



# The Preservation Trust of Vermont

*Continuing Support for Vermont Communities Since 1980*

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## HISTORIC VERMONT

*An on-line news journal about the Preservation of Vermont's Historic Architecture and Landscape*

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### HISTORIC PRESERVATION CONFERENCE

#### HISTORIC PRESERVATION TOOLS:

Vermont's 7th Annual Historic Preservation Conference  
May 11, 2001  
Brattleboro, Vermont

#### **The Latchis Memorial Building**

Visit historic downtown Brattleboro for a full day of workshops and tours focusing on the latest tools and resources available for preservation. From old barns to organ factory tours, to virtual preservation and urban open space design, workshops will offer something for everyone. Richard Moe, President of the National Trust for Historic Preservation, will start off the day with a keynote address in Brattleboro's Art Deco Latchis Theatre, bringing a national perspective to preservation in Vermont.

ABBREVIATED AGENDA: FOR COMPLETE AGENDA GO TO:

<http://www.ptvermont.org/confagend.htm>

**8:15 to 9:15 Registration and Coffee: Latchis Theatre, Main Street**

**9:30 Keynote Address: Richard Moe, President, National Trust for Historic Preservation**

As president of the National Trust for Historic Preservation, Richard Moe is responsible for directing the organization in its mission to provide leadership, education and advocacy to save the nation's diverse historic places and create more livable communities for all Americans. Chartered by Congress in 1949, the

National Trust is the largest nonprofit preservation organization in the United States. Under his leadership, the National Trust has become an outspoken and effective advocate for controlling sprawl, has launched efforts to demonstrate and document the effectiveness of preservation as a tool for community revitalization, and has reaffirmed its commitment to strengthening the organized preservation movement. His remarks will focus on preservation - past, present and future.

#### **10:45 to 12:00 Concurrent Workshops**

##### **1. Saving 10,000 Barns in Vermont**

Panelists will present tips for researching the history and identifying structural problems as a first step toward barn preservation. They will discuss funding for barn projects and talk about what one Vermont community is doing to save its historic barns.

##### **2. Virtual Preservation**

Learn about the latest use of digital technology as a tool to enhance community planning, expand our cultural heritage connections, and share information. This session will feature the Orton Family Foundation's new GIS-based CommunityViz™ software, the state's new "Connect Vermont" website, and the Division for Historic Preservation's CD project for managing National and State Register information.

##### **3. What's New?**

Join us for a potpourri of recent research and current issues: Sheldon Novick will discuss the challenges of balancing varying interests in the clean-up of Elizabeth Mine, a superfund site and cultural landscape. Wendy Nicholas, Director of the Northeast office of the National Trust, will talk about the issues that led the Trust to focus on the plight of historic neighborhood schools. Michael Sherman will present an overview of a two-year research project documenting Vermont's painted theater curtains. Beth Humstone will talk about current issues and policy directing the Vermont Forum on Sprawl. Michael Oman will present a summary of ongoing research looking at British and European models for addressing heavy truck traffic in town and village centers.

#### **12:00 to 1:15 Dutch Treat Lunch**

#### **12:15 to 2:30**

##### **4. Naulakha Tour and Picnic (\$20)**

Enjoy a guided tour of Rudyard Kipling's estate, a National Historic Landmark in nearby Dummerston. Transportation provided. Additional charge of \$20 covers picnic lunch and transportation.

#### **12:45 to 2:30 Tours**

5. Affordable Housing Walking Tour  
Tour historically significant properties that have been rehabilitated for affordable housing.

6. Brattleboro's Downtown Facade Program  
A sidewalk tour of some of the downtown buildings whose facades will soon undergo restoration or rehabilitation. Local architects who are working on these buildings will discuss their designs.

7. Estey Organ Factory Tour (\$10)  
The Estey Organ Factory, built in 1870, is the largest collection of slate-sided buildings in the world. This tour highlights the industrial history of the factory until its closing in 1960 as well as its gradual rehabilitation for mixed use through public-private partnerships. The tour also showcases a great window rehabilitation project.

