




The Preservation Trust of Vermont

ANNUAL REPORT





Birchdale Camp at Journey's End, Grafton

ABOVE: PTV staff member Eric Gilbertson chats with David Rogers, a descendent of the Turner Family who lives in Grafton.

ABOVE, RIGHT: Daisy Turner

ON THE COVER:

Vermont General Stores are important places for rural residents to buy necessities and connect with their neighbors. With the impact of Covid-19 being felt across our state, these places serve an even more critical role in keeping our communities strong.

Photos by Jude Dowski,
Meg Campbell, Marybeth Redmond,
VT Folklife Center



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PTV's Eric Gilbertson likes to say that Birchdale Camp in Grafton is the only African American site that has been saved, in part, by an endangered plant. If it weren't for finding the northeastern trout lily on the parcel, funding from US Fish and Wildlife to purchase the property and protect the endangered plant (found only in beaver habitat) would not have happened. A subsequent environmental assessment concluded that Birchdale Camp was eligible for the National Register of Historic Places. This in turn led to several state entities collectively agreeing to preserve the property for the public.

Birchdale Camp was part of Journey's End, the Turner Family Homestead. Alec Turner was an escaped slave who settled on this property after the Civil War and raised 13 children on their nearby homestead. In the mid-1980s, Jane Beck, founder of the Vermont Folklife Center, recorded over 60 hours of Alec's daughter Daisy's reminiscences and family narrative. Daisy's captivating account covers slavery, plantation life, escape, the Civil War, moving north, battling racism, buying land, and settling on this hilltop farmstead. Daisy's own life story is one of discrimination, resilience, and strength—a powerful and rare account of the African American experience in New England.

Turner family lore suggests Birchdale Camp was built around 1910. The building shares much in common with vernacular structures from the Piedmont region of Virginia where Alec was enslaved. Scholars believe that Alec designed Birchdale to resemble these buildings from his youth. It served an important role in the economy of the Turner farm, bringing in needed cash from hunters who stayed in the fall and from tourists who visited in the summer. Birchdale Camp is the last standing structure at Journey's End.

With the support of many partners and funders, the Preservation Trust of Vermont raised \$245,000 to clean up the site, improve access, restore the building exterior, and install interpretive signs, ensuring that the tangible heritage of an African American presence here persists into the future. The property is now owned by the Windham Foundation.



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October 2020

Last August, members of the PTV family gathered on the porch of the Grand Isle Lake House, imagining an upcoming year of joyous 40th anniversary celebrations. We looked forward to sharing our gratitude with the many friends and partners who have made our work — to save buildings, while building community — possible.

Little did we know how much would change in the coming months. In September, our hearts broke as we faced the loss of our founding director, Paul Bruhn. By March, the worldwide pandemic reached Vermont and our social and economic worlds turned upside down. In June, social unrest across the nation gave us pause to think about historic preservation and the role it plays in moving to a racially just nation.

For PTV, the past year might best be described as one of reflection, adaptation, and compassion. We have been buoyed by the outpouring of support for our loss of Paul. While managing more than \$1 million of new grant funds, our staff has expertly adapted to delivering field services in new ways. We have been collectively humbled and challenged in the examination of our efforts to be more inclusive and action oriented when it comes to diversity: we have much work to do.

Concurrently, our board has seamlessly implemented a leadership transition plan. We are thrilled to welcome Ben Doyle aboard as PTV's next president! Raised in the Northeast Kingdom, Ben has a deep love of Vermont and has been a longtime partner and supporter of PTV's work. Bright, engaging, and thoughtful, Ben comes to us with a healthy dose of optimism and excitement about the future.

Someone recently said, "Preservation is not about the past, it's about the future." As these pages attest, we have much to be proud of. With Ben's leadership, PTV is moving forward with our trademark tenacity to take on the tough projects that will strengthen Vermont communities. As we recover from the health, social, and economic impacts of the pandemic, PTV will be more relevant than ever.

Our whole team is grateful for the ongoing support we receive from the many, many friends and partners of PTV. We simply couldn't do our work to save buildings while building community without you. Thank you!

Liz Gamache

Liz Gamache

Interim President

On behalf of the PTV Board
of Directors and Staff



Ben Doyle, President of PTV, and Liz Gamache, Interim President of PTV, on the porch of the Grand Isle Lake House



Remembering Paul A. Bruhn

1947–2019

*Comments by Neale F. Lunderville,
Chair of the Preservation Trust of
Vermont Board of Directors,
delivered at Paul's memorial service,
October 2019.*

Paul is legend. Several of his friends have described him as a rock star. In the world of preservation, he was John, Paul, George, and Ringo rolled into one. A Paul Bruhn visit to a community wasn't complete without legions of fans fawning over him.

Of course, this was ironic, as Paul never sought the limelight for himself, much more comfortable a step or two behind the main attraction.

Whenever Paul was up to something, his eyes would twinkle – which is to say, his eyes always twinkled. There was starlight within him, galaxies burning bright, warming us with his radiance.

When I met Paul for the first time and he described the work of Preservation Trust, I thought to

myself, like the young fool I was, “Why does this guy want to save all of these old buildings? What is so special about a shabby town hall, a dilapidated summer camp, or a falling-in horse barn?”

Are they beautiful to look at? Some are, some aren't.

Are they architecturally significant? Mostly yes, but not always.

Are they historically relevant? Sometimes yes, sometimes no.

Just what is the thread that ties his work together?

Although often beautiful, architectural, and historic, Paul's buildings have never been fine art to admire from a distance: they are the places that draw us in, the spaces where we live as a community — the muddy boots of March town meetings and plastic forks of pot pie suppers — where we shop and where we pray, where we break bread and share a laugh, where we convene in times of great grief and times of great joy. We

need look no further than here in the grand space. Paul's life work has always been about bringing us together.

