



Preservation Trust of Vermont

2022 ANNUAL REPORT



52 Main Street, Proctor

ON THE COVER:

The Granger House, Castleton, VT

Photos by Daria Bishop,
Meg Campbell, and Jude Dowski

After a decade of Preservation Trust of Vermont ownership, the former Vermont Marble Company building located at 52 Main Street in Proctor has new owners and a bright future: ZION Growers, a Vermont-based company, will use it as a major site for their industrial hemp processing business. “A project like this requires creativity, commitment, and a host of partnerships with a common goal,” says Brandon McFarlane, who with his partner Travis Samuels is the principal behind ZION Growers. “This could only happen in Vermont.”

Founded in 1880, the Vermont Marble Company was at one time the largest marble company in the world. Employing thousands of people, mainly immigrants from Europe, the company created some of the most notable monuments to our nation’s democracy, including the Tomb of the Unknown Soldier, the Jefferson Memorial, and the United States Supreme Court.

The Vermont Marble Museum, located in the former showroom of the company, tells the rich history of the marble industry and the people behind it. In 2012, when the building and museum collections were at risk of being sold piecemeal, PTV stepped in to purchase the building and collections—and begin the process of securing the future for this important place and story. The past decade has seen substantial building improvements, and today the new non-profit Vermont Marble Museum will reopen with its intact collection occupying most of the second floor of the building.

ZION Growers will use the 30,000 sq. ft. main floor for aggregating locally grown hemp, processing it, and selling it for a variety of value-added fiber products, such as paper, textiles, and green building materials. Like marble, industrial hemp was at one time a major industry in Vermont; ZION Growers believes that it will be again. Says Brandon, “We’re excited to be a part of Vermont’s agricultural economy, to work with the Vermont Marble Museum in sharing the history of this site, and to help in the revitalization of Proctor.”



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Autumn 2022

Preservationists know that old buildings present a wealth of opportunities for new beginnings.

PTV has been a part of many new beginnings this year, some of which you will see in the pages of this Annual Report. We've helped communities create new vitality in the buildings and gathering places that they love: places like the Peacham Congregational Church, which now hosts an active childcare center in its renovated first floor, or the Champlain Club in Burlington, which was founded as a social club for German immigrants and is now a vibrant dancing and community space for all. Our field staff worked on hundreds of projects like these across Vermont, providing advice, connecting people, encouraging communities to take the first step in preserving a sense of place that accommodates the new and endures.

This year saw a new beginning at the Grand Isle Lake House. For more than twenty years Preservation Trust of Vermont has stewarded the Lake House as an event space and retreat center. After the house's closure due to Covid, our new partner, Let's Pretend catering, is now hosting events and welcoming both new and old friends to connect, learn, and celebrate in this magical place.

As you can see on the facing page, PTV also began a new partnership this year to support the Vermont Marble Museum. After working to stabilize the building and establish a nonprofit to operate the museum, PTV has transferred ownership of the building to Zion Growers, a Vermont-based industrial hemp processing company that will continue to restore the building, ensure new economic opportunities for the community of Proctor, and provide a permanent home for the museum.

These projects and the other stories you'll find in this report remind us that the chance to create something new in a way that honors and connects us to the past is one of the most inspiring things about our work at the Preservation Trust. Our historic buildings, villages, and downtowns have survived because Vermonters have always possessed the creative imagination and deep commitment to make what is old new, for those who are living here now and for those yet to arrive. Thank you for being such an important part of this work.

Ben Doyle

Ben Doyle, *President*





New Avenue, St. Johnsbury

HOW WE HELP

Celebrate Excellence in Preservation

Our **Preservation Awards** honor exemplary projects and individuals who have made a major contribution to the preservation of Vermont's historic resources. In 2022, we honored New Avenue, St. Johnsbury; Peacham Congregational Church and Children's Center; the Lost Mural Project, Burlington; the Lincoln Place Project, Rutland; and timber framer Jan Lewandoski. We also awarded a special Lifetime Achievement Award to Jay Ancel of Black River Design Architects.

“Our downtown is booming, the commercial vacancy rate is the lowest it has been in decades, new businesses are opening, and merchants are experiencing double-digit increases in sales. This success has instilled positive energy and a sense of pride within our community. It’s a game changer!”

