



Historic Preservation Program

Newsletter

University of Vermont * History Department
 Wheeler House * Burlington, Vermont 05405

Fall 2003

Volume 10, Number 1

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Covered Bridge Conference attendees outside the Billings Student Center, University of Vermont

UVM Hosts First National Covered Bridge Preservation Conference

The ratification of the Burlington Charter for the Preservation of Historic Covered Bridges culminated the First National Covered Bridge Preservation Conference hosted by the University of Vermont Historic Preservation Program in June 2003. The goal of this charter is to guide decisions on the care and preservation of historic covered bridges while preserving them as working parts of transportation systems whenever possible. Prof. Thomas Visser and Prof. Robert McCullough of the University of Vermont Historic Preservation Program worked with the Preservation Education Institute of Windsor, Vermont, the National Park Service Historic Preservation Training Center of Frederick, Maryland, and the National Park Service Historical American Engineering Record of Washington, DC, to plan this national event and to develop the initial draft of the Burlington Charter.

The conference was sponsored by the Federal Highway Administration and the National Park Service and was co-sponsored by the Vermont Division for Historic Preservation, the Vermont Agency of Transportation, and a dozen other co-sponsors.

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Greetings from Wheeler House

With an air of celebration, we present for you the tenth annual edition of the *UVM Historic Preservation Program Newsletter!*

Just as with the previous nine editions, this newsletter is produced by first- and second-year graduate students in the Historic Preservation Program at the University of Vermont, working together to meet a very tight deadline at the start of the fall semester. And as before, this edition is funded through gifts by alumni and friends. So as we mark this milestone, I would like to start by thanking all who have generously contributed their time and financial gifts over the years to the UVM Historic Preservation Program. In these times of tightening academic budgets, your financial gifts not only make this newsletter possible, but they also to help us enrich the educational experiences for our students. We hope you will consider making a generous tax-deductible gift this year to the UVM Historic Preservation Program Fund, Wheeler House, University of Vermont, 133 South Prospect Street, Burlington, VT 05405.

As you will read in the following pages, this has been a very exciting year as the UVM Historic Preservation Program stepped onto the national and international stage by hosting the first national best practices conference on covered bridge preservation. The highpoint of this well-attended three-day event last June was the approval of the Burlington Charter for Covered Bridge Preservation.

We were also pleased to host a team of interns from the Historic American Engineering Record who documented numerous wooden covered bridges in New England over the summer of 2003. Meanwhile a group of our UVM Historic Preservation graduate student interns were again busy working with the National Park Service in San Diego County California on the preservation of the Las Flores Adobe National Historic Landmark under the supervision of our adjunct faculty member, Doug Porter. A summary of the challenging summer internships completed

historic preservation graduate students this year is included in this edition.

Another special initiative underway aims to strengthen opportunities for our graduate students through an inter-disciplinary partnership with graduate programs in environmental and natural resource conservation at UVM. Through this collaborative effort, we have developed several new Conservation Leadership elective courses that explore issues related to conservation of natural and cultural landscapes.

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Conservation Leadership and Reading the Landscape



Nicole Janton considers preservation issues in the Conservation Leadership program.

August 18th, 2003 welcomed a diverse group of graduate students and faculty from around UVM to explore an interdisciplinary approach to reading the landscape. This one-week course is a part of a larger program in Conservation Leadership. Faculty from the Plant and Soil Science, Natural Resource Planning, Field Naturalist, and Historic Preservation programs brought their expertise to the course and opened the eyes of the students to a more holistic view of conservation through discussions of forestry, ecology, topography, agriculture, and historic preservation topics. They challenged the students to explore existing frameworks and to begin developing new frameworks and organizational structures with which they will continue to look at the conservation of places and landscapes throughout their respective graduate programs and into their future careers.

Professor Deane Wang emphasized the importance and omnipresence of frameworks and organizational structures. He encouraged the students to explore the foundations of existing paradigms and how they relate to creating new ones. Professors Robert McCullough and Thomas Visser shared their knowledge of New England structures, fashions, and community development that influenced and shaped the landscape

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Research Inspires Brookes Avenue Walking Tour

At the end of the First Ward meeting on May 28th, a group of 25 residents and neighbors, guided by Professor Thomas Visser and three of his students, set out on a walking tour of Brookes Avenue in Burlington. Professor Visser led the entourage westward along the avenue and enthusiasm grew throughout the walk. An additional 10 participants joined along the way.

The Historic Preservation Practice Methods class of the spring semester conducted a mock National Register Multiple Property Nomination and historically researched and documented the houses on Brookes Avenue as part of their training. The students discovered that Brookes Avenue came about by way of a series of subdivisions in 1897. Largely developed a few years later, between 1900 and 1906, Queen Anne style homes dominate, along with a few early Colonial Revival styled houses.

On the walk, residents shared their own knowledge of their homes: Barbara Wager and Scott Connolly have a log book recording the building of their house, noting every specification and the progress of the construction, as well as other early material of previous owners, who, thankfully, left it for them. A neighbor across the street has carefully preserved the original notches on interior molding of the heights and ages of the van Patten children, the first inhabitants of the house. Many residents expressed delight in the activity and an interest in pursuing an official National Register Nomination for the District.



Homes along Brookes Avenue

Graduating Class 2004



From left to right: Joshua Phillips, Tara Harrison, Rebecca Williams, Elizabeth McGinnis, Kim Balserus, Tiffany Mitzman, Sarah Vukovich, Sabrina Carlson, Charlie Degener. Not pictured: Lois Coulter, Jeff Fellingner

A native of Burlington, Vermont, **Kim Balserus** did her undergraduate work at Norwich University where she received a BA in History with a minor in Architecture. She spent this past summer working with the National Park Service in both New Mexico and California to repair windows and doors for the Las Flores Adobe National Historic Landmark near Oceanside, California. Kim hopes to pursue a career in conservation and adaptive reuse.