Paul poured his starlight into two great endeavors: his friends, of which he had many, and the Preservation Trust, which he raised from the ground up alongside many others too numerous to list.

Paul built the organization strong. He fostered partners and formed networks. He went in for blockbusters and smaller hits alike: from the Grand Isle Lake House to the Guilford Country Store, from The Left Bank in North Bennington to the Brighton Town Hall in Island Pond. Paul knew that the old bones of a building speak wisdom to its new occupants, and these stories are worth saving.

Over nearly 40 years, PTV's projects now number in the thousands. There's not a Main Street in Vermont that has not been shaped by Paul's deft hands.



“Paul Bruhn was one of the finest Vermonters I ever worked with and one of the best friends Marcelle and I have ever had. He was a champion of historic preservation and leaves our state a legacy that is preserved in brick, mortar, stone, and wood. Paul knew that historic preservation is not a cost for saving the past, but a wise investment in the future.”

— Senator Patrick Leahy (D-VT)



I've been asked in recent weeks: What will happen to the Preservation Trust now that Paul has passed? For Paul, the Preservation Trust was never, ever about him; it was about you — all of you, and all of Vermont. Because of Paul's extraordinary efforts, because he taught us and nurtured us, and because of the inspiration he planted in our hearts, PTV is stronger than ever, and its work — really, *our* work — will grow and thrive for generations to come.

I'll close on this thought: Like you, I miss Paul terribly. He was my dear friend and mentor. Over the years, we hatched dozens and dozens of schemes, even a couple that actually worked.

One morning, as we plotted over breakfast, about three hot teas in to the conversation, he paused, looked over his glasses, and asked me in a serious tone: "Have you ever been to the Maine coast? Have you ever heard the waves crashing on the rocks?" I said yes, but he pressed on, "Is there a better sound in the world than the waves against the rocks?"

Without waiting for my response, he leaned back in his chair, almost closed his twinkling eyes, and a big, beatific smile spread across his face. He was there, in that rhapsody.

It was the same face he had as he watched Whale Dance being installed

in Randolph in this past July. Did he hear the waves then as well?

For years, I pondered the meaning of that conversation. Why did a man who I think of as Mr. Vermont so love the sound of the roiling sea?

When I heard the news of Paul's passing, my thoughts went to him at peace, sitting at the Driftwood Inn on Bailey Island listening as the foamy Atlantic swells crashed against

the coast. And then I understood.

Paul was a force of nature. The crashing waves were the voice of his soul. We were swept up in his mighty current, his tireless unbounded energy, and let the waters of his love, his kindness, and his inexhaustible spirit carry us out to sea. We have been blessed with this incredible gift.

We are Paul's legacy and we will carry on.

