Timothy and Nancy Stout
Bob Summers and Orly Yadin
Gaye Symington and Chuck Lacy
Gerry Tarrant
Town of Pawlet
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Carlton Fund
Vermont Community Foundation,
Chaves-Heindel Family Fund
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Jake and Cathie Wheeler
Charles and Sallie Willis
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in honor of Allen Gartner
Steve and Brooke Wright

Up to \$199

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Steve Aikenhead
Gail and Ken Albert
Emilie and Stuart Alexander
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Allied Window
Amazon Smile
Doug and Debby Anderson
Peter Anthony and Marsha Kincheloe
Chuck and Deadra Ashton
Gretchen Babcock
Michele and Brickett Bailey
Diana and Charles Bain
Nancy Banks
Ed and Irene Barna
Carol Barnard Ottenberg
Mary Ann Barnes and Martha Nye
Barrett Architecture
Rolf, Hugh, and Bill Barron,
in memory of Susan W. Barron
Elizabeth Bassett and John Pane
Carolyn Bates
Mary Ellen Bean and
Timothy Eberhardt
H. H. Benedict, Architect
Caroline Wadhams Bennett and
Peter Bennett
Leslie Benoliel and Alex Hamilton
Mark Benz
Iris Berezin
Robert Bernstein
Jeanette and Tom Berry, in honor of
the marriage of Kate Ash
and John Vrolyk
Michele Bessett and Robert Iwaskiewicz
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Jon Binhammer and Linda Garrett
Fred and Nancy Bittner
Julia Blake
Mary Wales Blanton
Joanna Bodenweber and Geoffry Fried
Lynne Bond
Nancy Boone
Shannon Boyle, in memory of
Duncan A. Campbell



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Bob and Maureen Brandt	Maureen O. Dowling	Susan Haedrich
Deborah Brighton	Ellen S. Doyle	Carol Hanley and Richard Bernstein
Pieter Broucke	Larry Dubois	Cosby Hard
Virginia and Dan Buckley	John K. Dunleavy	Peter Harvey and Lucy Woolaeger
Anne G. Bugbee	Lisa Duval	Huntly and Rick Hashagen
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John Burt	Mr. Jeremy Ebersole	Gretchen Havreluk
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Mary Doherty	Glen Gurwit, in honor of Ronald Kilburn	Nina Keck and Seth Coombs
Jeremy and Claudia Dole		Richard and Pamela Kellogg
Margaret B. Donahue		Diane Kemble



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Mary Jo Llewellyn	Dr. Linda Nagy and Matthew Hannon	Patricia Rivers
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Adelaide McCracken and Steve Killam	Mary Heller Osgood and Christopher Osgood	Bill and Linda Secord
Bob and Ruth McCullough	Nancy Osgood	Diana and Jerry Senturia, in honor of Paul Bruhn and all he did for Vermont
Cathy and Scott McGee	Stuart and Margaret Osha	Wayne Senville
	Meg Ostrum	Bruce and Carolyn Shields
	Nancy Owens	Andrew Siegel and Ene Piirak
	Robert and Theresa Paquin	John and Nancy Simson



Sister Mary Boisselle
 Ann Logie Smallwood, in honor of
 Paul Bruhn
 Timothy D. Smith
 Paula Smyrski and Russell Hahn
 Stephanie Spencer and Rolf Kielman
 Jan Spoor
 Roger Stauss
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 Charlotte Stetson
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 Sam Swanson
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 Charlotte Tate and Chris Zeoli,
 in honor of Jody Zeoli
 Richard and Linda Terrasi
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 Town of Jamaica
 Town of Pittsfield
 Town of Wallingford
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 Jiri Schindler
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 Alice Van Tuyl
 Ann Vanneman
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 Philip Wagner
 Charlene Wallace
 Waterbury Center Community Church
 Lew and Bonnie Watters
 Elsa Waxman

Alec Webb and Megan Camp,
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 Emily Winn-Deen
 Sanford Witherell Jr., in memory of
 Sanford Witherell
 Ina and David Woolman
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 Wright Construction Co., Inc.
 Paul and Lisa Wyncoop
 Allen Yale
 Rick Zamore

Gifts to PTV Endowments and Special Funds

Charles and Anne Sincerbeaux
 Linda and Jeff Stewart
 Vermont Community Foundation