Sabrina Carlson graduated from Mary Washington College in 1999 with a dual degree in American Studies and Historic Preservation with a concentration in architectural conservation. While at Mary Washington College, she completed a National Register nomination for Carl's, a circa 1953 ice cream stand. Upon graduation, Sabrina worked for New York state parks as well as several engineering and cultural resource management firms. Last spring she traveled to San Diego, California to research adobe conservation of the San Diego Presidio site, believed to be the first permanent European settlement on the Pacific Coast of North America. Sabrina split her summer between Santa Fe, New Mexico and Oceanside, California, working with the National Park Service on window and door conservation and restoration on the Las Flores Adobe National Historic Landmark.

Lois Coulter graduated from the Queen's University at the Kingston School of Business in Ontario and also from Niagara College with a diploma in Interior Design. Since graduation she has been employed in the advertising business as a mechanical artist, as a Conservation Educator with the New York State Department of Parks and Recreation, and as the Curator / Archivist / Registrar of the Massena (NY) Museum. During the summer of 2002, Lois traveled across the United States as a member of the National Park Service's Lincoln Highway Special Resource Study team collecting data on existing resources associated with early transcontinental highway travel. She is continuing to pursue her interest in interpretation and presentation of cultural resources working with the Friends of the Ronathahonni to develop a historic farm site on the Akwesasne Mohawk Reservation as an interpretive Center for Traditional Arts.

Charlie Degener is a 2002 graduate of Champlain College with a BA in Business Administration. While at Champlain College, he completed an internship with the R.H. Fleming Museum. In high school, Charlie served on a committee that revitalized the Chester (VT) Town Hall. He also worked to extend a protective covenant on the valley in which he lives. An interest in historic buildings, a concern for sprawl, and the desire to build stronger communities has brought him to this program. Charlie spent his summer at the President Calvin Coolidge State Historic Site in Plymouth Notch, Vermont, preparing an exhibit on historic agricultural practices and implements.

Jeff Fellingner is a Burlington-area local who entered the program in 2001. Studying on a part-time basis, Jeff has spent much of his time at UVM working on the Las Flores Adobe National Historic Landmark restoration project on Camp Pendleton in Southern California. He helped to draft the treatment recommendations for the window and door elements of the building throughout spring of 2003 and then was part of the UVM team that implemented the work in Sante Fe, NM and on site in California this summer. Jeff is a carpenter, musician, and outdoor sports enthusiast, and plans to stay in the area after graduation and continue specializing in the discipline of historic woodwork restoration.

Graduating Class 2004



From left to right: Joshua Phillips, Tara Harrison, Rebecca Williams, Elizabeth McGinnis, Kim Balserus, Tiffany Mitzman, Sarah Vukovich, Sabrina Carlson, Charlie Degener. Not pictured: Lois Coulter, Jeff Fellingner

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Entering Class 2005



From left to right: Mary Stadalnick, Roger Ciuffo, Stephanie Gordin, Elizabeth Andre, Eileen Heideman, Phillip Barlow, Nicole Janton.

Elizabeth Andre was born and raised in Wilmette, IL, a northern suburb of Chicago. She graduated from Michigan State University in 2002 with a BA in Art History. Elizabeth completed her five and one-half years of undergraduate experience with courses in Anthropology, Telecommunications, and Theatre Arts. Outside the classroom, she worked in television production and theatre set and lighting design. Although she has a diverse educational background and limited Historic Preservation experience, Elizabeth has decided to study Historic Preservation because of the love for old buildings that she has fostered since childhood. She chose UVM for its rich heritage and wealth of historic structures.

Phillip Barlow comes to UVM with a BA in Anthropology from Eckerd College of St. Petersburg, FL. His interest in preservation has grown from his involvement for the past two years as a volunteer at the Lake Champlain Maritime Museum Archaeological Conservation Lab and from a childhood in the beautiful, historic town of Abingdon, Virginia.

Roger Ciuffo is a 1999 graduate of The Pennsylvania State University with a bachelor's degree in American Studies. After graduation he worked in various positions and locales, ranging from a French restaurant manager in Washington DC, to Reno, Nevada, where he worked in a hotel. These experiences, in what he believes are the two worst examples of urban sprawl and planning, led him to

graduate studies at the University of Vermont. Over the summer, Roger worked on an internship at the St. Albans Historical Museum in St. Albans, Vermont, where he designed and set up an exhibit highlighting the role that firemen have played in the development of St. Albans. He also worked with an alumnus of the Historic Preservation Program on National Historic Register Nominations. After graduation, Roger hopes to use the knowledge gained from the program to work as an Historic Preservation consultant and in vernacular restorations in the near future.

Stephanie Gordin received her undergraduate degree from the University of Maryland, College Park. She graduated with a degree in American History, focusing on African and African American history. After completing an internship at the Jewish Washington Historical Society, Stephanie decided to look into a master's program that explored preserving history, as well as maintaining the environment for future generations. The master's program in Historic Preservation at UVM provides her with the chance to study the preservation of historic buildings, and to explore an area of America whose rich history is seen throughout the landscape.

Eileen Heideman is a native of Ames, Iowa, and graduated 2001 with honors from the University of Iowa. She earned a degree in history and anthropology, with her studies focused on historical archaeology. After graduating, Eileen worked two field seasons and one winter for a CRM firm as an archaeology field and lab technician, then worked for another smaller firm doing basic surveys of historic sports-related buildings and sites in Iowa. She hasn't yet decided on a focus within Historic Preservation, but she is interested in vernacular, rural, and transportation-related architecture, as well as preservation's relation to archaeology. She is also interested in preservation work in other countries and how it compares to work in United States.