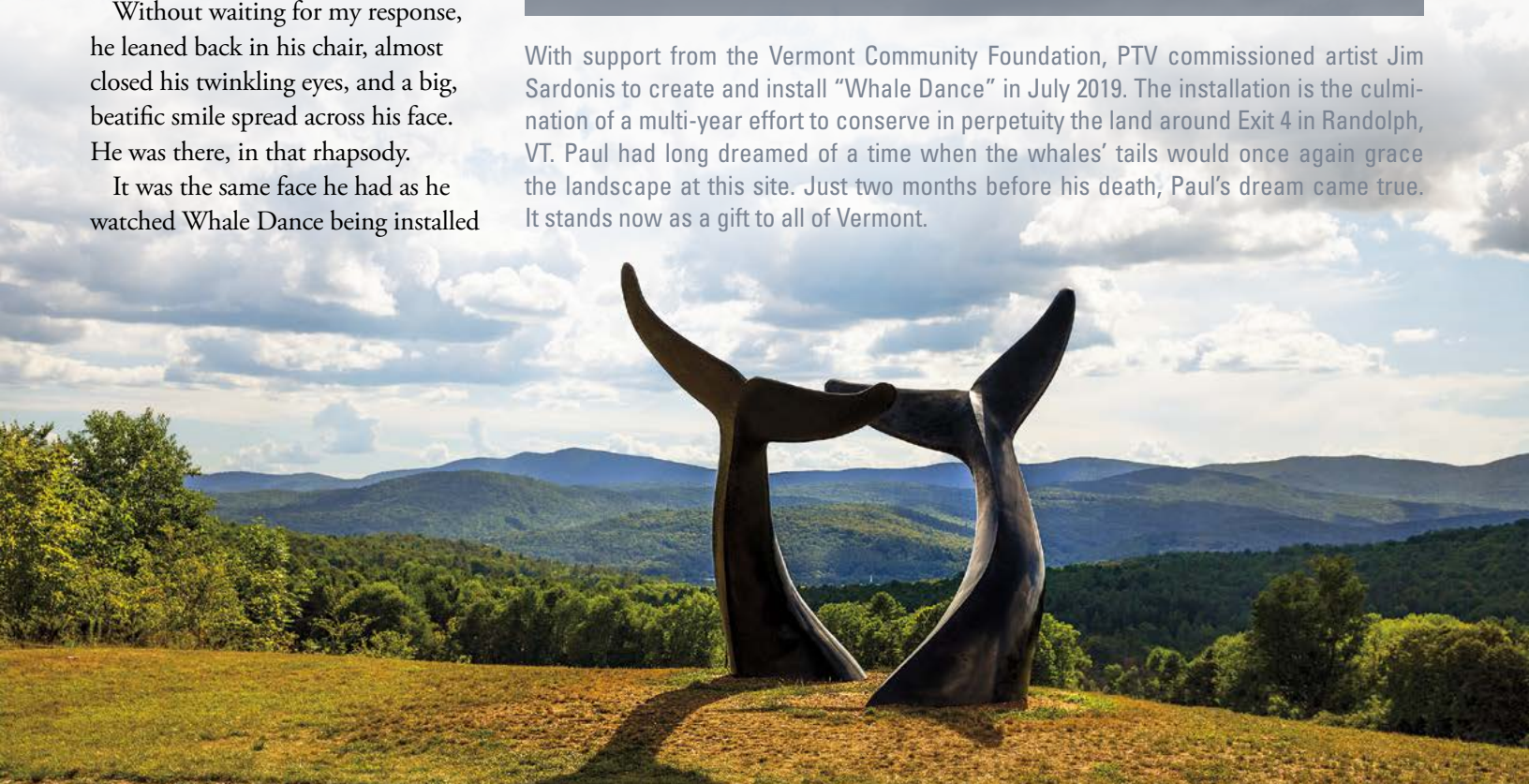
The Paul A. Bruhn Fund

We are so grateful for the outpouring of memorial gifts from supporters everywhere who appreciated Paul's work and its impact on our beautiful state.

With a sense of gratitude, and our intention to continue PTV's work in the future, the board of directors established the Paul A. Bruhn Fund to support social, historic, architectural, cultural, and economic vitality in the State of Vermont. These grants and awards will honor Paul's commitment to community and gathering places, town and village centers, Vermont history and architecture, the landscape, and Vermont's people.

Encouraged by your spontaneous giving, we have set a goal of \$1 million that will be invested to provide ongoing income for projects, but which also may be tapped for critical community and preservation needs. We welcome donations to this fund, to honor Paul's lifetime of work and to assure PTV's thoughtful role in the sustainability of this wonderful place we love.

With support from the Vermont Community Foundation, PTV commissioned artist Jim Sardonis to create and install "Whale Dance" in July 2019. The installation is the culmination of a multi-year effort to conserve in perpetuity the land around Exit 4 in Randolph, VT. Paul had long dreamed of a time when the whales' tails would once again grace the landscape at this site. Just two months before his death, Paul's dream came true. It stands now as a gift to all of Vermont.





Preservation Field Services Program

Through our team of field service representatives, PTV provides guidance to individuals and organizations involved in historic preservation projects. In addition to direct technical assistance from our field staff, the program offers small grants for consultants to bring specialized skills to a project, including fundraising consultation, engineering and conditions assessments, accessibility planning, collection care, and business planning services. From July 2019 through June 2020, PTV has provided assistance to 237 projects in 148 communities.

Robert Sincerbeaux Fund Grants

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 Sincerbeaux grants are used for conditions assessments or any other technical assistance, such as organizational development, project planning, fundraising consultation, feasibility assessment, and other project development activities. Since March 2020, we have also made several grants for Covid-19 relief efforts, including partnerships with Rural Vermont, NOFA, the High Meadows Fund, Maine Streets Alliance, and Lamoille Restorative Center, to support farmers' markets, businesses, and downtowns. From July 2019 through June 2020, PTV supported 56 projects with Sincerbeaux grants.

Thetford Hill Church, Thetford

This is the kind of community that supports the 1787 Thetford Hill Church: Faced with the need to lower and level a dirt floor in preparation for the 2012 installation of a new heating system, church members of all ages — armed with nothing more than shovels and 5-gallon buckets — shoveled, filled, and drove away five dump trucks full of dirt. The new heating system successfully installed, the congregation turned their attention upward and began considering energy improvements in the attic and addressing deteriorating plaster work on the sanctuary ceiling. Through the Robert Sincerbeaux Fund, PTV helped them get specialized professional assessments for both projects. Led by church member David Hooke, a timber framer and self-proclaimed sucker for big community projects, the church finds having a plan in hand empowering and is eager to fundraise for the project. A community that typically uses their church building seven days a week for for such activities as a daycare, Al-Anon groups, piano lessons, choral concerts, the Thetford Academy graduation, weddings, funerals, migrant justice work, and more, will get this done in the way they know best: one bucket at a time.



Thetford Hill Church



Barn Assessment Grants

Like our Robert Sincerbeaux Fund grants, our Barn Assessment 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. These assessments are essential if barn owners wish to apply for funding through the State of Vermont Barn Grant Program. From July 2019 through June 2020, PTV has awarded 11 Barn Assessment Grants.

Baird Farm, North Chittenden

Bob Baird's goal is to leave his family farm in as good shape or better than it was when he started there 50 years ago. Purchased by his grandparents 102 years ago, the farm had a dairy herd, selling butter locally and then producing commodity milk. The cows were sold in 1996, and Bob and his wife, Bonnie, raised dairy replacement heifers for the next 15 years. The open land is now used for hay production and pasturing beef cattle. The Bairds, along with their daughter, Jenna, and her partner, Jacob, have continued to run the Baird Farm maple sugaring operation. Bob is currently working on a transition plan for the property. His concern for the c.1820/1850 barns compelled him to contact PTV in 2019. PTV granted matching funds for a barn conditions assessment. The report provided crucial structural and cost information to enable him to successfully apply for a Division for Historic Preservation grant to replace the roof. Though it is unclear what the future holds for this barn, the new roof will provide safe shelter for everything underneath it, effectively protecting the barn as the Bairds discover what comes next. In addition, the assessment provided motivation for Bob, his wife, and their two daughters and their partners to engage in meaningful discussions and begin to plan for the future of the entire farm. With such thoughtful care, the barn will easily last for another 50 years.



Baird Farm



Karen Lane

One day in the late 1990s, a friend came running into the Aldrich Public Library where Karen was the head librarian. "They are emptying out the Old Labor Hall!" Karen's jaw dropped. She panicked and raced across town to the simple red brick building. People were removing items from the attic and loading them into trucks that were being driven to the landfill in Coventry. It was a tragic day.