Joe Kasprzak, Assistant Town Manager,
Town of St. Johnsbury

If there is a secret ingredient to successfully completing a \$17 million renovation project in the heart of a struggling downtown, it is this: belief. “Over the past decade, things in St. Johnsbury have changed, and more and more the community began earnestly believing in themselves,” says Kathy Beyer, senior vice-president of real estate development at Evernorth. “They said to us, *You’ve got to fix this. This has to be part of our future.*”

Built in 1898 as a first-class hotel next to the railroad station, the four-story 50,000 sq. ft. New Avenue was converted to apartments in 1978 and suffered from deferred maintenance in recent years. In 2018, with dogged advocacy from Senator Jane Kitchel and support from partners across the state, including a \$100,000 Bruhn Revitalization Grant from PTV, Evernorth purchased the building and partnered with RuralEdge to restore the residential floors. New Depot Square Commercial Properties LLC assembled a local investor group to take on the challenge of renovating and leasing the street-level commercial space. Their collective goal was to provide good affordable housing and a vibrant streetscape, bringing new life and vitality to St. Johnsbury.

The fully restored New Avenue opened in 2022 and has been resoundingly welcomed into the larger community. All of the 40 apartments and commercial spaces are fully occupied and the corner is bustling once again. Not only is the project a renovation success; it has become a catalyst for other downtown projects and activities, helping to rejuvenate and reinvigorate a critical area of downtown St. Johnsbury. New Avenue received a 2022 Preservation Award from PTV.



Peacham Congregational Church and Peacham Children's Center

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. Through our decades-long partnership with the Freeman Foundation, PTV has been able to grant more than \$12 million in **Preservation Grants** to preservation projects in every county in the state of Vermont. These projects represent more than \$140 million in total project costs. From July 2021 through June 2022, PTV has granted a total of \$345,000 in Preservation Grants for seven projects in the Northeast Kingdom of Vermont.

All across Vermont, church buildings stand empty or underutilized. At the same time, the need for affordable childcare is on the rise. In the Northeast Kingdom town of Peacham, residents have found a way to address both issues at once.

The 1806 Olde Meeting House of the Peacham Congregational Church is a visual icon in the heart of Peacham, and one of the most photographed buildings in New England. The church is used for town meeting, concerts, performances, church services, and more.

In the spring of 2019, the Peacham Children's Center approached the church with the idea of housing the center on the ground floor of the historic building. Ever mindful of how to best serve the community, the two organizations came to an agreement and got to work fundraising for upgrades to the bathrooms, entryways, and energy efficiency of the building. A Preservation Grant in partnership with the Freeman Foundation supported the improvements.

Since the new children's center space opened in October 2021, everyone has gained from the cooperative efforts, increasing the usability of the space for all. The Peacham elementary school is a short walk to the church, so expanded afterschool programming takes advantage of both facilities. Conversations are exploring all the ways the Meetinghouse can serve as a resource for many needs of the greater Peacham community. Bruce Wescott remarks, "If I were king for a day, I would ask how can we help make sure that everyone feels comfortable coming to the Meetinghouse for some or another activity or event."



Liberty Hill Barn, Rochester

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 2021 through June 2022, PTV supported 16 projects with Barn Assessment Grants.

If you've driven Vermont Route 100 in Rochester, you may know this barn. It's the five-story "cathedral of the countryside" seen at a distance south of town. Beth and Bob Kennett first learned of the place when they were on their honeymoon in 1975. They purchased the farm and began dairy farming in 1979, and have been hosting farm-stay guests since 1984.

"Our barn is a working barn with cows and hay, not just a museum piece," says Beth Kennett. "For our family, we are committed to caring for and being stewards of the whole farm. The building is a piece of it. It is the heart of our farm."

Built in 1889 by Dr. Charles Wesley Emerson, founder of Emerson College in Boston, the barn is topped by a historic bronze weathervane manufactured in 1888 by the E. G. Washburne Company of Cambridge, MA.

Out-of-town visitors, as well as elementary school groups, summer camps, Girl Scouts, and other community groups, frequently visit. High school students work in the summer to help bring in the hay. Grandparents bring their grandchildren to see the cows. "We are the place where people feel they can come," Beth says.

With the support of a PTV Barn Assessment Grant, timber framer Eliot Lothrop provided guidance on necessary repairs to their cupola. A Vermont Division for Historic Preservation Barn Grant helped Chad Richardson of Traditions LLC finish the work in 2021.



Governor Hunt House, Vernon

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 2021 through June 2022, PTV awarded a total of \$525,000 to six rural projects in Vermont.