Nicole Kathleen Janton graduated from Drexel University in Philadelphia in 2003 with a BS in Information Systems and a minor in Architecture. Her college career was shaped by an interest in restoring and preserving historic structures that began in her own home. Her interest in computers and the effect that changing technologies have on the built environment have led her to combine her two

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Alumni Updates

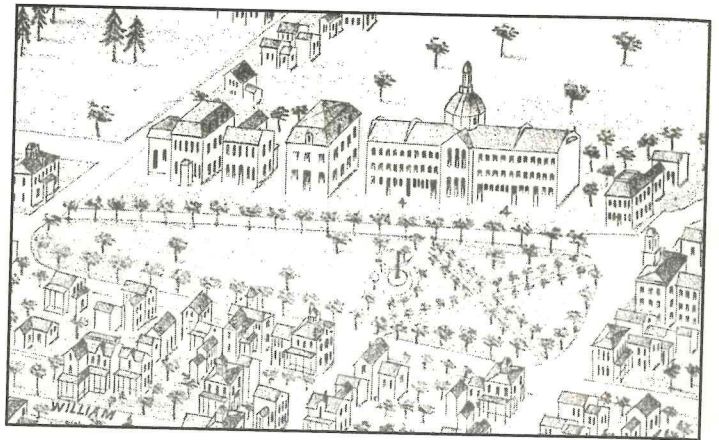
Congratulations are extended to **Christopher A. Cain '81**, on his recent appointment as Executive Director of the Cincinnati Preservation Association (CPA). According to their mission statement, the Alliance acts as a "resource and catalyst for the preservation of historic cultural resources through education, advocacy, and technical support." Prior to this appointment, Christopher served on CPA's Board of Trustees for three years, and recently acted as Interim Director. A longtime resident of Cincinnati, Christopher worked for the Cincinnati Historic Conservation Office from 1981 to 1998, and for five years was the city's Urban Conservator. Outside of his duties at CPA, he runs a custom-built furniture business in Camp Washington. UVM has a long association with the Alliance, as **Adele Cramer '78**, previously served as Executive Director.

Joe Haun '03 has accepted a position with the intermountain regional office of the National Park Service. Since starting in March, Joe has worked extensively in Death Valley National Park, Joshua Tree National Park, and Channel Islands National Park on a variety of projects including adobe construction and repair. This June, Joe

Continued on page 10



Eliot Lothrop, '03, shows Historic Preservation students his recent project rehabilitating a barn in the Intervale, Burlington, Vermont. This rehabilitation was part of a larger project to move the barn across the road for adaptive reuse by the Intervale Foundation.



Detail of Birds Eye View Map of Burlington, 1877

Growth of a City: Burlington 1869-1877

Graduate students in the Historic Preservation Program's Researching Historic Sites and Structures class continue this year with research on Burlington's growth. The current survey is based on the 1877 *Birds Eye View* map of Burlington, continuing on the work done by the previous year's class using the 1869 *F. W. Beers Atlas* map. Earlier research on the expansion of Burlington utilized the 1830 Ammi B. Young and the 1853 Presdee and Edwards maps.

In order to document the expansion of Burlington during the period of 1869 -1877, students will be utilizing UVM library's Special Collections holdings as well as their own observational and analytical skills. Currently, the students are performing the first stage of their research: a careful comparison of their section of the 1877 map with other historic maps and materials. Soon, a list of prospective properties will be created and a physical survey carried out. Each property that is determined to have been constructed between 1869 and 1877 will be investigated to determine its current status. Students will research each property and then create a specific site history. When this stage of the research of Burlington's growth is completed, it will be available for viewing, with previous years' work, at <http://>

Follow the news and events of the UVM Historic Preservation Program at its home on the World Wide Web. Visit www.uvm.edu/histpres. Included on the site are links to student and alumni projects, course information, the Preservation Web Journal, and historic preservation sites around the world.

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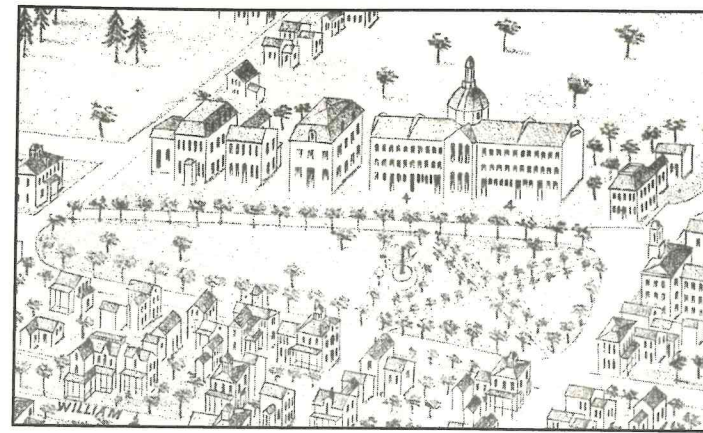
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Students Continue Work at Las Flores in Southern California



From left to right: Kim Balsarus, Lois Coulter, Sabrina Carlson, Dan Schmidt, Eliot Lothrop, Doug Porter, Jeff Fellingner, Jake Barrow.

From May to August 2003, the graduate program in Historic Preservation continued its six-year partnership with the National Park Service on the conservation and restoration of the Las Flores Adobe Ranch House, a National Historic Landmark. The house was constructed in 1868 and is located north of San Diego, California, within the bounds of Camp Pendleton, a United States Marine Corps Base. Douglas Porter '02, adjunct faculty member, worked closely throughout the summer months with student interns Kimberly Balserus, Sabrina Carlson, Lois Coulter, and Jeffrey Fellingner. Additionally, alumni Joe Haun '03 and Eliot Lothrop '03 and student volunteers Tara Harrison '04 and Sarah Vukovich '04 participated in various stages of the repair work. This summer's projects focused on historic window and door repair, enabling participants to gain practical, hands-on experience in conservation while collaborating with and learning from numerous preservation professionals.

At Right: Kim Balsarus works on doors for the Las Flores conservation project with the National Park Service.

The Technical Side of Las Flores

A window and door workshop was held in Santa Fe, New Mexico from late May to late June. UVM alumni, volunteers, area professionals, and National Park Service employees participated in five weeklong sessions, using traditional building and construction methods to repair, restore, and conserve window sashes and doors removed from Las Flores the previous summer. Workshop participants learned to use a variety of hand and power tools such as hand planes, a table saw, and a hollow chisel mortiser. Any missing parts from the windows and doors were replaced in kind and were made in the same fashion as the originals.