Karen wasn't able to save those items, but she (and others) did save the Socialist Labor Party Hall, a building built by Italian immigrants that embodies the radical heritage and strength of working-class movements during the early 20th century. Today, the building is a National Historic Landmark and is an active community gathering place.

For Karen, the role that PTV played in funding a conditions assessment grant and supporting her group at preservation retreats got them on the right path from the beginning. PTV also connected them with Tom Keefe, whose long-term guidance as their project architect became vital to their success. "PTV plays a unique role in Vermont and inspires communities all across the state to honor our architectural heritage. Once you know the details and the players, you can understand how it enriches the community and what made our places self-sufficient. Cherishing buildings builds community. The place we live is so special, to us and to our children."



Preservation Grants in Partnership with the Freeman Foundation

Through our decades-long partnership with the Freeman Foundation, PTV has been able to grant more than \$12 million to preservation projects in every county in the state of Vermont. These projects represent more than \$140 million in total project costs. At present, preservation grants are available to nonprofit organizations and municipalities for rehabilitating historic buildings in Orleans, Essex, and Caledonia Counties. From January 2018 through June 2020, PTV has awarded a total of \$410,000 in preservation grants for 10 projects.

Circus Smirkus, Greensboro

There is nothing more magical than the center ring of a circus, especially Vermont's own Circus Smirkus. Much of what happens leading up to a performance takes place at their Greensboro campus.



Circus Smirkus

Administratively, they have their own center ring: the c. 1850 Lonegren House, which provides summer dwelling for both the camp director and the assistant director, as well as administrative meeting space, storage, and a connector to the dining hall. A PTV conditions assessment in 2017 showed that the windows, porch, pillars, and roof were all in need of restoration and energy improvement. A \$50,000 Preservation Grant helped Circus Smirkus finish the work, ensuring a comfortable, functional, and safe hub for the hundreds of campers ages five through adult that come to the campus every summer.

Northern Borders Regional Commission Grants

Through a unique partnership with four other northeastern states, PTV has received funding from the Northern Borders Regional Commission (NBRC) to support our efforts to use historic places to revitalize communities and provide workforce development. The funding is targeted at communities that have been impacted by the decline of the forest product industries. From July 2019 through June 2020, PTV has granted a total of \$285,000 for four NBRC projects.

Building Trades Program, Canaan High School

The dozen or so juniors and seniors who enroll yearly in Eugene Reid's Building Trades Program at Canaan High School come with few skills and an attitude of "Let's just bulldoze it." But after 36 years of running this program, Reid knows that once they get into a project and see a curved wall or historic woodwork, their attitude changes completely: they learn both hard skills (how to operate power tools, how to employ lead-safe practices, how electricity works) plus soft skills (show up on time, bring water, wear the right shoes). The fear then disappears, and they want to start restoring buildings on their own. The c.1870 Judge Ripley House in Colebrook, NH, (eight miles down the road) will be a different kind of project for the program, as the historic interior is intact, and the students will gain true interior restoration skills. In the end, most will go into a trade: carpenters, line men or women, electricians, roofers, cement workers. Through a unique partnership with the



Building Trades Program

New Hampshire Preservation Alliance and funding from the Northern Borders Regional Commission, PTV has been able to grant \$100,000 to support this workforce development project and the young people who benefit from it.

The Space on Main, Bradford

Recently relocated back to the Northeast and working remotely for a firm in Seattle, Monique Priestly found that she either needed to do something productive in town, or she needed to get out. Hill's Five & Dime on Main Street, a gathering place that once offered a soda fountain, sewing supplies, a candy counter, books, toys, and more, was both empty and inspiring. Through encouraging conversations at a PTV Preservation Retreat with others trying to transform their downtowns, support from Vermont's Creative Network, and an overwhelmingly positive response from more than 300 community interviews, The Space on Main was born. Part co-working and part makers' space, The Space on Main opened in October 2018. Today, the space is being used by a film production company, an organization building business accelerators for veterans, accountants providing seniors with free tax assistance, Code for Upper Valley working on food insecurity, and more. Through funding from the Northern Borders Regional Commission, PTV has granted The Space on Main \$25,000 to add computers, soundproof phone booths, and media recording studio equipment, enabling them to offer increased programming for kids and adults and enhancements to support remote workers and virtual content delivery. It's a true 21st-century gathering space.



The Space on Main



Bruhn Historic Revitalization Grants

The Paul Bruhn Historic Revitalization Grants Program is a federal grant program created by Senator Patrick Leahy (D-VT) aimed at supporting rural revitalization of historic properties of national, state, and local significance in order to restore, protect, and foster economic development in rural villages and downtown areas. Historically, town centers and villages were at the center of community life. Today, the Preservation Trust of Vermont works with groups that are committed to continuing that tradition and are actively investing both time and money into restoring centrally located buildings, such as granges, schools, downtown commercial buildings, churches, libraries, and more. From July 2019 through June 2020, PTV has awarded a total of \$625,000 for seven Bruhn Historic Revitalization Grants.

Broad Brook Community Center, Guilford

Gal Nunziata recalls that at many of Guilford's 250th anniversary celebratory events in 2011, watching elderly members of their community ascend the stairs to the second-floor theater space of the Broad Brook Grange was painful. A building that had been for so many years the center of the social community of this small southeastern town was not equally serving all its residents. Still, enthusiasm for the town's

community was at an all-time high following the celebrations. So residents of Guilford invited the Vermont Council on Rural Development to do a community visit to help articulate and shape their vision for the future. One thing the process identified was that the Grange building was the number-one asset of the town. Yet the financial structure of the Grange limited their ability to fundraise for capital improvements. Through a series of meetings and the wise counsel of former PTV president Paul Bruhn, a new group was formed that purchased the property in 2018 (granting the Grange forever use of the building), and the Broad Brook Community Center was born. Their phased approach to fundraising and renovations — all while keeping the building open and operating — helped generate enthusiasm and support for their ambitious plans. A typical year now sees a healthy schedule of events, including dances, community suppers, potlucks, game nights, theater, an apple pie social, and more. During the pandemic, the Guilford Food Pantry has used the center as a distribution hub, and the Broad Brook Community Center has made free wi-fi available from the safe space in the parking lot. A 2019 Bruhn Revitalization Grant for \$100,000 plus other funds will finally help address the needed code improvements to make the building — and the second-floor theater space — safe and accessible for all.