8. Brattleboro Retreat Farm (\$10)  
For years, the Brattleboro Retreat Farm was integral to patient care while at the same time serving as a park-like natural area for the Brattleboro community. This tour will highlight the extraordinary effort to save the farm as a working farm and community space.

#### **1:15 to 2:30 Concurrent Workshops**

9. Urban Open Space Workshop  
Review the design tools that make a downtown open space successful. Participate in a mini-charrette to explore different alternatives for a site that's been vacated by a franchise in downtown Brattleboro. This workshop will begin at 12:45 to maximize creative time. Space is limited so register early!

10. You Can Do It: Getting the Job Done!  
You're ready to start a construction project... now what? This session will guide organizations through the process of prioritizing and determining a scope of work, writing a work description, finding sources for bid specifications, selecting a contractor, providing contract management and project oversight.

11. Community Action, Community Ownership  
This session will highlight ways that local public and private investment has worked to strengthen community centers, from charitable investment to limited liability corporations.

#### **2:45 to 4:00 Concurrent Workshops**

12. Preservation for Homeowners  
Join our panel of experts to discuss technical issues regarding historic preservation in your building. Amy Johnston, an historic preservation project manager will be joined by architect, Denny Frehsee of Williams and Frehsee and contractor, John Jessup for brief comments followed by a question and answer period.

13. What's New in Codes for Old Buildings?  
 What's new in the rapidly developing field of historic buildings codes? Find out about the just published NFPA 914 that offers new national model code language. Hear about how Vermont's code compares to New Jersey and other states. Pick up your copy of the new Field Guide section on accessibility solutions for historic buildings and see slides of successful examples.

14. Funders Panel  
 Behind every successful preservation project is a generous source of financial support. This session will feature a panel of experts from some of Vermont's most dedicated funding sources.

**4:00 to 5:00 Reception: Robert H. Gibson River Garden, Main Street**

TO REGISTER for Vermont's Seventh Annual Historic Preservation Conference, on May 11, 2001 in downtown Brattleboro contact [conference@ptvermont.org](mailto:conference@ptvermont.org) or check out <http://www.ptvermont.org/confreg.htm>

## OTHER EVENTS

April 29, 2001

Paul Hollister, international authority on glass, will speak about the "Glazing of the Crystal Palace" 2-4 PM Norwich Congregational Church, Norwich, Vt. Sponsored by Historic Windsor's Preservation Education Institute. Call 802-674-6752 or email [histwininc@valley.net](mailto:histwininc@valley.net) for more information. Cost: \$10 Reservations suggested.

May 3, 2001

The Vermont Forum on Sprawl Presents:  
*"Gone Today, Here Tomorrow: How to Rebuild a Community"*  
 7-9 pm, Winooski City Hall, 27 West Allen Street,  
 Winooski, VT

- ?The Demolition of Downtown Winooski: A film by UVM Professor/Visual Artist Dan Higgins
- ?Winooski Downtown Revitalization Plan: Presentation by Bill Niquette, Executive Director of Winooski Community Development Corporation and Bill Truex of Truex, Collins and Partners
- ?Visual Preference Survey: Tell us what you want in your downtown  
 Discussion and Reception to Follow. Co-Sponsored by The Preservation Trust of Vermont

June 1, 2001

Judy Hayward will lead a tour of Windsor, Vermont, architecture featuring the work of three master builders: Asher Benjamin, Alexander Parrish, and Ami Burnham Young. Cost: \$10 for lecture and \$20 for lecture and box supper. Advance reservations required. Sponsored by Historic Windsor's Preservation Education Institute. For more information call 802-674-6752 or email [histwininc@valley.net](mailto:histwininc@valley.net).

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## **PTV NEWS**

With funding from the Freeman Foundation, the Preservation Trust recently awarded the following grants:

Old West Church, Calais: \$20,000  
Barstow Memorial School: \$20,000  
Shard Villa, Salisbury: \$50,000  
Stowe Community Church: \$40,000  
Peacham Historical Society: \$15,000  
Berkshire Town Hall: \$30,000  
Town Hall Theater, Middlebury: \$50,000  
St Paul's Church and First Congregational Church, Royalton: \$30,000  
Peabody Library, Post Mills: \$25,000

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## **VERMONT NEWS**

### **Shrewsbury, Marjorie Pierce's House and Store**

In 1997, Marjorie Pierce gave her house and store to PTV, with the hope that the store, closed in '93, would eventually be reopened. She retained life tenancy. In February, Marjorie died at age 97. As part of a process to plan for the best use of the property, PTV hosted a gathering of neighbors to talk about PTV's understanding of Marjorie's wishes and to gather community input.