The southeastern town of Vernon lost its economic engine with the closing of the Vermont Yankee nuclear power plant in 2014. Ninety people lost jobs and the farming-turned-industrial-community needed to reinvent itself.

When the Vermont Council on Rural Development did a community visit in 2016, the Friends of Vernon Center formed to help the town figure out where to go. The idea of developing a town center that included the 1764 Governor Hunt House was born, and in 2020 Entergy (the last operator of Vermont Yankee) gifted the building to the Friends group for use as a community center.

Once a political gathering place led by one of Vermont's earliest lieutenant governors, the house was also used as a "salon" for intellectuals in the mid-20th century hosted by the worldly Florence Louchheim Stol. Later it served as a construction office and visitor center for Vermont Yankee.

"This building is an asset to Vernon for all kinds of functions," says board president Martin Langeveld, "The Governor Hunt House and Community Center will be available for large and small groups, indoors and out; for group meetings, workshops, seminars, lectures, and retreats; for family gatherings and celebrations; for performances of all kinds; for exhibits, art and craft shows, farmers' markets, and much more." A \$50,000 Bruhn Revitalization Grant is supporting exterior renovations.



Woods Library Building, Bradford

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 assessment, and other project development activities. From July 2021 through June 2022, PTV supported 53 projects with RSF Grants.

“The library is about getting people where they need to go. The more people we can offer resources to, the more people we can recognize and include, the better our community will be.”

Gail Trede, Librarian

“We used to do nothing but lend books,” says librarian Gail Trede, “Today we are an electronic world, and this place is always busy.” Located between an affordable housing community and the center of town, the Woods Library Building is a 19th-century gem designed by Lambert Packard, complete with spiral staircases, turrets, and a 12-sided reading room with a fireplace flanked by lions. The library still lends books, but on any given day you’ll find people looking for jobs, seeking help with their taxes, getting information about bus routes, writing resumes, picking up a meal from the Everyone Eats program, coming to story hour, checking out movies, signing up for Covid shots, or taking an online class. During the pandemic, families came in to use Zoom so they could see their grandchildren.

With a Community Development Planning Grant from the state, the library board worked with Black River Design Architects to solve the puzzle of adding an accessible entrance to the ground floor, a lift to the main floor, a kitchen, and an ADA-accessible bathroom to this complicated historic structure. A PTV Preservation Grant in partnership with the Freeman Foundation supported the implementation work.

“There was a time—the dark ages of the library—when not much happened here. Hours were limited. People in town thought the library was a private club,” says board member Tony Brainerd. “Over the years we have opened a lot of people’s eyes. This project has made the building available to a lot more people now.”



“One of the most satisfying things was hearing one of the students say that this experience was the best thing he did in college.”

Matthew Moriarty, Directory of Archeology and Director of Grants, Castleton University

Granger House, Castleton University

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 2021 through June 2022, PTV granted \$26,450 to three preservation projects.

The c.1800 Noadiah Granger House isn't your ordinary house museum. In the geographic center of the Castleton University campus, the Granger House is a living laboratory where university students will be able to do hands-on work designing and curating exhibitions, engaging in history and museum studies, developing 3-D imaging of artifacts, partnering with different museums, and more. For the last month of the school year, 25 students were on-site doing archaeology and historical research around the house. This has involved not only going through probate documents and figuring out what was in each room and how the house was being used, but also using archeological techniques to excavate the area around the house in order to tell about daily life 200 years ago. In the fall, K-12 students are scheduled to come to the site to do archaeology work and study local history, ecology, and on-site Native American history.

“We've never seen more engaged students,” says director of archaeology Matthew Moriarty. “People want STEM programs and things that link to workforce development. Humanities work *can* be very hands-on and workforce related. This project allows us to do that.” A recent grant in partnership with the Johnson Family Foundation is supporting accessibility work for the house.



Champlain Club, Burlington

“This warm and welcoming building was left to us by people from the past. I can’t imagine anything better than having a historic place to celebrate arts, dance, and community connections!”

Charlene Wallace, Board Member,
Champlain Club

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 2021 through June 2020, PTV supported 17 projects from the Paul A. Bruhn Fund.

There was a time around the turn of the 20th century when German immigrants built social halls and support systems all over the country. Burlington’s “Goethe Lodge #592” was constructed on a dead-end street in Burlington’s Old North End in 1905. Over the past century, the lodge’s ownership and use have evolved, and with PTV’s help it has established itself as a nonprofit organization.