Stone Valley Arts at Fox Hill, Poultney

If there can possibly be a bright side in Poultney to Green Mountain College's closing and a global pandemic happening at the same time, it is that the new Stone Valley Arts at Fox Hill has had to dig deep, roll up their sleeves, and do some creative torch carrying. Following a generous donation of the former c.1820 Masonic Hall to PTV from sisters Irene Minkoff and Rita Fuschberg and some hard work proving themselves, Stone Valley Arts acquired the building in 2018. Under the leadership of director Erika Lawlor Schmidt, in their first 18 months they did as much as they could to provide opportunities for artists, students, and families to attend classes, concerts, art shows, and literary and theater events. They discovered that engaging the abundance of local musicians, authors, and theater and





Stone Valley Arts

dance companies, as well as creating participatory programming like contra dances and community open mic nights has drawn big and diverse crowds to their venue. The pandemic has slowed things down, but their goal of making arts accessible to everyone has continued with front porch concerts, gallery shows, a distance dance show, and hybrid online theater and children's art classes. While the town (and the world) is in transition, Stone Valley Arts is hard at work using the arts to nurture and build trust among community members, many of whom are economically distressed and uncertain about the future. The Preservation Trust has helped with a Sincerebeaux grant to support fundraising efforts. A \$100,000 Bruhn Revitalization Grant will support a new roof, and a \$5,000 1772 Foundation grant will help with repairs to the front steps.

Sheldon Store and Cafe, Rupert

Unsettled by local and national happenings in 2016, Jane Davies felt compelled to do something good for the town she has called home for the past 20 years. She and others observed that there is no longer a place in Rupert where both generational residents and newcomers can gather. For nearly 100 years, there was. The c.1890 Grange Hall and Farmers' Exchange first served that purpose. The building was

sold to the Sheldon family in the early part of the 20th century and was operated as a farmers' exchange and then a general store until it closed in the 1980s. With the idea that this place could be revived, Jane came to a PTV fundraising retreat at the Grand Isle Lake House. Support from PTV helped the community organize the Rupert Village Trust and begin to raise money. The Village Trust purchased the Sheldon Store property in 2019. A Bruhn Revitalization Grant of \$100,000 will support structural, porch, and roof repairs, as well as some accessibility work. In the seven months of pre-pandemic operations, the coffee hours, board game nights, yoga classes, sewing classes, candy-making workshops, and other activities provided a place for more than just the Rupert residents but for residents of nearby towns, as well. Since March, volunteers have restored the gardens, and successful gatherings have been taking place outside. A few Rupert Village Trust members are making prepared meals and delivering them to those in need. A socially distanced crowd gathered to watch a recently downed cherry tree be milled into lumber. The wood is drying now and will be used to make furnishings for the community center when it reopens. Even though the building is not presently open, there is now a gathering place in Rupert. Stop by!





Community Supported Enterprises (CSEs)

CSEs come in a variety of forms, including restaurants, general stores, cafes, and pubs, and reflect the needs of an individual community. Through a combination of fundraising and grants, communities are able to purchase real estate and equipment with little to no debt and lease the space at an affordable rate to the right operator for the job. CSEs reflect a community's commitment to its long-term economic vitality, sense of place, and quality of life. From July 2019 through June 2020, PTV has been actively working with Albany Community Trust, Elmore Community Trust, East Calais Community Trust, and Rupert Community Trust to save three general stores and open a cafe. PTV consulted with nine additional communities about the CSE model.

1772 Foundation

The 1772 Foundation, based in Providence, RI, plays a leading role in promoting historic preservation nationwide. From July 2019 through June 2020, the 1772 Foundation worked with the Preservation Trust of Vermont to administer grants totaling \$100,000 to 11 historic preservation projects for building exteriors.

Meeting House on the Green, East Fairfield

Some communities in Vermont suffer from too many historic buildings and not enough people to care for them. That was the case when two couples joined forces with the East Fairfield Community Center to take on transforming the c.1865 Congregational Church into a social hub of the village. Renamed the Meeting House on the Green, the couples had years of experience as gatherers, musicians, and community leaders plus the confidence that it could be done. Yet things weren't quite so straightforward. The broader community support to address much-deferred maintenance and create a vibrant cultural space just wasn't there. Thankfully, a \$2,000 PTV grant in 2012 enabled them to get the electricity on and insure the building. A holiday concert drew bundled-up residents into the unheated building. Inspired by the beauty and usability of the space, residents became interested in coming back for more. Project managers Michele Bessette and Nancy Shaw attended several PTV Preservation Retreats at the Grand Isle Lake House and the momentum grew. Funds were raised to restore all of the big beautiful windows.

A Vermont Arts Council grant enabled them to create an outdoor performance space and an accessible entrance ramp. Community donations and fundraisers have generated over \$60,000. A 2020 grant through PTV's partnership with the 1772 Foundation has enabled them to hire local contractors to paint the building. Today, they have a volunteer crew of a dozen people who run a summer music series of eight to ten concerts and coordinate benefits for the library, the recreation committee, the food shelf, weddings, kids' programs for the community center, and more. Residents of this rural community once believed culture was 40 miles down the road, but now the East Fairfield Meeting House shows that culture can happen on their very own green.