In July the operation moved to Camp Pendleton, California, to install the doors and windows. Before installation could occur all of the window and door jambs had to be stripped of all old paint. The windows and doors were then fitted in their proper locations and received a coat of primer and several coats of paint. Before the windows were installed they were glazed. Crown glass was used in the oldest windows that were found in the 1868 block of the house. Once all of the windows were in place and the doors were hung, their hardware was installed. The doors received a final coat of paint and the windows will receive their final coat next summer. Some repair work was also done on the porch at Las Flores. The roof was leveled out and a railing was built. Some adobe work was also done on the second floor exterior wall of the building. Adobe bricks were put in place using mud plaster. A scratch coat of plaster was then put over the bricks, followed by a final coat of plaster and a lime wash. Vents were also installed along the eaves of the ranch to allow air to circulate through the attic spaces. Next summer, work will begin on the carriage barn, which lies adjacent to the ranch house.



Lake Champlain Maritime Museum Conservation Lab

Tucked amid the verdant Basin Harbor Club grounds on Lake Champlain, the main campus of the Lake Champlain Maritime Museum (LCMM) serves its visitors with a multitude of facilities. The LCMM is a non-profit organization dedicated to the preservation of maritime artifacts and the sharing of the lake's history. Art Cohn, the organization's energetic director, started the Basin Harbor Maritime Museum and merged with the Champlain Maritime Society, attaining 501 c(3) status in 1985.

Presently the museum operates two sites, a campus near Vergennes, Vermont, and a working shipyard in downtown Burlington, where visitors get a hands-on experience in ship construction. The Lois McClure, a replica of a class 1862 canal boat, is close to completion and being readied for a tour of Lake Champlain and the New York City area. Once the maiden voyage comes to a close, the boat will be used as an educational tool in Burlington.

Sarah Vukovich '04 spent her summer in the conservation lab as a Conservation Assistant. She divided her time between hands-on conservation of artifacts and public interpretation of conservation processes. In addition, Miss Vukovich spent a considerable amount of time on two specific projects. She developed treatment recommendations for a 54-foot Coast Guard Buoy Tender, one of the museum's most popular exhibits.

Sarah's largest project involved a nine-foot, edge-fastened wood rudder that dates to the turn of the twentieth century. Recently donated to the LCMM, the rudder had been brought up about twenty years ago and stored beneath the eaves of a house, where the artifact deteriorated rapidly. Miss Vukovich's duties required the documentation, analysis, and development of treatment recommendations for the conservation of the rudder. The four pieces of red pine will be receiving a treatment of poly-vinyl buteral, also known as Butvar 98, to help consolidate the wood that remains and prevent further deterioration.



Historic Hiking Shelters on the Long Trail

Vermont's famed Long Trail, the oldest long distance hiking trail in the United States, features a variety of historic resources, including several types of backcountry shelters, fire towers, and the trail corridor itself. Construction began on the trail around 1910 following the vision of James P. Taylor, stretching northward across Vermont's highest peaks from the Massachusetts border. The last section of trail was completed in 1931, extending from Jay Peak to the present terminus at the Canadian border.

Beginning in the late 1910s, the Green Mountain Club (maintainer and protector of the Long Trail) constructed shelters specifically for hikers. Up until this time, hikers stayed in friendly farmhouses, neglected lumber camps, private camps, and even an abandoned kiln with bunks set up inside. These improvised shelters continued in regular use until the 1930s, when enough hiking-specific camps had been constructed to allow hikers to complete the entire trail without worrying about the next night's lodging. Several camps from this early era remain, including Governor Clement Shelter in Clarendon, Cooper Lodge near Killington Peak, and Caughnawaga Shelter near Glastenbury Mountain.

Few shelters were built in the 1940s and 1950s, and the trail fell into a period of neglect due to World War II. The back-to-the-land movement of the 1960s and 1970s created new interest in hiking and the backcountry, however, and old shelters were replaced and repaired. The Long Trail Patrol, under the direction of UVM Professor Roy Buchanan, was responsible for trail and shelter maintenance and construction, and dozens of new shelters were built on nearly identical plans. Many of this group of shelters, largely constructed in the 1960s, are in use today.

The historic hiking shelters on the Long Trail today face threats of misuse and severe weather. Several of them, such as Clarendon Shelter, have been greatly modified to reduce the possibility for attractive nuisance. A great number have burned or collapsed due to heavy snows. Porcupines, graffiti, trail relocations, chronic moisture problems, and rodent infestations also threaten the great majority of the shelters.

Joshua Phillips began the preservation process on historic Long Trail shelters this summer by documenting current conditions and building histories of those shelters located in the Green Mountain National Forest.

At Left: Fay Fuller Camp, near Manchester, Vermont, circa 1930. Image courtesy UVM Special Collections.

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Sarah's largest project involved a nine-foot, edge-fastened wood rudder that dates to the turn of the twentieth century. Recently donated to the LCMM, the rudder had been brought up about twenty years ago and stored beneath the eaves of a house, where the artifact deteriorated rapidly. Miss Vukovich's duties required the documentation, analysis, and development of treatment recommendations for the conservation of the rudder. The four pieces of red pine will be receiving a treatment of poly-vinyl buteral, also known as Butvar 98, to help consolidate the wood that remains and prevent further deterioration.



Joshua Phillips began the preservation process on historic Long Trail shelters this summer by documenting current conditions and building histories of those shelters located in the Green Mountain National Forest.

At Left: Fay Fuller Camp, near Manchester, Vermont, circa 1930. Image courtesy UVM Special Collections.

Historic Hiking Shelters on the Long Trail

Vermont's famed Long Trail, the oldest long distance hiking trail in the United States, features a variety of historic resources, including several types of backcountry shelters, fire towers, and the trail corridor itself. Construction began on the trail around 1910 following the vision of James P. Taylor, stretching northward across Vermont's highest peaks from the Massachusetts border. The last section of trail was completed in 1931, extending from Jay Peak to the present terminus at the Canadian border.