Now the “Champlain Club” (renamed in the 1970s) has a newly painted interior and freshly refinished wood ballroom floor (thanks to volunteer efforts). It is popular among dance groups from all over the state—Vermont Swings, 802 Westies, Jeh Kulu Dance and Drum Theatre, Salsalina Salsa Dance Community, Burlington Country Dancers, Contact Improv Vermont, and Queen City Tango. At other times you might find meetings, socializing, board game groups, celebrations, and music lessons.

A near-term project for the group is to change their name. “‘Club’ sounds exclusive,” says John Antram, board president. “We want to invite people from many communities to feel they could have a home here.”

A grant from the Paul A. Bruhn Fund helped with the legal costs of forming a nonprofit organization, and a grant in partnership with the 1772 Foundation will help with painting the exterior so that it reflects the welcoming interior.



“Without the support of organizations like yours, it would be a more difficult endeavor for us to take care of our buildings. You go a long way to help identify and preserve important spaces and places in the state and we thank you for that.”

Martin Mahoney, Executive Director,
Bennington Museum

In the fall of 2020, the tall iron fence that separated the parking lot from the courtyard of the Bennington Museum was taken down. “We want to project a sense of welcoming and inclusivity,” says director Martin Mahoney. “Removing this physical barrier puts actions along with words.”

To that end, the museum now offers free courtyard concerts, community days, the “ABC” program for parents with young children, and the George Aiken Wildflower Trail, and it is a major participant in the free North Bennington Outdoor Sculpture Show. “We are all seeing that everyone can benefit from a vibrant, healthy, and engaged community.”

The museum also is curating shows that speak to local populations and the shared Vermont experience, like the current show on Parks and Recreation and an upcoming show on communities’ responses to the state’s historic extraction industry.

Other recent physical changes to this nearly 100-year-old museum, the core of which was once the first Catholic Church in Bennington, includes a building-wide energy efficiency plan that will balance the need for energy conservation, historic preservation, and proper collections care. A \$10,000 Preservation Trust of Vermont grant in partnership with the 1772 Foundation is supporting window restoration work in this effort.



Bennington Museum, Bennington

HOW WE HELP

Preserve Historic Exteriors

The **1772 Foundation**, based in Providence, RI, plays a leading role in promoting historic preservation nationwide. From July 2021 through June 2022, the 1772 Foundation worked with the Preservation Trust of Vermont to award and administer new grants totaling \$125,000 to 14 nonprofit-owned historic preservation projects for building exteriors.



A Case Study in Community Support

Curious about how community preservation projects happen?
Here is a great example: The Elmore Store

2019

Small Town, Big Problem

Longtime owners of Elmore Store consider retirement. With concern about what will happen to their town, community members approach PTV.



Seed Grants at Work

With support from PTV field staff, the ECT is awarded two Robert Sincerbeaux Fund (RSF) seed grants for fundraising help and a Conditions Assessment.

2020

Planning and Fundraising

Local fundraising and project planning continue throughout the year.

Can a Community Own a Store?

PTV leaders meet with the concerned community members and help shape what is to become the Elmore Community Trust (ECT), the non-profit entity that will ultimately take ownership of the store and lease it to an operator. The ECT is made up of residents and local business owners, some coming to the store all their lives.

Building a Fiscal Partnership

PTV begins acting as a fiscal sponsor so that the ECT can receive charitable dollars to purchase the store as they await their nonprofit status.

Legal Support

PTV awards a third seed grant for legal support.

Inspiring Others

The ECT participates in the Community Supported Enterprise panel at the Historic Preservation and Downtown Conference in St. Johnsbury to present what they have learned to other communities facing similar challenges.



2022

Staying Vital, Together

PTV advises the ECT in their community effort to keep their historic post office in the Elmore Store in operation. They succeed.

And Work Continues ...

The ECT continues to raise funds to meet their goal of close to \$2 million for store renovations.

Sharing Knowledge

The ECT attends a Preservation Retreat at Grand Isle Lake House on Community Supported Enterprises to share with and learn from other groups around the state.





“PTV has provided critical assistance from the very beginning of our project. They share our vision for the Elmore Store and understand what the store means to a rural community like ours. Their technical, financial, and moral support continues to be invaluable.”

Trevor Braun, Elmore Community Trust



2021

Acquiring Options

With support from PTV through the Daniel K. Thorne Foundation, the ECT acquires an Option Agreement to purchase the store.