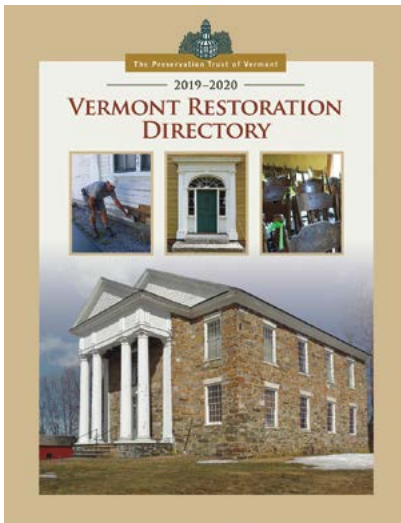
Meeting House on the Green



Preservation Education Programs and Publications

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. Participants present a challenge or issue that, once solved, will move their project forward. Each retreat offers an opportunity for informative group discussion with peers, funders, and technical support providers. *From June 2019 through June 2020, PTV hosted five retreats at the Grand Isle Lake House, partnered in the Downtown Directors' Retreat, and hosted two online retreats: Fundraising During Challenging Times and Energy Efficiency in*

Historic Buildings. The retreats served 188 individuals from 84 communities and engaged both statewide and national partners.



Biennially, we hold a statewide Historic Preservation Conference in partnership with the Vermont Downtown Program and present our Preservation Awards. We also publish the Vermont Restoration Directory, a resource of preservation information and more than 50 preservation and restoration professionals. The directory is available online and in print form.



“All the good projects in Vermont have a thread back to the Preservation Trust of Vermont. You go back and find out how it started, and there was PTV.”

A graduate of Marlboro College and the School for International Training, Sara Coffey and her family relocated to southern Vermont after spending 25 years doing fundraising and production in New York for black artists and artists from the African Diaspora. She operated the Vermont Performance Lab until 2019 and now is a State Representative from Guilford. Sara got to know PTV through renovating an old house, the Broad Brook Community Center project in Guilford, and the Rural Economic Development Working Group bus tour of Vermont communities.

Sara is a champion for PTV's Preservation Retreats. “In Vermont we don't have too many billionaires. Projects have to cobble resources together. PTV helps make that possible by bringing people together. During the retreats you get to sit on the porch with people from the Division, the people who run the Tax Credit Program, the folks who run the funding programs, and other preservationists — all the people you need to help you think through a project. PTV has a beautiful way of understanding how Vermont communities work. No two communities are exactly alike, but we can learn from each other.”





Additional Preservation Trust Programs and Projects



Vermont legislators and leaders participating in PTV-sponsored Rural Economic Development Working Group Listening Tour at the Vermont Glove factory in Randolph.

Advocacy

The Preservation Trust works with a variety of partners to pass legislation and galvanize local advocacy to strengthen Vermont's downtowns and village centers, and encourages legislative support for the Vermont Division for Historic Preservation and the Vermont Housing and Conservation Board. In 2019, PTV and the Windham Foundation hosted the first "Rural Economic Development Working Group Listening Tour." Designed to help legislators to gain a better understanding of issues facing rural businesses, the two-day bus tour visited businesses on the eastern side of Vermont and was attended by 24 legislators.

Historic Preservation Easement Program

The Preservation Trust of Vermont's Easement Program began more than 20 years ago to preserve in perpetuity Vermont buildings with outstanding historical significance. Many of our easements are a condition of grant funding and are held in partnership with the Vermont Housing and Conservation Board. PTV currently stewards 74 easements that cover 113 buildings, 2 structures, and 3 archeological sites.

PTV Properties

At times, the Trust's efforts to help communities require that we take the bold step of property ownership and stewardship. We currently own and steward three historic properties in Vermont: the Grand Isle Lake House in Grand Isle, Pierce's Store in Shrewsbury, and the Vermont Marble Museum in Proctor. While PTV holds the deed, the properties are leased to operators who work in close partnership to ensure the long-term viability of these special places.

Sprawl

In order to maintain Vermont's development pattern of concentrated village centers surrounded by rural landscape, support small business owners, and promote economic development in our downtowns, PTV works with communities to oppose sprawl and encourage the proper scale and location of big-box development. In 2019, we worked with community groups in Hinesburg and Randolph.

Vermont Story Lab

With support from the Vermont Community Foundation and other nonprofits and partners, the Vermont Story Lab helps organizations improve their storytelling ability to expand their reach and impact. PTV serves as a core partner and lead organization. In 2019–2020, VSL held one statewide summit and six online labs. www.vtstorylab.org.

Vermont Marble Museum in Proctor





Local Impact Investing

In May 2018, the PTV board of directors voted to embark upon “Local Impact Investing,” a process by which 5–10 percent of PTV’s endowments could be used to make a local, high-impact investment for Vermont communities. Our goal is to help our communities thrive by directly supporting local enterprises that foster downtown and regional economic development. To date, we have supported one project in Vermont with a \$100,000 investment: the Putnam Block in Bennington.

Putnam Block, Bennington

For more than 40 years, the iconic 1870 Putnam Hotel at the “Four Corners” in the heart of Bennington has stood underutilized and largely vacant. For more than 15 years, Bill Colvin has been trying to do something about it, first as the director of development for the Town of Bennington and now as the assistant director of the Bennington County Regional Commission. Once a longstanding manufacturing town, Bennington is one of the older and poorer communities in the state. With each passing year, hope that someone would save this behemoth property would dim. After a

series of stops and starts, a meeting of local institutional and business leaders spearheaded by Colvin in February 2016 put the project on its current path. Owning the fact that no one else was going to do this, the leaders put their brains and resources together, eventually designing one of the largest redevelopment projects in the state – 78,000 sq. ft. and \$30 million for Phase I – and certainly one of the most complicated, with 12 leadership equity partners, 21 separate funding sources, and more than 60 community groups and members who have played a role in making it happen. PTV contributed \$100,000 as part of its first-ever Local Impact Investing project. When completed in the first quarter of 2021, the first floor will include spaces for public programming for Southwestern Vermont Health Care, offices for the Visiting Nurses Association, the Bennington Bookshop, a restaurant, a cafe, and additional retail. The upper floors will include 31 residential units (including housing for Bennington College graduate students), the Bennington College Development offices, and the headquarters of GlobalZ. Not only will Bennington have a new heart, but they will also have the knowledge and pride that thanks to their determination and hard work – and the financial support of so many – they made it happen themselves.