### **Waterbury, Railroad Station Restoration Project**

Waterbury Railroad Station has been in use as a train station since it was built in 1875 and is slated for rehabilitation by Waterbury Revitalization, Inc. Complete restoration and rehabilitation of the station for multiple commercial uses (including continued use as an Amtrak station), is estimated to cost \$1,434,913. Phase One work, intended to stabilize and restore the most significant historic elements including interim rehabilitation measures is estimated to cost \$381,874. The project was awarded a Transportation Enhancement Activities grant of \$369,560

### **South Royalton, South Royalton Co-op**

A group from South Royalton and Tunbridge have been exploring the possibility of forming a co-op grocery store in So. Royalton. The town has been without a grocery store since 1997, and area residents have to drive ½ hour or more to Lebanon to shop. Kate Fellows, a member of the ad-hoc committee, has been busy in the community trying to get the project off the ground.

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## **NATIONAL NEWS**

For the latest on the HISTORIC HOMEOWNERSHIP ASSISTANCE ACT visit:  
<http://capwiz.com/nthp/issues/alert/?alertid=8159>

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## INTERNATIONAL NEWS

### *Ireland Bans Superstores*

The Irish government has made permanent a temporary cap on the size of retail stores in effect since 1998. The new law restricts stores in the Dublin area to 3,500 square meters (38,000 sq. ft.) and applies a 3,000 square meter (32,000 sq. ft.) limit to the rest of the country.

The policy also requires that new retail stores be located in town centers. If no sites are available, and the development is deemed necessary by local authorities, then it may be located on the edge of the town center (defined as within "convenient walking distance of the primary shopping area of the town centre"). Out-of-town retail developments are strongly discouraged.

The policy was issued by the Ministry for the Environment and Local Government. Its purpose is to foster sustainable development, maintain competition, ensure that retail outlets are readily accessible by public transit, and protect the viability of town centers.

The policy applies to grocery stores and "hypermarkets," which, like U.S. supercenters, sell both food and general merchandise. Non-food warehouse stores, such as do-it-yourself home centers, are restricted to 6,000 square meters under existing law.

Unlike the U.S., where land use is strictly a state and local matter, Irish planning policy is determined at both the national and local level. The national government establishes broad policies and guidelines, which are implemented through plans developed by local governments.

The policy outlines the importance of town centers as focal points for community and civic activities, and notes that these functions cannot be replicated by shopping malls. Moreover, the long-term viability of town centers depends on maintaining their commercial base. "Where new developments compromise [downtown vitality], they should be rejected," the policy states.

The policy also stipulates that local governments should enact zoning policies that safeguard local shops, provided that they substantiate the importance of such stores to the community.

In preparing the policy, the government commissioned a study by Goodbody Economic Consultants, who concluded that "available evidence suggests that economies of scale are exhausted at a store size of approximately 2,000 [square meters]."

Developers and chain retailers lobbied intensely for an easing of the size cap in the months leading up to the Ministry's final decision. They were joined in their opposition by the Irish Competition Authority, which contends that larger stores would reduce prices.

Studies, however, have found that grocery prices in the Republic are 5 percent lower than in England and Northern Ireland, which have few restrictions on large-scale chains. Indeed, the Irish grocery market is robustly competitive compared to most of its heavily consolidated European neighbors. Independent grocers enjoy a 45 percent market share in Ireland, up 10 percent in the last decade. By comparison, independents have only 8 percent of the English market.

Limiting the size and location of new retail stores has become increasingly common as communities look for ways to maintain their character and local economies. Dozens of U.S. cities have enacted size caps. Many countries have them as well, including Norway, France, Denmark, and Argentina.

-- To view Ireland's policy, as well as other examples of retail size caps in the U.S. and abroad, visit the New Rules web site at <http://www.newrules.org/retail/size.html>

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