Beginning in the late 1910s, the Green Mountain Club (maintainer and protector of the Long Trail) constructed shelters specifically for hikers. Up until this time, hikers stayed in friendly farmhouses, neglected lumber camps, private camps, and even an abandoned kiln with bunks set up inside. These improvised shelters continued in regular use until the 1930s, when enough hiking-specific camps had been constructed to allow hikers to complete the entire trail without worrying about the next night's lodging. Several camps from this early era remain, including Governor Clement Shelter in Clarendon, Cooper Lodge near Killington Peak, and Caughnawaga Shelter near Glastenbury Mountain.

Few shelters were built in the 1940s and 1950s, and the trail fell into a period of neglect due to World War II. The back-to-the-land movement of the 1960s and 1970s created new interest in hiking and the backcountry, however, and old shelters were replaced and repaired. The Long Trail Patrol, under the direction of UVM Professor Roy Buchanan, was responsible for trail and shelter maintenance and construction, and dozens of new shelters were built on nearly identical plans. Many of this group of shelters, largely constructed in the 1960s, are in use today.

The historic hiking shelters on the Long Trail today face threats of misuse and severe weather. Several of them, such as Clarendon Shelter, have been greatly modified to reduce the possibility for attractive nuisance. A great number have burned or collapsed due to heavy snows. Porcupines, graffiti, trail relocations, chronic moisture problems, and rodent infestations also threaten the great majority of the shelters.

The Restoration of the Ringling Mansion



The Ca d'Zan, Sarasota Bay, Florida

The Ca d'Zan, the waterfront home of John and Mable Ringling, has stood on the shores of Sarasota Bay, Florida, for over seventy-five years. The building's picturesque terra cotta exterior, which combines decorative architectural details of Venice with Florida's glamorous resort lifestyle, is constantly exposed to extensive damage from the adjacent saltwater. The mansion has recently undergone a six year, fifteen million dollar restoration to recreate the home that the Ringlings enjoyed.

John Ringling was one of the five brothers who founded a profitable circus company in the late 19th century. The show's success allowed the brothers to take over Barnum and Bailey's circus in 1907, creating the "greatest show on earth." The Ringlings traveled annually to Europe to research circus acts. Through these trips, they developed an appreciation for the arts and fine furnishings. Lucrative investments and real estate speculation financed the construction of the Ca d'Zan in the 1920s.

Architect James Dwight Baum of New York designed the Venetian palazzo, built in 1924-6, based on Mrs. Ringling's favorite Italian architecture. Baum also introduced gothic and Byzantine details throughout the structure. Owen Burns built the irregular plan, four-story mansion, featuring rosy cream stucco walls and terra cotta details. The exterior of the house is covered in local Florida stucco and terra cotta, molded in Pennsylvania by Oren Ketchum, a Philadelphia craftsman. Mable chose Venetian motifs to decorate the polychromatic terra cotta balusters, finials, and brackets, with red, yellow, green, blue, and

ivory glazes. A sixty-one foot tower, inspired by the former Madison Square Garden in New York City, rises from the center of the house and features an open belvedere. The interior, filled with expensive furniture and art, reflects the prosperity of the "Roaring Twenties," and a boom of development in Florida.

At the time of his death in 1936, John Ringling willed his Sarasota home, collection, and the museum building to the state of Florida. After ten years of litigation by creditors, the complex was awarded to Florida and opened as a museum. Although the state ownership kept the estate intact, it did little to provide funding for the Ca d'Zan. The salt seawater and lack of maintenance left the house in a state of serious disrepair in the 1980s and early 1990s. The remake of *Great Expectations*, in 1998, features the Ca d'Zan as the deteriorated mansion of Ms. Dinsmoor.

Finally in 1996, with the goal of restoring the house to a "clear view of how the Ringlings lived," the first phase of the exterior rehabilitation began. Water problems had to be addressed before any interior surfaces could be repaired. The Spanish tile roof and skylight were completely replaced. Fifty-five percent of the terra cotta elements also had to be replaced after they were tagged and cataloged. New elements were recast from molds made from existing terra cotta. Window and doorframes were retained and refinished where possible. All glass was re-glazed and broken pieces were replaced. Original construction photos of the house, found by a staff member on eBay, guided the restoration.

Much of the interior plaster was repaired or replaced in kind. The most tedious work came with the restoration of the decorative paintings. The surfaces were cleaned and repainted where necessary. The gilded trim on the ballroom ceiling and master bedroom trim was also restored. Based on historic photos, the decorative arts were restored and returned to their original locations.

The restoration employed the skills of many craftsmen from around the country and the world, under the careful supervision of the museums conservation and curatorial department. On April 27, 2002, the house was reopened and currently serves as a main attraction at the Ringling Museum of Art. On average, over 1,200 visitors tour the house and enjoy its grounds daily.

Tara Harrison had the opportunity to visit the Ringling Mansion in March, 2003. She studied the history and preservation of the estate to fulfill the requirements of HP 304: Contemporary Preservation Policy and Planning.

Preservation Trust of Vermont, UVM Historic Preservation Program Team Up



Professor Robert McCullough and West Berkshire resident George Ewins discuss plans for the community.

During the spring of 2003, students in Robert McCullough's Contemporary Policy and Planning class teamed up with Field Services Representatives from the Preservation Trust of Vermont and the National Trust for Historic Preservation to study historic preservation tools used by communities along the Route 7 corridor. In return for this experience, UVM students will help the Preservation Trust to develop a historic preservation/village revitalization plan for the village of West Berkshire.

Ann Cousins and Doug Porter of the Preservation Trust led the class down the Champlain Valley through several historic communities. The participants visited Park Place in Burlington, the Ferrisburgh Town Hall/Grange, the Basin Block and Opera House of Vergennes, the old Brandon Town Hall, a Public Library and Post Office in Pittsford, and the Pittsford Ironworks. Topics of discussion included affordable housing, cooperative community planning, private investment, building codes, project phasing, planning advocacy, and heritage tourism.