THANK YOU TO ALL OUR SUPPORTERS.

WE COULD NOT DO THIS IMPORTANT WORK WITHOUT YOU.

Pillars of Preservation

Over our 40-year history, the Preservation Trust of Vermont has been the appreciative recipient of many generous lifetime gifts from our friends and partners. We've created the *Pillars of Preservation* as our way to recognize these donors and the lasting impact they have made on our work in Vermont. We also recognize those families and individuals who have indicated their intention to provide a bequest or other planned gift in the future.

Paul A. Bruhn*

Robert Fenix*

Margot George*

Christine Graham

Henry Jordan*

Charles and Anne Sincerbeaux

Robert Sincerbeaux*

Demaris Tisdale

If you have made arrangements for a planned gift to PTV or would like to discuss the ways you could do this, we welcome the opportunity to discuss it with you and would like to add you to the Pillars of Preservation. Thank you to all our donors, past, present, and future!

*deceased

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7/1/19–6/30/20

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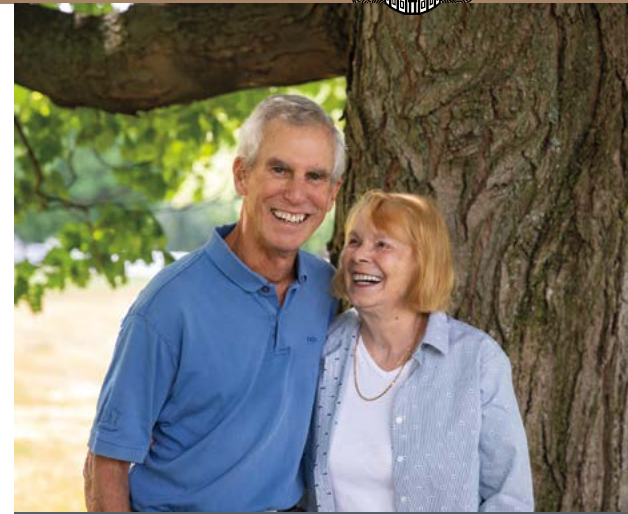


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“We can’t think of anybody we’d rather support. We look at what they do all around the state. It’s extraordinary. We can’t think of any other organization that comes close to it. We know the money we give will be well used, and we can see the results.”

Jeff and Linda Stewart’s love of Vermont began first with ski vacations, then with nearly 10 years of cycling trips around the back roads of the state with Vermont Bicycle Tours. Once resettled in Brandon in 2003, their introduction to PTV came through the community efforts to stop a supermarket and strip mall development that they believed would gut their village center. It became obvious to them that PTV’s focus wasn’t on buildings, but on building community. “I saw what could happen when everyone is working progressively to a clear goal. We feel it should be supported as best as we can.”

Jeff and Linda have been involved in many local projects, including getting a new roof installed on the Brandon Methodist Church and keeping the Brandon Town Offices in town after Tropical Storm Irene. Jeff has joined PTV’s board, and they have participated in our annual bus trips witnessing PTV’s impact in every corner of the state.



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“One of the great things about the Trust is that it is not bureaucratic. It is able to move quickly. It is informal, organic, and flexible. When it supports a project, the Trust is willing to affirmatively go for things to help it. For a community group of amateurs, the kind of support that PTV provides is a godsend. We raised money. PTV helped us learn how to do it. We organized ourselves. PTV helped us with that. It’s just wonderful. The Trust makes it happen.”

Marc Mihaly spent his career as an environmental lawyer in San Francisco before moving to Vermont to become dean of the Vermont Law School. He lives in East Calais and serves on the founding board of directors of the East Calais Community Trust, which recently raised funds to purchase and renovate the East Calais General Store.

Gifts to Preservation Trust Endowments

Pamela Daly
 Pfizer Foundation Matching
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 Charles and Anne Sincerbeaux
 Jeff and Linda Stewart

Grant Support

1772 Foundation
 Daniel K. Thorne Foundation
 Fountain Fund at the
 Vermont Community Foundation
 Freeman Foundation
 Johnson Family Foundation



"I took a walk yesterday, and across the lake is the public beach. I couldn't see the children but I could hear their joyful voices. I thought, *We have to do better for these young people.* When I see the work of PTV preserving buildings and building community, I think, *Here is a group of people that are doing better.* I believe that creating public good and preserving public good is a noble purpose. I hope that more of that happens."

A retired car dealer from Pennsylvania, David Mook fell in love with Vermont when he attended the MFA program in Montpelier 21 years ago. He settled in Poultney, where he is on the board of Stone Valley Arts at Fox Hill and teaches at Castleton University.