Grant Support

Anonymous
 1772 Foundation
 Daniel K. Thorne Foundation
 Freeman Foundation
 Johnson Family Foundation
 National Park Service
 • Certified Local
 Government Grant
 • Paul A. Bruhn Grants
 New Hampshire Preservation Alliance
 State of Vermont, Division for
 Historic Preservation
 Vermont Community Foundation,
 Walter Cerf Community Fund
 Vermont Housing & Conservation
 Board



The Whole Thing Matters

Leah Goat, Stockbridge and Norwich

Years ago, when Leah Goat put her meticulously restored 19th century vernacular farmstead on the market, the reaction was universal: people loved it, but the rooms were “unworkable.” For Leah, though, that approach was unworkable. “What is so remarkable about this place is that the whole farm has survived,” she says. “It is big but not fancy, and it is the whole that matters. Death by a thousand cuts would destroy what is special.” So she took it off the market and worked with the Preservation Trust and the Vermont Land Trust to donate a preservation easement on the house and barns, and a conservation easement on the land.

“I support the Preservation Trust because they do good work preventing buildings from being badly modified. It brings us all so much value and joy.”

This year she will be transferring the farm to Lucia Tonachel and Jeremy Read, who operate the CSA Birdsong Farm. The buildings, now protected, will be monitored annually to be sure that work complies with national preservation standards.

Being in the preservation business herself, Leah has gone into many buildings that remain intact. “It’s like time travel. All of your senses are involved. I mourn deeply every time we lose something we’ve loved.”



Special PTV Projects

These contributors directed their monetary or in-kind gifts toward a specific aspect of PTV's preservation work, community building, retreats, or conferences.

Anonymous (2)
 Townsend and Jodee Anderson
 Bonnie and Holly Baggett, in memory of daughter and sister Kelly Baggett, and her love for Vermont
 Mark and Ann Beams
 Lucy B. Biddle
 Bill and Ruth Botzow
 Sanford and Kristi Bragg
 Virginia and Dan Buckley
 Calmont Beverage Co., Inc.
 Boaz Cohen and Jean Marie Walker
 Ann and Barry Cousins
 Jeanne Cushman, in memory of Carolyn Olney Cushman and Louise Olney Baker
 Amy Decamp-Thomas and Jason Price

Linda and Philippe Ducrot
 Leah G. Goat
 Michael Hendriks
 Theodore and Martha Izzi
 Prof. Chester Liebs
 Steven and Claudia Mackenzie
 Gerry and Chryl Martin
 Lynn McDermott
 Colleen O'Neill
 Edward and Adrienne Raymond
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 Ina Smith and Tom Johnson
 Margaret Stout
 Linda Tierney
 Paul and Sarah Titterton
 Two Rivers-Ottawquechee Regional Commission
 Vermont Arts Council
 Vermont Community Foundation
 Vermont League of Cities and Towns
 Phyllis and Michael Wells
 Lee Wilson

Community Preservation Projects

These contributors directed their support to a one-time community project, or to projects in the process of becoming independent initiatives.

Anonymous
 Jeffry Glassberg and Amanda Bodell
 Ruth and Peter Metz Family Foundation
 Melissa D. Hough
 Marilyn and David Magnus
 Sally A. Hough Family Fund at Arizona Community Foundation

** Deceased*

We have worked hard to ensure these lists are accurate, yet mistakes happen. If you see an error or omission, please let us know so we can make corrections. Thank you!



Lyssa Papazian

Thanks to departing PTV board member Lyssa Papazian for her exceptional service to the organization. During her time on the PTV Board of Directors, Lyssa served as Vice-Chair, Chair, and Chair of the search committee during PTV's first leadership change in over 40 years. Her commitment to our work and to Vermont has been exemplary and is deeply appreciated.