Based on the tools explored in the Route 7 trip, students in this fall's Community Preservation Projects

class will work with the Preservation Trust and local residents to create a map for the future development of West Berkshire village. The project will take into consideration historic and natural resources, community profile, and economic opportunities. Students will investigate funding options, possible example preservation projects to generate community interest, and agency partnerships. While developing the plan, the students will grapple with the challenges of maintaining the character of the village, and creating a long-term vision that expresses the needs of the community as a whole.

Special thanks to George and Maxi Ewins of West Berkshire; Brian Pine of the City of Burlington; Nadia Smith of Ferrisburgh; Mike Richardson of the Otter Creek Investment Fund; Tom Keefe, Kellie Patten of Brandon; and Baird Morgan, Peggy Armitage, and Alan Hitchcock of Pittsford for sharing their buildings, wisdom, and insight with the class.

Several of the aforementioned communities and projects have benefitted from grants and technical assistance from the Preservation Trust of Vermont. For more information on these projects and the work of the Trust, please see <http://www.ptvermont.org>.

Alumni Updates

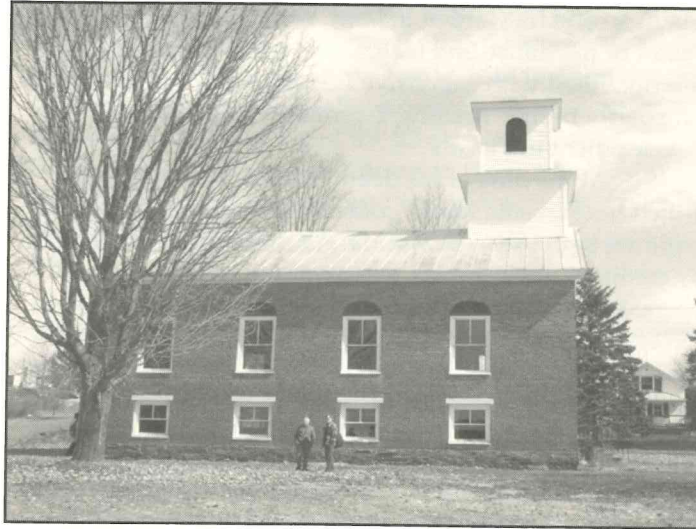
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was able to participate in the Las Flores window and door workshop in Santa Fe, New Mexico as park service employee, a project he worked on as an intern in the summer of 2002.

In May 2002, **Kevin Swanson** moved to Chicago to work for LVA as a Structural Engineer. After two years in Chicago, he relocated to Minneapolis, Minnesota, where he now works for the architectural and engineering firm of Wiss, Janney, Elstner Associates, Inc. as a Forensic Investigator of Existing Buildings, focusing on historic structures. He has also been appointed to the Historic Preservation Technical Resource Group, which coordinates several aspects of historic preservation performed by WJE. Kevin and his wife Lisa are also enjoying spending time with their 8 month-old daughter Calla.

Continued on next column

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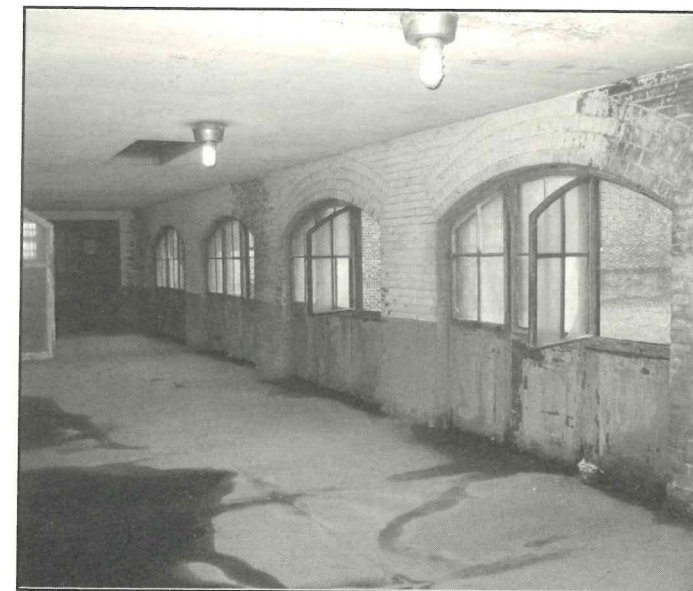
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Historic Preservation Students Visit Hospital Complex on Ellis Island

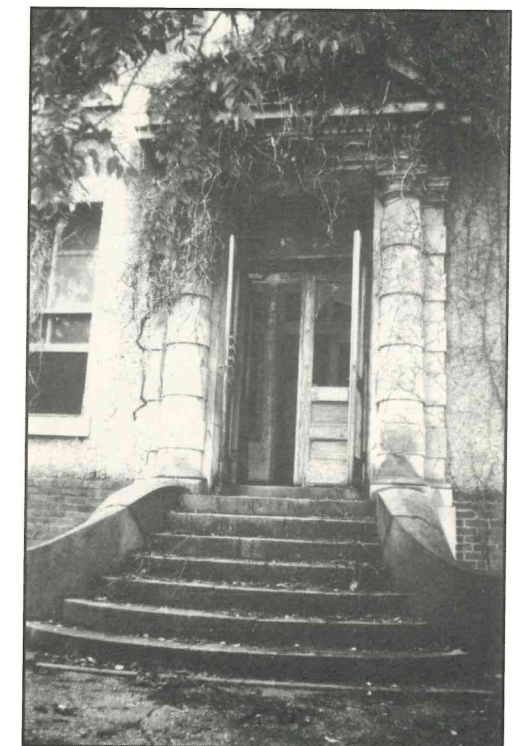


Exterior of hospital buildings. Overgrown vegetation has already been removed as part of the initial stabilization efforts.