National Park Service, Paul A. Bruhn
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In Memory of Fred Hill
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*Thank you to all the individuals
 and businesses that have made
 donations to our Silent Auction.*

Emerging Community Preservation Projects

*Projects receiving transitional
 fundraising support*

Albany General Store

Paul and Sonya Kittredge
 Patricia Smith

Briggs Opera House

Mark and Ann Beams
 Jack and Dorothy Byrne Foundation

Centennial Field

Doris Pecor



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 Arizona Community Foundation

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 Donald and Deane Moore
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Elmore General Store

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North Calais Memorial Hall

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 Douglass and Lenis Bullett
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Rupert Village Café

New York Community Trust,
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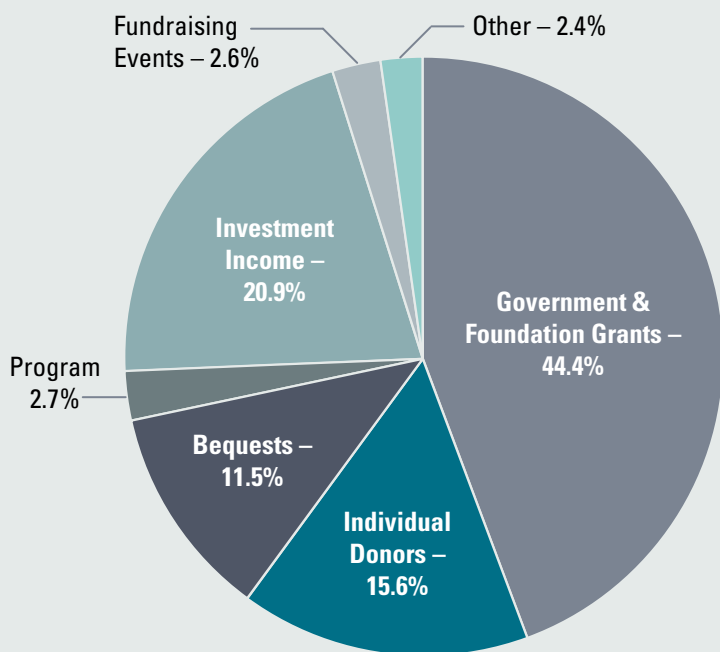
We have tried very hard to make sure this list is accurate, yet mistakes happen. If you see an error, please let us know so we can correct it. Thank you!

Grand Isle Lake House

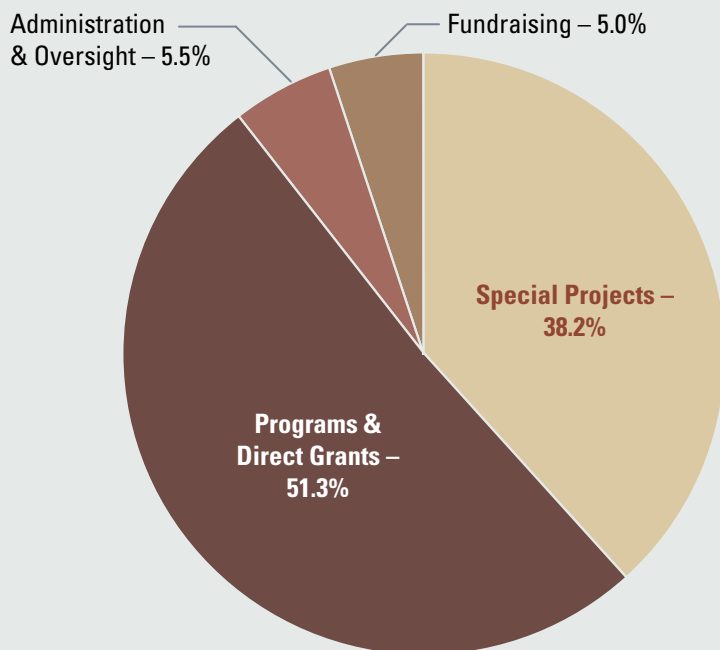


Preservation Trust of Vermont, Inc.

Sources of Funds – \$1,739,135



Uses of Funds – \$1,802,828



This report has been made possible during this transition year by the extraordinary effort and generosity of the PTV Development Committee.

SUMMARY OF FINANCIAL POSITION September 2019

ASSETS

Cash and money market funds	\$188,627
Grants and contributions receivable	\$249,327
Other receivables	\$34,892
Program-related investments	\$2,516,826
Beneficial interest in charitable remainder trust	\$126,500
Investments, at fair market value	\$5,950,585
Property and equipment, Net of accumulated depreciation	\$1,437,321
TOTAL ASSETS	\$10,504,078

LIABILITIES

Notes payable and advances from individuals	\$296,306
Accounts payable and accrued expenses	\$11,739
Grants received in advance, refundable	\$1,022,564
TOTAL LIABILITIES	\$1,330,609

NET ASSETS

Without donor restrictions	\$5,388,388
With donor restrictions	\$3,785,081
TOTAL NET ASSETS	\$9,173,469
TOTAL LIABILITIES AND NET ASSETS	\$10,504,078

USES OF FUNDS

Programs & Direct Grants

- Grant Program
- Field Service Program
- Retreat Program
- Easement Program
- Downtown Program
- Emerging Community Preservation Projects
- Program Administration

Special Projects

- Exit4 / Whale Dance
- Birchdale Camp
- Pierce's Store
- Vermont Marble Museum
- Restoration Directory
- Annual Conference
- Vermont Story Lab
- Special Projects Administration



THE PRESERVATION TRUST OF VERMONT

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“Recently I had the chance to go into the Barnard General Store. Being able to see an older gentleman in his flannels, young families, people working making sandwiches, everyone inhabiting the space as their own and encountering neighbors by chance, drives home what gathering places like general stores mean to a small town. When you have the chance to experience that, you have a sense of why a structure is important. It’s funny. It’s the place. It’s the coffee. It’s the social lubricant of a small town. Countless places like that are still there and function in that way because of the work that PTV has done.”

Josh Phillips was born and raised in Milton, VT, and after years of living in Baltimore, now lives with his wife, Julie, and their two boys in South Burlington. He is a graduate of the UVM Historic Preservation Program and a former member of PTV’s board of directors.