Welcome New Board Members



Amy Cunningham, Montpelier



Phet Keomanyvanh, Burlington



Vikas Mangipudi, Richmond

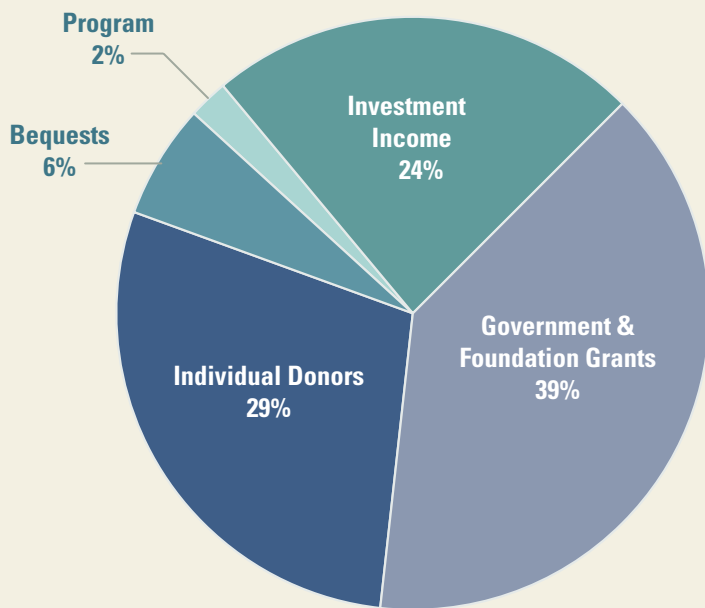


Justin McCabe, Montpelier

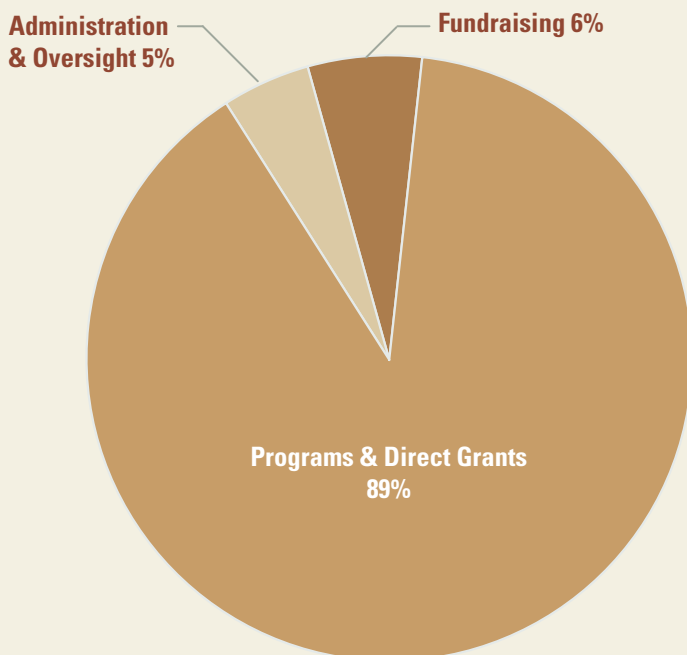
Preservation Trust of Vermont, Inc.

Fiscal Year October 2021-September 2022

Sources of Funds: \$2,043,037



Uses of Funds: \$2,018,820



FISCAL YEAR SUMMARY

ASSETS

Cash and money market funds	67,158
Grants and contributions receivable	311,711
Other receivables	7,609
Program-related investments	1,538,006
Beneficial interest in charitable remainder trust	132,020
Investments, at fair market value	7,535,197
Property and equipment, net of accumulated depreciation	1,380,700
Right of use asset	830,730
TOTAL ASSETS	\$11,803,131

LIABILITIES

Notes payable and advances from individuals	147,050
Accounts payable and accrued expenses	39,131
Grants received in advance, refundable	1,572,724
TOTAL LIABILITIES	\$1,758,905

NET ASSETS

Without donor restrictions	5,975,913
With donor restrictions	4,068,313
TOTAL NET ASSETS	\$10,044,226

TOTAL LIABILITIES AND NET ASSETS	\$11,803,130
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USES OF FUNDS

Programs & Direct Grants

- Grant Program
- Field Service Program
- Retreat Program
- Easement Program
- Downtown Program
- Emerging Community Preservation Groups
- Impact Investments
- Program Administration

Special Projects

- Exit 4/Whale Dance, Randolph
- Birchdale Camp, Grafton
- Grand Isle Lake House
- Pierce's Store, Shrewsbury
- Storytelling
- Vermont Marble Museum, Proctor
- Special Projects Administration



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A Labor of Love

Laz and Stacie Scangas, St. Albans

Ever since he took a drafting class in middle school, Laz Scanags always wanted to be an architect. After settling in St. Albans with his wife, Stacie, and working for a few Vermont firms, he and his business partner, Rebecca Arnold, went out on their own to work on historic buildings. They have been a key part of many PTV-supported projects, including award-winning affordable housing projects like Lincoln Place in Rutland, Arthur's in Morrisville, and the Stanislaus School in West Rutland.

"The Preservation Trust does work that is really important to us. It is more than just saving buildings. It is really about saving the communities," says Laz. "We support PTV because they work in small towns with people who don't have a lot of money, who are just starting out, and have never done this before. They need help. PTV educates them and helps take them through the process. While PTV helps big projects – which are important – the small projects in the small communities are just as important, if not more so."