Fundraising Success!

PTV awards the ECT a \$100,000 Bruhn Revitalization Grant for renovations. The property is listed on the National Register of Historic Places, and a preservation easement will protect the building in years to come.



Making it Real

501(c)(3) non-profit status is granted to the ECT by the IRS.

Success and A New Beginning!

The ECT completes their campaign to raise \$400,000 to purchase the store. New operators take over management. The operators for the past 38 years retire.

Engineering Support

PTV awards a fourth seed grant to hire an engineer to do a site plan.

New Operator Search

PTV assists the ECT in their search for new operators by providing examples of operator and lease agreements.

Tax Incentives

The ECT receives a Vermont Village Center Tax Credit for electrical, plumbing, fire prevention work, and more to bring the building up to code.

About the Store

Opened more than a century ago, the Elmore Store is the hub of this small community 30 minutes north of Montpelier. Serving residents and visitors alike with everything from local cheese to ice-fishing worms to fresh deli sandwiches, it also houses a fully functioning post office, a micro branch for the Union Bank, and Fire Tower pizza. It is the site of the chicken barbeque fundraiser for the Fire Department, the Labor Day celebration, and a “gravel grinder” bike ride fundraiser.



More highlights from the year...

Great News: the Grand Isle Lake House has Reopened!

“We believe in this property, and the work of the Preservation Trust. We see ourselves as a complement to the historic beauty and good work that is already happening here.”

Daniel Samson, Let’s Pretend Catering

We are excited to introduce Liane Mendez and Daniel Samson of Let’s Pretend Catering as the new operators of the Grand Isle Lake House. Alumni of the renowned New England Culinary Institute, Liane and Daniel realized shortly after graduation their shared passion for catering. They’ve owned and operated Let’s Pretend (named after a radio show that ran from the 1930s through the mid-1950s) out of northern Vermont since 2004.

Running the Lake House combines two loves—being close to excellent food sources and being in a spectacular setting.

“Liane and I believe that you must start with really good food to end with really good food,” says Daniel. “Vermont has a lot of amazing farmers to work with, like Pomykala and Sandy Bottom, and some of the best farm-to-table food anywhere. We highlight what the product already has. We let it shine.”

The historic Lake House is really where they want to be: on the water with the ability to be both indoors and outdoors, a bit secluded, friendly to the neighbors, and with a distinct Vermont feel. They have upgraded the furnishings and decor to create their own modern traditional style and anticipate welcoming a full schedule of weddings and events over the coming year.

For more information, contact Let’s Pretend at letspretendcatering.com.

Built in 1903, The Island Villa Hotel operated until 1958. The Sisters of Mercy then used the property as home to Camp Marycrest until 1993. In 1998, the property was donated by Bob and Cindy Hoehl to the Preservation Trust. Following renovations, PTV leased the building to Creative Catering, which successfully operated it as a meeting and special events facility until Covid disrupted the hospitality industry in the spring of 2020.





In-Person Retreats Return

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. Though the pandemic closed the Lake House for more than two years, PTV hosted three online retreats and two in-person retreats from July 2021 through July 2022. Two more in-person retreats are planned for 2022. **The retreats served 102 individuals from 70 communities and engaged both statewide and national partners.**



June 2022 Conference a Great Success

After a three-year hiatus, the Downtown and Historic Preservation Conference returned in early June, this time to St. Johnsbury. Presented by PTV, the Department of Housing and Community Development, and the Town of St. Johnsbury, the conference included a morning of inspiring presentations plus more than 17 sessions on topics ranging from community-driven childcare solutions to creative economic development to appropriately sized housing. Says conference coordinator Jenna Lapachinski, “The Town, the Chamber of Commerce, Catamount Arts, and other local partners were incredible, the presenters and projects were inspiring, and the sense of community pride was contagious. The assistant town manager said people have been calling, asking how they can get involved in the revitalization of downtown.” **More than 300 people participated.**



Field Services in High Demand

PTV offers guidance to individuals and organizations involved in historic preservation projects throughout Vermont. Our team of Field Service Representatives provide technical assistance, and we also offer small grants to bring specialized skills to a project, including fundraising consultation, engineering and conditions assessments, accessibility planning, collection care, and business planning services. From October 2020 through June 2022, **PTV helped 305 projects in 156 communities.**



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 to preserve a sense of place that welcomes all.