In October of 2002, students in Roger Lang's Development Economics course embarked on a rain-soaked but thoroughly enjoyable long weekend in New York City. The objective of the trip was to see successful redevelopment projects ranging from shopping districts to church rehabilitations. Sites visited included Grand Central Station, St. Bartholomew's Church, Trinity Church, South Street Seaport, Battery Park, and the National Museum of the American Indian (located in the old Customs House). In cooperation with the National Park Service, class members were fortunate to have a guided tour of the non-public, abandoned hospital building complex associated with the newly restored Ellis Island Immigration Museum. While protected from vandalism, the structures have suffered extensive deterioration due to deferred maintenance. While touring the buildings, students had an opportunity to evaluate stabilization measures and discuss plans for restoration.



Corridor connecting two hospital wings. Broken windows and water infiltration has led to the deterioration of the interior spaces.



Door of one of the hospital buildings. Some structures have yet to be stabilized, and remain open to the elements.

Covered Bridge Conference

Continued from page 1

Over thirty-five papers were presented to the 225 conference attendees on a broad range of approaches for covered bridge preservation. These included research on best practices for maintenance and repair, preservation and stabilization, techniques for condition assessments, engineering analysis, documentation and protection, the history of covered bridge construction, design and engineering, and the future and threats to wooden covered bridges.

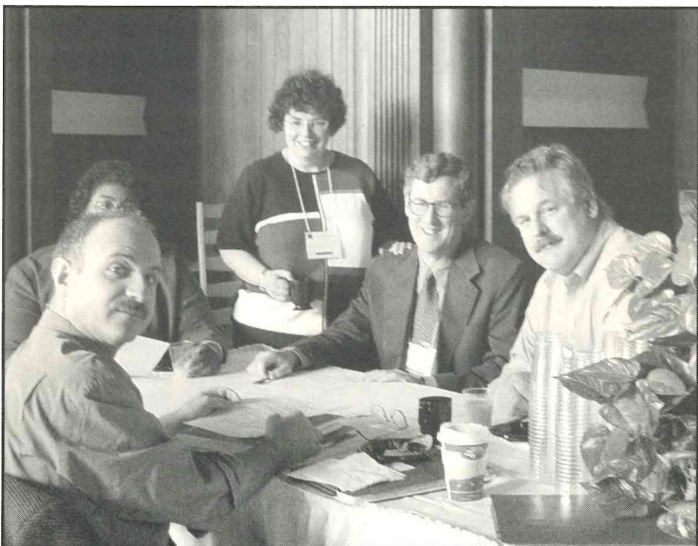
Keynote speakers included Henry Petroski, the acclaimed author and professor of civil engineering and history at Duke University, and Eric DeLony, Chief of the Historic American Engineering Record. The Honorable U.S. Senator James Jeffords of Vermont, a leading national advocate for the preservation of covered bridges and other historic resources, gave the final address at the closing plenary session wherein he celebrated the great strides achieved by the conference attendees.

At a special award ceremony held at the Shelburne Museum, the Federal Highway Administration's Environmental Excellence Award was presented to the Vermont Agency of Transportation by MaryAnn Naber (UVM Historic Preservation '90) the Federal Preservation Officer for the Federal Highway Administration.

Vermont Governor James Douglas and Vermont State Historic Preservation Officer Emily Wadhams (UVM Historic Preservation '90) accepted the award on behalf of the Vermont Agency of Transportation. Clem Labine, publisher of *Traditional Building Magazine*, Restore Media, Inc., also presented the publication's prestigious Palladio Award to Robert Durfee, representing Hoyle-Tanner and Associates, an engineering firm of Manchester, New Hampshire, for their exceptional work with the preservation of the Ashuelot Bridge in Winchester, New Hampshire.

The three-day event was presented as part of the National Historic Covered Bridge Program funded by the federal Transportation Equity Act for the 21st Century. Through this program, the Federal Highway Administration, in partnership with the National Park Service Historic American Engineering Record, is documenting significant covered bridges in the United States.

University of Vermont Historic Preservation students Lois Coulter, Elizabeth McGinness, Roger Ciuffo, and Joshua Phillips had to good fortune to experience the Covered Bridge Conservation Conference as volunteers.



From left to right: Tom Vitanza, NPS (HPTC); Dorothy Printup, NPS (HPTC); Judy Haywood, PEI; Robert McCullough, UVM; Tom McGrath, NPS, (HPTC).



From left to right: Eric DeLony, NPS (HAER); Thomas Visser, UVM; Sen. James Jeffords; Judy Hayward, PEI; Tom McGrath, NPS (HPTC); Steven Ernst, FHWA.

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Burlington Charter for the Preservation of Historic Covered Bridges

Approved June 6, 2003

Covered bridges are vitally important cultural, economic, educational, aesthetic, and historic resources. Although public support for preserving them is strong, many are vulnerable to the effects of deterioration due to neglect, limited funding, and limited knowledge of appropriate treatments. Consequently, their structural, material, and functional integrity is often at risk. This charter establishes the following goals for insuring the long term safeguarding of historic covered bridges.

1. To preserve the historic structural and material integrity of covered bridges to the maximum extent possible, consistent with public safety.
2. To identify, document, and preserve examples of covered bridge design, ingenuity in timber and masonry construction, and unique practices or solutions to specific problems, and to encourage future generations to summon similar ingenuity.
3. To retain covered bridges for in active use for transportation, with the least possible compromise to their structural and material integrity.
4. To identify, document, and preserve all surrounding features that define the historic character of covered bridges and their settings, including approach roads, historic cultural landscapes, and views.
5. To interpret and publicize individual covered bridges and the overall importance of the covered bridge to the history of transportation, engineering, and community life.
6. To establish partnerships among bridge owners; local, state, and federal governments; non-profit organizations; design and construction professionals; craftspeople; and others in order to provide the best opportunities for cooperative stewardship of covered bridges.
7. To undertake research to develop tools essential to the preservation of historic covered bridges, including studies of appropriate treatments of historic materials; methods of structural analysis; techniques for repair and strengthening; and the economic benefits of preserving historic covered bridges.
8. To develop management practices that ensure timely identification of needs and prioritization of treatments.
9. To encourage government agencies and other public and private entities to provide adequate and effective funding to implement the above goals.