Contributors from July 1, 2021, through June 30, 2022

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We remember two friends who contributed decades of invaluable leadership and guidance to the Preservation Trust.
You will be missed.



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The Happiest Check

Archer Mayor, Newfane

“The Preservation Trust is doing the right thing for the right reasons and it lives what it believes: preservation has got to have a beating heart, relevance, and be part of everyday life.”

At home in Newfane, Archer Mayor is author to 33 Vermont-based police procedural novels featuring Joe Gunther, as well as two history books. He is also a former detective, EMT, firefighter, and ski patroller, and currently works as a medico-legal death investigator.

For many years, Archer donated a character in his next book to PTV’s annual silent auction. Today, he continues his support as a monthly donor. “You do good work, you have good heart, and you do it the right way. You are tough when you need to be and supportive when it is called for,” he says. “It is the happiest check I write every month.”



Walk the Talk

Beth Humstone, Charlotte

“The biggest issue for the future is climate change. My hope is that we develop liveable, accessible community centers where people can walk to services, school, and jobs, and places are connected by public transportation. There is so much to be tackled through land use planning. We are not going to solve this if we are so focused on our individual cars and homes.”

Raised in a family immersed in conversations about planning (her father was a city planner in New York in the 1960s) and surrounded by sprawl, Beth Humstone recalls thinking, “I don’t want to live in a place that has sprawl like this. I want to live in a place where we do things differently.”

Early in her career as a land use consultant and educator she helped uncover the potential devastating impacts on downtown of the proposed (and defeated) Pyramid Mall outside of Burlington. She saw firsthand how important it is to look at peripheral development and downtown development at the same time. “One of the main reasons I have supported PTV over the years is because of its mission to focus on revitalizing downtowns and village centers and minimizing sprawl and strip development.”

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- Certified Local Government Grant
- Paul A. Bruhn Grants

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These contributors directed their philanthropy toward a specific aspect of PTV's preservation and community-building work.

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Two Generations of Givers (and Counting)

The Hausman and Hertz Hausman Families, Newbury and Montpelier

"People think of preservation as buildings and things in the past. I think of it as people and the future. PTV is visionary to protect these buildings that keep communities alive. PTV has put itself right in the center of looking forward by protecting the past."

A retired CFO and state representative, Rick Hausman lives in Newbury with his wife Emmy, a retired school teacher and member of the local historical society. Once a week, they travel to Montpelier to take care of their 2-year-old granddaughter Marie while her parents Nate Hausman and Christine Hertz Hausman work. The whole family shares a strong sense of being "rooted in Vermont."

"Vermont communities have shaped who we are, and how we gather and celebrate," says Christine. "It is important to us to preserve a sense of place, but we also value PTV's vision to make sure that our communities are more equitable and welcoming for everyone coming to Vermont."

"PTV is all about partnerships," adds Emmy. "It manages to pull organizations, government, and foundations together. We feel contributing is leveraging our charitable dollars many times over because of PTV's ability to partner so effectively."



Downtown and Historic Preservation Conference

This year's conference, hosted by PTV and the Department of Housing and Community Development, was made possible by the Town of St. Johnsbury, St. Johnsbury Chamber of Commerce, St. Johnsbury Academy, Catamount Arts, Fairbanks Museum, St. Johnsbury Welcome Center, Athenaeum, United Community Church, Gypsy Coast Co., City of Montpelier, and the generous sponsors listed below.

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Paul A. Bruhn Fund

Our campaign to raise over a million dollars in honor of PTV's late president Paul A. Bruhn surpassed the goal. With gratitude, we acknowledge the following donors who contributed after the campaign had closed.

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Community Preservation Projects

These contributors directed their support to community projects in the process of becoming independent initiatives.