Resolved: Participants of the First National Best Practices Conference for Covered Bridges hereby adopt this Burlington Charter for the Preservation of Historic Covered Bridges. Be it further resolved that we respectfully ask the U.S. National Park Service to develop guidelines that apply and adapt the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction to historic covered bridges in a manner consistent with these goals and objectives, and to present these guidelines at the Second National Best Practices Conference for Historic Covered Bridges, time and place to be announced.

Graduating Class 2004

Continued from page 4

Tara Harrison, a 1996 graduate of Colgate University, comes to the Historic Preservation Program with a diverse background. Her interest in preservation stems from the over-development of her hometown as well as courses taken in Museum Studies. Tara spent this past summer interning with the City Parks Foundation Monuments Conservation Program, in conjunction with the New York City Parks Department. As part of the Monuments Conservation Crew, Tara traveled throughout the five boroughs of New York maintaining some of the seventeen hundred monuments owned by the city. The treatments included routine cleanings and graffiti removal, repointing of stone bases, re-patination of bronze sculptures, metal and biological stain removal, and the application of protective coatings, including Inctalac and hot/ cold wax. Having returned to Burlington for her last semester, Tara is currently researching local architect John W. Roberts, and plans to design a self-guided walking tour highlighting his buildings.

Elizabeth M. McGinnis, born and raised in New York City, graduated magna cum laude from Purchase College in 1991. Prior to entering the Historic Preservation Program, Elizabeth braved the complexities of the real estate market in New York State. Always an active participant in her community, she volunteered and served on many boards of regional non-profits and community organizations. Her interests include adaptive reuse for housing, preservation research, and oral history. She felt truly blessed for the opportunity to intern in Vermont this summer under the direction of historic preservation consultant Liz Pritchett, preparing National Register Nominations for buildings located in the Richford area of Vermont. This fall, she is working on a study of historic Hudson River boathouses and a community advocacy project for the Northeast Kingdom Arts Council in Hardwick, VT, working to enhance public awareness of the town's historic buildings.

Tiffany Mitzman graduated from Wake Forest University with a degree in Art History. Prior to entering the Historic Preservation Program, Tiffany worked at both an art museum, learning the inner workings of a non-profit, and an architectural firm, assisting with marketing and master planning. During the summer of 2003, Tiffany worked with preservation consultant Liz Pritchett on an internship in Groton, Vermont, researching the history of three

buildings in the village. This research led to the completion of a National Register nomination and preparation of tax credits for adapting one of the properties to both housing and commercial use. After graduation, Tiffany hopes to use the knowledge gained from the program to once again work within the architectural community, investigating the possibilities of adaptive reuse of historic properties.

Joshua Phillips graduated magna cum laude from Brandeis University in 1999 with a major in History and minors in Art History and Legal Studies. A Milton, VT, native, he was employed as a computer consultant in the Burlington area before coming to UVM. Josh's interest in preservation stems from his academic work, a work-study position in the conservation department of the Baltimore Museum of Art, and an appreciation of the working landscape of his home state. Josh's internship this summer with the US Forest Service involved the documentation of historic hiking shelters on the Long Trail in the Green Mountain National Forest. This fall he hopes to continue to concentrate on the study of vernacular and agricultural buildings in Vermont.

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Continued on page 15

Graduating Class 2004

Continued from page 14

Rebecca Williams graduated cum laude from Mount Holyoke College in 1998 with a BA in Biology and an interest in museum studies. In the years following graduation, an internship at the Ethan Allen Homestead in Burlington, Vermont, and coursework towards a Certificate in Museum Studies through the Extension School at Harvard University shaped her interests in the area of historic preservation. Rebecca spent the summer of 2003 working with preservation consultant Liz Pritchett, preparing an Individual National Register nomination for a residential property in Groton, Vermont, an associated Rehabilitation Investment Tax Credit Application, and a Section 106 Review document. This fall, Rebecca hopes to work with the Estey Organ Museum factory complex in Brattleboro, Vermont, and the American Precision Museum in Windsor, Vermont.

Entering Class 2005

Continued from page 5

great interests. Nicole's employment experience has afforded her an opportunity to work in architecture design and renovation, system infrastructure planning and implementation, and project management. She is looking forward to a great experience furthering her knowledge and making the final steps towards a rewarding career in Historic Preservation.

Mary Stadalnick graduated from Manhattanville College with a double major in Art History and Studio Art. While a student at Manhattanville, she studied abroad in Oxford, England. The experience of living in the city of Oxford with its rich history sparked her interest in preserving historic buildings and sites. Upon graduation, Mary moved back to the Boston area and worked for several years in both the design industry and the corporate world. In her free time she took night classes in stained glass window making, architectural history, and interior design. Through these classes and travel to historical sites in the Boston area and throughout the country, Mary came to realize that she would like to pursue a masters degree in Historic Preservation.

Conservation Leadership

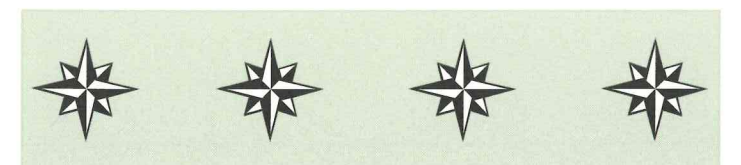
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the students were experiencing. Professor Frederick Magdoff brought to the course a vast understanding of soils and agriculture. Professor Jeffrey Hughes added to the course his expertise and humorous explanations of various geological and botanical phenomena. The class visited a varied range of sites over five days, including villages, farms and natural areas in Richmond, Fletcher, Ferrisburgh, and Bolton, Vermont, and Essex, New York.



Professor Deane Wang discusses conservation issues with the interdisciplinary Conservation Leadership group.

This course was the first part of a new three-course series that intends to have students and faculty in various conservation-related graduate programs work in conjunction with each other. The Conservation Leadership Series will facilitate an interdisciplinary approach to reading and understanding the landscape and its historical development on the broad geological timeline, as well as human impacts and influences.





Students in the Advanced Conservation course learn about the care and maintenance of stained glass at the studio of Lawrence Ribbecke in Burlington, Vermont.

Historic Preservation Program
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