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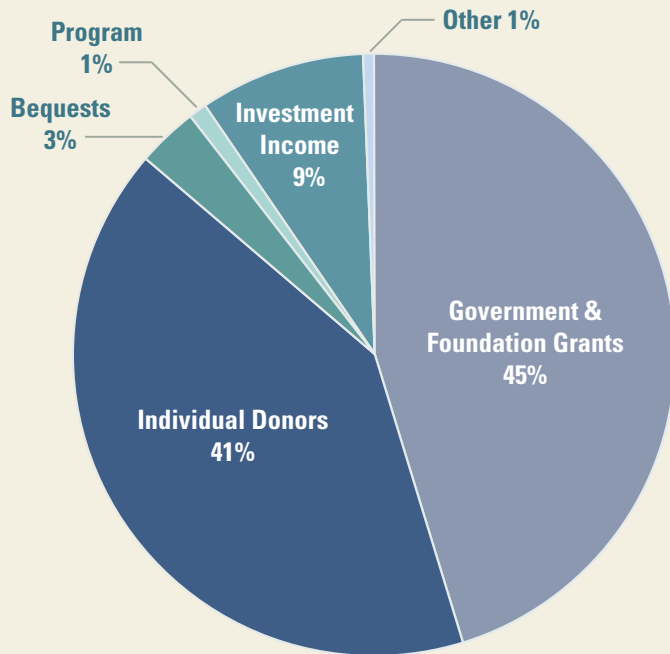
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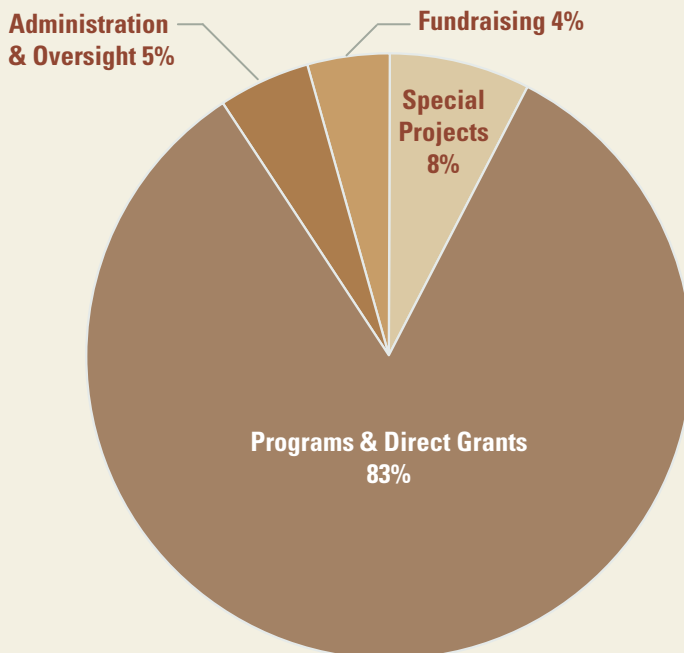
We have worked hard to make sure these lists are accurate, yet mistakes happen. If you see an error or omission, please let us know so we can make corrections. Thank you!

Preservation Trust of Vermont, Inc.

Sources of Funds: \$3,071,067



Uses of Funds: \$2,585,484



SUMMARY OF FINANCIAL POSITION October 2020–September 2021

ASSETS

Cash and money market funds	103,731
Grants and contributions receivable	276,283
Other receivables	4,540
Program-related investments	2,391,123
Beneficial interest in charitable remainder trust	128,830
Investments, at fair market value	8,183,091
Property and equipment, net of accumulated depreciation	1,357,732
TOTAL ASSETS	\$12,445,330

LIABILITIES

Notes payable and advances from individuals	257,279
Grants payable	–
Accounts payable and accrued expenses	11,465
Grants received in advance, refundable	1,137,658
TOTAL LIABILITIES	\$1,406,402

NET ASSETS

Without donor restrictions	6,532,843
With donor restrictions	4,506,085
TOTAL NET ASSETS	\$11,038,928

TOTAL LIABILITIES AND NET ASSETS	\$12,445,330
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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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The Power of Small Gifts

Kate Ash, Washington, DC

“I’ve witnessed firsthand the power of small acts of generosity to ignite community leaders toward a shared goal and purpose. The late PTV president Paul Bruhn was an influential friend and mentor, and his approach to community building has driven my personal philanthropy and work.”

Originally from Bristol, VT, Kate attended UVM and first became very involved with Vermont communities while working as an intern in Senator Leahy’s office. Over the following years she worked as a voluntary liaison for FEMA and served as Governor Shumlin’s deputy Irene recovery officer, helping communities build capacity to recover from the damage caused by Tropical Storm Irene. Later she joined Leahy’s office and traveled the state on his behalf as a field representative, managing his housing, human services, and historic preservation portfolio.

When Kate and her fiance John began planning their wedding, they each chose an organization for wedding guests to support in lieu of purchasing a gift. Kate chose PTV. “It is important to me to model Vermont’s values of community giving. I am delighted to be able to contribute in some small way, and to honor Paul’s legacy.”

